



# *Hastings District Council*

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## OPEN A G E N D A

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### STRATEGY PLANNING AND PARTNERSHIPS COMMITTEE MEETING

Meeting Date: **Thursday, 1 August 2019**

Time: **3.00pm**

Venue: **Council Chamber  
Ground Floor  
Civic Administration Building  
Lyndon Road East  
Hastings**

<b>Committee Members</b>	Chair: Councillor Lyons Mayor Hazlehurst Councillors Barber (Deputy Chair), Dixon, Harvey, Heaps, Kerr, Lawson, Nixon, O'Keefe, Poulain, Redstone, Schollum, Travers and Watkins and Tracee Te Huia  (Quorum = 8)
<b>Officer Responsible</b>	Group Manager: Planning and Regulatory Services – Mr J O'Shaughnessy
<b>Committee Secretary</b>	Christine Hilton (Ext 5633)

## Strategy Planning and Partnerships Committee

### Fields of Activity

Oversight of all matters relating to the Council's Strategy Planning and Partnerships functions and the development of policies and strategies in relation to those functions. The matters within this committee's responsibilities include (but are not limited to):

- Resource Management Act 1991
- Building Control including the Building Act 2004 and the New Zealand Building Code
- Bylaws
- Health Act 1956
- District Plan
- Historic Places Act 1993
- Security Patrol
- Maritime Planning Schemes

Other regulatory matters including:

- Animal and pest control,
- Dangerous goods and Hazardous substance,
- Fencing of swimming pools,
- Litter,
- Alcohol,
- Noise abatement,
- Public health and safety,
- Prostitution,
- Gambling,
- Parking control.
- Responsibility for all matters related to the District's environment including the environment of neighbouring districts and water bodies
- Other Regulatory matters not otherwise defined.

### Membership (Mayor and 14 Councillors)

Chairman appointed by the Council

Deputy Chairman appointed by the Council

The Mayor

All Councillors

**Quorum** – 8 members

### Delegated Powers

#### General Delegations

1. Authority to exercise all of Council powers, functions and authorities (except where delegation is prohibited by law or the matter is delegated to another committee) in relation to all matters detailed in the Fields of Activity.
2. Authority to re-allocate funding already approved by the Council as part of the Long Term Plan/Annual Plan process, for matters within the Fields of Activity provided that the re-allocation of funds does not increase the overall amount of money committed to the Fields of Activity in the Long Term Plan/Annual Plan.
3. Responsibility to develop policies, and provide financial oversight, for matters within the Fields of Activity to provide assurance that funds are managed efficiently, effectively and with due regard to risk.
4. Responsibility to monitor Long Term Plan/Annual Plan implementation within the Fields of Activity set out above.

### Bylaws

5. Authority to review bylaws and to recommend to the Council that new or amended bylaws be made including but not limited to the review of bylaws made pursuant to rules under the Land Transport Act 1998, (primarily relating to speed limits) and bylaws relating to parking.

**Legal proceedings**

6. Authority to commence, compromise and discontinue mediations, legal proceedings, prosecutions and other proceedings within the Fields of Activity.

**Fees and Charges**

7. Except where otherwise provided by law, authority to fix fees and charges in relation to all matters within the Fields of Activities.

**Resource Management/Environmental issues**

8. Authority to make submissions on behalf of the Council in respect of any proposals by another authority under any legislation, or any proposed statute which might affect the District's environment or the well being of its residents including such matters as adjacent local authorities' district plans, any regional policy statement, and Regional Plans.

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**HASTINGS DISTRICT COUNCIL**  
**STRATEGY PLANNING AND PARTNERSHIPS COMMITTEE**  
**MEETING**

**THURSDAY, 1 AUGUST 2019**

**VENUE:** Council Chamber  
Ground Floor  
Civic Administration Building  
Lyndon Road East  
Hastings

**TIME:** 3.00pm

**A G E N D A**

**1. Apologies**

At the close of the agenda no apologies had been received.

Leave of Absences had previously been granted to Councillor Nixon and Councillor Schollum

**2. Conflict of Interest**

Members need to be vigilant to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to scan the agenda and assess their own private interests and identify where they may have a pecuniary or other conflict of interest, or where there may be perceptions of conflict of interest.

If a Member feels they do have a conflict of interest, they should publicly declare that at the start of the relevant item of business and withdraw from participating in the meeting. If a Member thinks they may have a conflict of interest, they can seek advice from the General Counsel or the Democratic Support Manager (preferably before the meeting).

It is noted that while Members can seek advice and discuss these matters, the final decision as to whether a conflict exists rests with the member.

**3. Confirmation of Minutes**

Minutes of the Strategy Planning and Partnerships Committee Meeting held Thursday 16 May 2019.  
*(Previously circulated)*

<b>4.</b>	<b>Amendments to Variation 7 - Seasonal Worker Accommodation</b>	<b>7</b>
<b>5.</b>	<b>Variation 5 - Inner City Living</b>	<b>143</b>
<b>6.</b>	<b>Additional Business Items</b>	
<b>7.</b>	<b>Extraordinary Business Items</b>	

**REPORT TO: STRATEGY PLANNING AND PARTNERSHIPS COMMITTEE**

**MEETING DATE: THURSDAY 1 AUGUST 2019**

**FROM: ENVIRONMENTAL POLICY MANAGER  
ROWAN WALLIS**

**SUBJECT: AMENDMENTS TO VARIATION 7 - SEASONAL WORKER ACCOMMODATION**

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## 1.0 SUMMARY

- 1.1 The purpose of this report is to obtain a decision from the Committee/Council on whether to adopt amendments to Variation 7 to the Proposed Hastings District Plan for public notification under the Resource Management Act 1991 (the RMA) process. The amendments apply specifically to the General Industrial zone at Irongate.
- 1.2 This issue arises from the decision by the Committee at its meeting on 16<sup>th</sup> May 2019 to adopt Variation 7 which was to better provide for Seasonal Workers in the Proposed District Plan. Subsequent to the adoption of the Variation, it was discovered that there are wastewater limitations associated with the construction of seasonal workers accommodation facilities at Irongate and these limitations need to be recognised in the Proposed District Plan.
- 1.3 The Council is required to give effect to the purpose of local government as set out in section 10 of the Local Government Act 2002. That purpose is to enable democratic local decision-making and action by (and on behalf of) communities, and to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.
- 1.4 The objective of this decision relevant to the purpose of Local Government is;  
*Regulatory functions which help to prevent harm and help create a safe and healthy environment for people, which promote the best use of natural resources and which are responsive to community needs.*
- 1.5 This report concludes by recommending that the amended Variation 7 Seasonal Workers Accommodation as shown (**Attachments 1 and 2**) be adopted for public notification subject to the requirements of the Resource Management Act 1991.

## 2.0 BACKGROUND

- 2.1 At the May Strategy Planning and Partnerships meeting Variation 7 was presented to the Committee for adoption.
- 2.2 Variation 7 was drafted to enable Recognised Seasonal Employers (RSE) and other seasonal worker employers to meet the accommodation needs of their workers in an environment where the number of workers required is likely to double by 2022. The accommodation models that have been identified by the

employers require larger areas of land and this creates a conflict within the Plains Production Zone where the protection of the versatile land is paramount. The variation allows for a scale of development within the Plains Production zone that safeguards the versatile land and then provides for the larger accommodation facilities within the light industrial zones and the general industrial zones of Omaha and Irongate.

- 2.3 In providing for these accommodation facilities there is an expectation from both developers and landowners that there should be certainty on what level of infrastructure is available to service the facilities. In the case of Irongate it has been identified that the wastewater infrastructure is not designed to cater for the high level discharges and this place limitations on the scale of the seasonal workers accommodation that could be achieved on a site.
- 2.4 It is important that the Proposed Plan recognises these limitations to give land owners and developers the certainty that they require for their locational choices. The amendments proposed to Variation 7 will be clear in the thresholds for discharge volumes per site and will provide policy direction for the assessment of applications.

### 3.0 CURRENT SITUATION

- 3.1 Variation 7 provides for seasonal worker accommodation within the General Industrial Zone at Irongate as a restricted discretionary activity. There are no performance standards relating to the scale of the development that is permitted within the zone. One of the assessment criteria is the ability of the existing infrastructure to provide water, wastewater, and stormwater disposal.
- 3.2 The general industrial zone at Irongate caters for dry industry and the infrastructure to support it was designed accordingly. This means that the infrastructure has limitations when it comes to providing for residential activity which has a higher level of discharge than dry industry.
- 3.3 This issue arose when a resource consent application was made for a seasonal workers facility accommodating 160 persons. It was discovered that despite the site being a large 9 ha property and the seasonal workers accommodation occupying only 7000m<sup>2</sup> of the site. The seasonal worker accommodation has resulted in the use of around half the wastewater volume allocation of the site for a land use that occupies 8% of the total site area.
- 3.4 This means that the landowner is likely to need to forgo some future development potential of the vacant area of the site, due the seasonal worker accommodation utilising a higher volume of the wastewater allocation to the site than traditional dry industry. It is important that the variation signals the wastewater limitations associated with the site so that landowners and developers are able to make decisions with certainty and exercise choice on whether they wish to provide for seasonal workers or dry industry.
- 3.5 Discussions with the Works Asset engineers have resulted in the development of a performance standard that sets a threshold for the volume of wastewater that can be discharged from a site with the Irongate industrial zone. This performance standard (14.1.6A.10) forms part of the amendment to Variation 7. This would be accompanied by a new policy that makes it clear

that the General Industrial zone at Irongate does have servicing limits and that these must be recognised when considering development options on the site.

#### **4.0 OPTIONS**

- 4.1 There are two options for consideration.
- 4.2 The first option is to adopt the amended variation which provides for seasonal workers accommodation as a restricted discretionary activity, but places a threshold on the volume of wastewater discharge from a site.
- 4.3 The second option is to retain the status quo where seasonal workers are not provided for in the general industrial zone at Irongate and the activity status would be non-complying. This signals that seasonal workers accommodation is not an appropriate activity within the zone, due to the servicing limitations associated with it.

#### **5.0 SIGNIFICANCE AND ENGAGEMENT**

- 5.1 This proposal is significant in terms of Council's Significance & Engagement Policy. There has been consultation with the RSE employers over the need for locations upon which purpose built seasonal workers accommodation can be constructed. They have been supportive of the Omahu and Irongate locations proposed in the Variation. Further consultation will occur under the public notification provisions set down for plan changes/variations under the Resource Management Act 1991.

#### **6.0 ASSESSMENT OF OPTIONS (INCLUDING FINANCIAL IMPLICATIONS)**

- 6.1 Option 1 will facilitate the development of seasonal workers accommodation off the versatile land of the Heretaunga Plains and in addition will take pressure off the existing rental accommodation and assist with the housing issues facing the district. It will assist in meeting two of council's main outcomes in the LTP, being "*Providing diversity in housing choice*" and "*Building a resilient and job rich local economy.*"
- 6.2 Option 1 is the option that deals with the effects of activities. It is the option that provides choice to landowners /developers in the type of land use that is able to be established. While there may be limitations in the ability to provide for activities with higher levels of wastewater discharge it is considered that land owners should be given the option of providing seasonal worker accommodation on their property if they wish, in the knowledge that the ability to use the remaining area of the site may be limited.
- 6.3 Retaining the status quo will not assist in achieving either of the above outcomes set out in the LTP. Option 2 will not assist Council in meeting the sustainable management of the natural and physical resources (the versatile land) of the district, as it will have a direct impact on the ability of landowners to get workers to harvest their crops. It will also lead to a lot of additional pressure being put on the general industrial zone at Omahu and it is less likely that the pressure being placed on the residential zone for seasonal worker accommodation will reduce in volume.
- 6.4 One option is not more cost effective for Council than the other as there is no change to the infrastructure requirements. If Option 2 is adopted this may not

be as cost effective for landowners and businesses as they will either have to apply for a non-complying resource consent application or locate at Omaha where competition for land will be greater.

- 6.5 It is likely that the wastewater limitations at Irongate will direct more development to Omaha which has a more robust wastewater system. In the longer term this may impact on the supply of industrial land particularly at Omaha. This issue is being considered as part of the Joint Industrial Strategy between Hastings and Napier councils, which is currently being undertaken.

## **7.0 PREFERRED OPTION/S AND REASONS**

- 7.1 Option 1 which is to amend the previously adopted Variation 7 to provide for seasonal workers accommodation in the Irongate Industrial Zone, is the preferred option. It will provide a further option to developers in the siting of their seasonal worker accommodation facilities away from the Plains Production zone. The amendments will provide a greater level of certainty to landowners and developers allowing informed choices to be made. With increased levels of choice there is a greater likelihood that this will take the pressure off the existing housing stock in the residential zone. This option will assist in meeting the Council's LTP outcomes for building a resilient economy, and providing housing choice.

## **8.0 RECOMMENDATIONS AND REASONS**

- A) That the report of the Environmental Policy Manager titled "Amendments to Variation 7 - Seasonal Worker Accommodation " dated 1/08/2019 be received.**
- B) That that the amendments to Variation 7 to the Proposed Hastings District Plan and the Section 32 Evaluation Report, be adopted for public notification pursuant to Schedule 1 of the Resource Management Act 1991.**

**With the reasons for this decision being that the objective of the decision will contribute to the performance of regulatory functions by:**

- i) Ensuring that Council provides for the sustainable management of the natural and physical resources of the District under the Resource Management Act, by providing for seasonal workers accommodation in locations and at a scale where the environmental effects are minimised.**

### **Attachments:**

- |   |   |                  |
|---|---|------------------|
| 1 | Variation 7 Seasonal Worker Accommodation -<br>Amended Plan Provisions for Variation 7 with | ENV-9-19-9-19-13 |
|---|---|------------------|

- 2 Wastewater Rules Amendment for Irongate  
Variation 7 Seasonal Worker Accommodation - ENV-9-19-9-19-14  
Section 32 Evaluation Report - Variation 7 Seasonal  
Worker Accommodation Amended for Wastewater  
Issue at Irongate

## 6.2 PLAINS PRODUCTION ZONE

### 6.2.1 INTRODUCTION

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

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

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

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

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

### 6.2.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

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



Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

### 6.2.3 OBJECTIVES AND POLICIES

**OBJECTIVE PPO1** To ensure that the versatile land across the Plains Production Zone is not fragmented or compromised by building and development.

*Relates to PPAO1*

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

#### Explanation

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

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

#### Explanation

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

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

#### Explanation

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

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

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

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

#### Explanation

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

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

#### Explanation

Hastings District Council

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Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

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

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

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

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

Explanation

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

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

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

Explanation

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

**OBJECTIVE PPO2**

*Relates to PPA01 and PPA05*

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

Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

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

Explanation

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

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

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

Explanation

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

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

Explanation

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

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

Explanation

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

Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

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

Explanation

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

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

*Relates to PPAO6*

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

Explanation

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

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

Explanation

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

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

Explanation

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

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

*Relates to PPAO2*



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

Explanation

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

**OBJECTIVE  
PPO5**

*Relates to  
PPAO4*

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

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

Explanation

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

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

**OBJECTIVE  
PPO6**

*Relates to  
PPAO7*

**To provide for Existing Regional Infrastructure facilities that contribute to the transport and service network.**

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

Explanation

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

**OBJECTIVE  
PPO7**

*Relates to  
PPAO2*

To ensure the Integrated management of the land and water resources on the Heretaunga Plains.

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

Explanation

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

**OBJECTIVE  
PPO8**

*Relates to  
PPAO1*

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

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

Explanation

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

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

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

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

Explanation

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

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

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

**OBJECTIVE PPO9** To ensure the life supporting capacity of the Heretaunga Plains Unconfined Aquifer water resource is not compromised by the effects of land use occurring above it.  
*Relates to outcomes PPAO9 and PPAO10*

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

*Relates to  
objective PPO9*

Explanation

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

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

*Relates to  
objective PPO9*

Explanation

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

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

*Relates to  
PPA08*

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

Explanation

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

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

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

Explanation

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

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



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#### 6.2.4 RULES

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

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

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

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

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

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

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

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## 6.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS

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

### 6.2.5A BUILDING HEIGHT

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

Maximum height 15 metres.

#### 2. All other buildings or structures

Maximum height 10 metres.

#### 3. Height in relation to Bridge Pa Aerodrome

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

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

#### Outcomes

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

Tall structures and trees

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

### 6.2.5B YARDS

The following setback distances are required:

#### 1. Residential Activities Residential Buildings (including supplementary units) on Plains Production Sites

Front yard 7.5 metres

All other boundaries 15.0 metres

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

Front yard 7.5 metres

All other boundaries 15.0 metres

#### Outcomes

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

Buildings on sites created under the lifestyle subdivision rules will be separated from adjoining sites to ensure that potential conflicts between adjoining land

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

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

Front yard 15 metres

All other boundaries 15 metres

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

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

Front yard 7.5 metres

All other boundaries 5.0 metres

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

### 6.2.5C PROTECTION OF FLOODCHANNELS

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

#### 6.2.5D SCREENING

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

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

#### 6.2.5E LIGHT AND GLARE

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

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

#### 6.2.5F TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

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

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

#### 6.2.5G NOISE

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

Outcome  
The outcomes of Section 25.1 of the District Plan

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

on Noise will be achieved.

#### 6.2.5H SHADING OF LAND, BUILDINGS AND ROADS



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### 1. Trees on Boundaries

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

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

#### Outcome

Adjoining land will not be significantly adversely affected by shading or root invasion from trees. The safety of roads will be maintained by preventing ice forming in shaded areas.

### 2. Trees Adjoining Public Roads

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

#### Outcome

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

### 3. Buildings on Sites Adjoining Residentially Zoned Land

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

#### 6.2.5I HEIGHT IN RELATION TO BRIDGE PA AERODROME

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

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

#### Outcome

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

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

The maximum building coverage (including hardstand and sealed areas) shall not exceed 35% of the net site area or 1500m<sup>2</sup>, whichever is the lesser. With the exception of Processing Industries and Wineries where the maximum building coverage is 35% of the net site area or 2500m<sup>2</sup> whichever is the lesser.

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

#### Outcome

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

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

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## 6.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

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

### 6.2.6A INTENSIVE RURAL PRODUCTION

#### 1. Minimum Yards and Setback Distances

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

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

- i. 150 metres from a residential building, or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site except for poultry farms and piggeries where the minimum distance is 400 metres.
- ii. 20 metres from a residential building on the same site.
- iii. 50 metres from a property boundary.
- iv. 20 metres from a public road.

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

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

- i. 20 metres from a residential building on the same site.
- ii. 150 metres from a residential building or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site.
- iii. 50 metres from a property boundary.
- iv. 20 metres from a public road.  
(Note: Resource Consents may also be required from the Hawke's Bay Regional Council).

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

### 6.2.6B RESIDENTIAL BUILDINGS

- a. One residential building shall be allowed per site provided that the site shall be a minimum area of 2500m<sup>2</sup>.
- b. One supplementary residential building shall be allowed per site.

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

### 6.2.6C SUPPLEMENTARY RESIDENTIAL BUILDINGS



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

#### 6.2.6D COMMERCIAL ACTIVITIES

##### 1. Commercial Activity Threshold Limits

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

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

These activities can be carried out singly or in combination. However there is a cumulative limit of 100m<sup>2</sup> (excluding verandahs of up to 20m<sup>3</sup>) of gross floor area per site. (refer Rule 6.2.6G)

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

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## 2. Hours of Operation

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

Any day of the week - 8.00am - 10.00pm

*the established Commercial Zones.*  
Outcome  
*The effects of activities will be mitigated by limiting the hours of operation of commercial activities in the Plains Production Zone.*

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

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

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

### 6.2.6F INDUSTRIAL ACTIVITIES

#### 1. Industrial Activities Threshold Limits

The following activity threshold limits shall apply.

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

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These activities can be carried out singly or in combination. However, there is a cumulative gross floor area limit of 100m<sup>2</sup> per site. (refer Rule 6.2.6G)

Outcome

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

**6.2.6G SITE AREA THRESHOLDS**

The activity thresholds for Rules, 6.2.6D, and 6.2.6F apply to an individual site. The activities under these Rules can therefore be carried out singly on a site up to the 100m<sup>2</sup> threshold or 50m<sup>2</sup> in the case of the Roys Hill Winegrowing District, or in combination, until the cumulative limit of 100m<sup>2</sup> or 50m<sup>2</sup> (Roys Hill Winegrowing District) gross floor area per site is reached.

Activities relating to the 'Processing, storage and/or packaging of agricultural, horticultural and/or viticultural crops and/or produce' under Rule 6.2.6F are not subject to this standard, except where it is combined with the seasonal workers accommodation rule 6.2.6K where the combined total on a site shall be 2500m<sup>2</sup>.

Outcome

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

**6.2.6H TEMPORARY EVENTS**

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

Outcome

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

6.2.6I

**WINERIES**

**1. Threshold Limits**

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

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

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

**1. Threshold Limits**

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

Outcome

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

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

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## 2. Hours of Operation

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

### Plains Production Zone

Any day of the week - 8.00am - 10.00pm

### Roys Hill Winegrowing District Overlay

Any day of the week - 8.00am to 12 midnight

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

### Outcome

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

## 6.2.6J

## RELOCATED BUILDINGS

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

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

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

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



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

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

*Advice Notes:*

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

**6.2.6K SEASONAL WORKER ACCOMODATION**

- 1. The maximum number of people to be accommodated on site is 80 people.

Outcome

- 2. *The provision of accommodation for workers who undertake* All new buildings which are part of the seasonal workers accommodation shall be relocatable or able to be reconfigured to buildings accessory to land based primary production.
- 3. Any building associated with seasonal workers accommodation shall be sited a minimum of 15 metres from any road or adjoining property boundary
- 4. The site shall have a minimum area of 12 ha (this standard shall not be applied to seasonal worker accommodation at or below 125m<sup>2</sup>).

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

**6.2.6L SCHEDULED ACTIVITIES**

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

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



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### 1. YARDS

All buildings shall comply with the following minimum yard requirements:

Front Yard – 7.5 metres

Side Yard – 5.0 metres

Rear Yard – 5.0 metres

### 2. HEIGHT

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

### 3. BUILDING COVERAGE

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

#### Outcome

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

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

#### Outcome

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

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

### 1. YARDS

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

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

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

### 2. HEIGHT

The maximum height of buildings shall be 11 metres

### 3. BUILDING COVERAGE

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

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

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

### 4. LANDSCAPING

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

#### Outcome

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

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

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

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

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

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

## 5. NOISE

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

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

## 6. CONCEPT PLAN

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

## 2. HEIGHT

The maximum height of buildings shall be 11 metres

### Outcome

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

### (c) Scheduled Activity No 42

### 1. HEIGHT

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

### 2. CONCEPT PLAN

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

### 3. LANDSCAPING

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

#### (d) Scheduled Activity No 45

### 1. YARDS

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

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

### 2. LIMIT ON POULTRY NUMBERS AND LOCATION

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

#### 6.2.6M Temporary Military Training Activities

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

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

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

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

Outcome  
The quality of groundwater in the Unconfined Aquifer will 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.*

#### 6.2.60 Retirement Village on Lot 2 DP 437278

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

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

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**6.2.7 ASSESSMENT CRITERIA – CONTROLLED ACTIVITIES**

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

**6.2.7A Relocated Buildings**

(a) The external appearance of the relocated building and any necessary works will be assessed in terms of the compatibility with the amenity of the surrounding area. The Council will determine the time frame for the completion of any necessary works.

(b) The proposed location of the building and the effect of the building on the versatile soil resource.

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#### **6.2.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES**

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

##### **6.2.8A FORESTRY**

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

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

##### **6.2.8B RELOCATED BUILDINGS EXCEPT BUILDINGS FOR SEASONAL WORKERS ACCOMMODATION**



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

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

#### 6.2.8C INTENSIVE RURAL PRODUCTION

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

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

#### 6.2.8D ACTIVITIES ESTABLISHING WITHIN THE YARD REQUIREMENTS (SET BY RULE 6.2.6A) OF A BUILDING KNOWN TO BE USED FOR INTENSIVE RURAL PRODUCTION

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

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

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

**6.2.8E WINERIES**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

**6.2.8J SEASONAL WORKERS ACCOMMODATION**

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

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

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

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

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

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

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

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

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

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

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

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

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outcomes principally relate to the soil effects and the effects on amenity. In this Zone the amenity centres around the open nature of the landscape, the low scale and intensity of buildings and the use of the land for orchards and cropping.

**6.2.8L NOISE SENSITIVE ACTIVITIES WITHIN THE AIR NOISE BOUNDARY**

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

- (a) Whether the design, siting and layout (including outdoor living space) of buildings and structures takes into account the effect of noise arising from Bridge Pa Aerodrome.
- (b) Whether adequate sound insulation is achieved by constructing the building to achieve a minimum External Sound Insulation Level of the building envelope of  $DnTw + Ctr > 30$  dB for outside walls of any habitable rooms. Where it is necessary to have windows closed to achieve the acoustic design requirements, an alternative ventilation system should be provided. Any such ventilation system should be designed to satisfy the requirements of the Building Code and achieve a level of no more than NC30 in any habitable room.
- (c) Whether an acoustic design report has been provided to the Council demonstrating the minimum External Sound Insulation Level of the building envelope of  $DnTw + Ctr > 30$  dB for outside walls has been achieved for all habitable rooms. This report must also contain a certificate by its author that the means given therein will be adequate to ensure compliance with the sound insulation level specified above.
- (d) Whether any other methods to reduce the potential for reverse sensitivity effects on the Bridge Pa Aerodrome, other than the required insulation, have been incorporated into the design of the proposal.
- (e) Whether in the circumstances, (including the number of people to be accommodated), the nature, size and scale of the development is such that it is likely to lead to potential conflict with, and adverse effects on aerodrome activities

**6.2.8M RECREATION ACTIVITY ON RESERVES VESTED UNDER THE Reserves Act 1977 WITH A GROSS FLOOR AREA GREATER THAN 50M<sup>2</sup>**

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

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

**6.2.8N EXISTING EDUCATION FACILITIES EXCEEDING THRESHOLDS**

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

6.2.80

**RURAL TRANSPORT DEPOT**

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

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

6.2.8P

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

**1. SCALE & NATURE OF ACTIVITY**

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

**2. RISK ASSESSMENT**

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

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

**3. ALTERNATIVE LOCATIONS**

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

**4. DISTRICT PLAN**

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

**5. RECORD OF EXISTING ACTIVITY**

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

**6. MONITORING**

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

**7. PERFORMANCE BONDS**

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

**8. HAWKE'S BAY REGIONAL COUNCIL CONSULTATION**

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

**9. TANGATA WHENUA**

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

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

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

**6.2.8Q RETIREMENT VILLAGE ON LOT 2 DP 437278**

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

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



## 7.5 LIGHT INDUSTRIAL ZONE

### 7.5.1 INTRODUCTION

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

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

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

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

### 7.5.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

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

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### 7.5.3 OBJECTIVES AND POLICIES

- OBJECTIVE LIZO1** *To facilitate efficient and optimum use and development of existing industrial resources within the Hastings District.*  
*Relates to Outcomes LIAO1 & LIAO4*
- POLICY LIZP1** *Ensure that non-industrial activities will remain ancillary to the principal activities taking place in the Industrial Zones.*
- Explanation  
Commercial and Residential Activities in Industrial Zones can be considered to be an inefficient use of industrial land and are better suited in other zones. These non-industrial activities can also create reverse sensitivity issues. Commercial and residential activities should therefore be limited in scale as to maintain the integrity of the Industrial Zones. The exception to this is seasonal workers accommodation which specifically services the primary production industry.
- The Hastings Commercial Strategy seeks to promote the continued viability of the Hastings CBD; commercial activities should be encouraged to locate in appropriately identified areas and avoid location with industrial areas unless they are in direct association with a principal industrial activity on the same site.
- POLICY LIZP2** *Ensure appropriate provision for the operation, intensification and expansion of major primary processing and construction industries that make a significant contribution to the District and Regional economies, while avoiding, remedying or mitigating effects on the surrounding environment.*
- Explanation  
The Hastings District contains a number of high profile industries which are recognised on a national and international basis and contribute significantly to the Hastings and Hawke's Bay economy and provide a number of jobs for the Hawke's Bay population. These businesses are primarily related to the primary processing and construction industries.
- POLICY LIZP2A** *Provide for seasonal worker accommodation subject to appropriate limits on effects to recognise its links to the horticulture industry and its compatibility with light industry and adjacent residential environments.*
- Explanation  
The light industrial zones are often adjacent to the residential environment thereby acting as a transition between the general industrial and the residential environments. As such seasonal worker accommodation is an activity that has a level effects that is compatible with this transitional environment.
- OBJECTIVE LIZO2** *To enable a diverse range of industrial activities within the Hastings District while ensuring adverse effects on the environment, human health and safety are avoided, remedied or mitigated.*  
*Relates to Outcome LIAO2*
- POLICY LIZP3** *New industrial development is to be designed and operated in a manner which does not detract from the existing amenity levels of the surrounding environment nor result in cumulative effects that lower surrounding amenity levels over time.*
- Explanation  
For new industrial development it is recognised that generally higher environmental standards can be achieved and no degradation in the amenity levels of the surrounding environment should occur. It will be important to assess the potential cumulative effects of industry to ensure that discharges or



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

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

Explanation

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

**OBJECTIVE** **Industrial activities shall maintain acceptable amenity levels or be safeguarded from**

**LIZO3** *Relates to incompatible uses within surrounding environments.*

*Outcomes LIAO3*

*& LIAO5*

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

Explanation

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

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

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

Explanation

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

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

Explanation

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

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

Explanation

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

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#### 7.5.4 METHODS

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

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

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

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

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

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

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

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

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

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

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

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

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## 7.5.5 RULES

### 7.5.5.1 Light Industrial Zone

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

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

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

## 7.5.6 GENERAL PERFORMANCE STANDARDS AND TERMS FOR ALL ACTIVITIES

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

### 7.5.6 LIGHT INDUSTRIAL ZONE

#### 7.1.6.1 BUILDING HEIGHT

The maximum height for all buildings shall be 11m.

#### Outcome

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

#### 7.5.6.2 HEIGHT IN RELATION TO BOUNDARY

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

#### Outcome

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

#### 7.5.6.3 SETBACKS

##### (a) Front Yards

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

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

#### Outcomes

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

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

##### (b) Internal Yards

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

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

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

##### (c) Storage Setbacks

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

#### 7.5.6.4 LANDSCAPING

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

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

#### Outcome

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

corridors.

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

#### 7.5.6.5 SCREENING

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

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

##### (b) Internal boundaries adjacent to a Plains zone

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

#### 7.5.6.6 STORMWATER

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

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

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

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

#### 7.5.6.7 TRANSPORT AND PARKING

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

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

#### 7.5.6.8 NOISE

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

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

#### 7.5.6.9 LIGHT AND GLARE



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	<u>Outcome</u>
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.	<i>Adjoining residential activities will not be adversely affected by glare from lighting associated with industrial activities</i>
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.	



#### 7.5.7 SPECIFIC PERFORMANCE STANDARDS AND TERMS

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

##### 7.5.7.1 ACTIVITY THRESHOLD LIMITS

Dairies and food premises: The gross floor area of the premise shall not exceed 50m<sup>2</sup>.

Service Stations: No limit.

Retail sales on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m<sup>2</sup> retail display space (indoor and outdoor) whichever is the lesser.

Offices on same site as, and ancillary to, an Industrial Activity: The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m<sup>2</sup> gross floor area whichever is the lesser.

The sale or hire of machinery, equipment and supplies used for industrial, agricultural, horticultural, building or landscaping purposes and of buildings: 100m<sup>2</sup> indoor retail display space. There shall be no limit on outdoor display space.

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

##### 7.5.7.2 RESIDENTIAL ACTIVITY

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

(b) Minimum gross floor area: 50m<sup>2</sup>

(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 30m<sup>2</sup> 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 7.0m<sup>2</sup> capable of accommodating a 2.0m diameter circle.

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

##### 7.5.7.3 TEMPORARY EVENTS

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

Each event shall be of a maximum duration of three days

Maximum attendance at any one time shall be 1000 persons

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

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

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

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

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

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

**7.5.7.5 TYRE STORAGE**

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

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

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

ii) not exceed 10m<sup>2</sup>;

iii) have a maximum dimension of 4m;

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

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

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

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

**(a) YARDS**

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

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

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

**(b) HEIGHT**

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The maximum height of buildings shall be 11 metres.

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

**(c) LANDSCAPING**

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

Outcome

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

Outcome

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

**7.5.7.7 TEMPORARY MILITARY TRAINING ACTIVITIES**

- 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~~  
*Potential adverse effects*
- b. Other than noise (see Section 25.1) and earthworks (see Section 27.1), the general and specific performance standards for the zone do not apply to Temporary Military

Training Activities.

Outcome

*Military Training Activity. n adjoining and adjacent activities will be avoided, where mitigated.*

**7.5.7.8 SEASONAL WORKERS ACCOMMODATION**

- a) The activity shall comply with the acoustic insulation requirements for noise sensitive activities as set out in standard 25.1.7C
- b) An area of outdoor open space equating to 10m<sup>2</sup> per resident be provided for on the site. The open space area is to be of a shape appropriate for undertaking active recreation activities such as touch rugby, football or basketball.

**7.5.8 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY  
AND DISCRETIONARY ACTIVITIES**

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

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

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

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

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

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

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

**(a) Building Height and Height in relation to boundary**

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

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

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

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

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

**(b) Setbacks, Landscaping and Screening**  
**Front Yards:**

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

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

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

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

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**Other Yards:**

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

**(c) Landscaping:**

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

**(d) Shelterbelts:**

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

**(e) Screening**

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

**(f) Stormwater and Servicing**

- (i) Whether the site can be adequately serviced
- (ii) Whether it is proposed to connect the development to the Council's reticulated services.
- (iii) If it is proposed to connect the development to the Council's reticulated services:
  - Whether such connections are practical;
  - Whether the volume of the discharge and/or the anticipated peak flows have the potential to overload the sewage and stormwater systems;
  - Whether the nature or quality of the discharge has the potential to cause adverse effects on either the Council's infrastructure or the receiving environment
  - The extent to which any methods proposed such as holding tanks, pre-treatment devices and discharge volume controls will avoid or mitigate any potential adverse effects on the environment.
- (iv) If it is not proposed to connect the development to one or more of the Council's reticulated services, whether the proposed methods are sufficient to meet the anticipated requirements of the development and to avoid, remedy or mitigate adverse effects on the environment
- (v) The methods proposed to ensure that an adequate water supply will be available to meet the needs of the activity and fire fighting requirements while ensuring that the demand does not compromise the Council's ability to service the remainder of the Zone.
- (vi) The methods proposed to avoid, mitigate, or remedy any accidental discharges, sewer overloads or other emergencies with potential for adverse effects on the environment.
- (vii) The adequacy of any monitoring programme including frequency of monitoring and reporting frameworks.
- (viii) Whether the development incorporates low impact designs and techniques which will be utilised to promote sustainable solutions that contribute to efficient resource use and the overall quality of the environment.
- (ix) Whether the activity will have adverse effects in terms of stormwater runoff or ponding on the subject site, adjoining or downstream sites and whether it would be appropriate to limit the scale of impervious surfaces and/or impose conditions requiring the incorporation of low impact design solutions into the development.

**(g) Light and Glare**

- (i) Whether the infringement will adversely affect the safe movement of traffic and pedestrians.
- (ii) The extent to which the infringement will disrupt the visual amenity of any land zoned Open Space, Residential, Rural or Plains.

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

***Dairies and Food Premises***

***Retail Sales and Offices ancillary to an Industrial Activity***

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



- (i) The extent to which the retail and/or sale of food activity, or any cumulative effects arising from these activities, may affect the vibrancy and vitality of the Hastings CBD, Flaxmere Village Centre or the Suburban or Commercial Service Zones.
- (ii) The extent to which there are opportunities within the existing Commercial Centres /Zones to establish the proposed food premises (in the same or different format). If there are such opportunities, whether the community would be better served by those opportunities rather than the proposed premises.
- (iii) The extent to which the site is of adequate size to accommodate the proposed development, together with car parking and landscape treatment.
- (iv) The extent to which the site can be developed in keeping with the character of the area in which it is to be located.
- (v) The extent to which retailing or food and beverage sales may create a 'reverse sensitivity' effects with industrial activities within the surrounding environment.
- (vi) The extent to which alternative site or locations have been considered.
- (vii) The extent to which the activity promotes the optimum and efficient use of the light industrial resource.
- (viii) The impact of the scale and intensity of the use and its compatibility with surrounding activities.

**(i) Tyre Storage**

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

**7.5.8.3**

**COMPREHENSIVE RESIDENTIAL DEVELOPMENT ON THE SALEYARDS SITE - LOT 6 DP 20671**



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

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

#### 7.5.8.4 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY ACTIVITY - BUILDING IMPROVEMENT CENTRES

##### Landscaping

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

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

##### Lighting

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

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

##### Commercial Strategy

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

##### Reverse Sensitivity

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

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

##### Traffic and Parking Effects

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

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

#### 7.5.8.5 SEASONAL WORKERS ACCOMMODATION

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

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

## 14.1 INDUSTRIAL

### 14.1.1 INTRODUCTION

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

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

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

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

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

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

### 14.1.2 ANTICIPATED OUTCOMES

It is anticipated that the following Outcomes will be achieved:

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

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

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

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- 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.

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#### 14.1.3 OBJECTIVES AND POLICIES

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

*Relates to Outcomes within the Hastings District.*

IZAO1

- IZAO3 & IZAO7

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

##### Explanation

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

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

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

##### Explanation

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

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

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

##### Explanation

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

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

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

##### Explanation

The Omahu 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.

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**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.



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

Explanation

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

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

Explanation

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

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

Explanation

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

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

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

Explanation

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

For certain sites, a minimum site size of 5000m<sup>2</sup> 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.

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**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.



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

Explanation

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

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

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

Explanation

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

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

Explanation

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

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

*Relates to Outcomes  
IZAO8 and IZAO9*

**POLICY IPZ18**

*Relates to  
Objective IZO  
5*

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

Explanation

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

**POLICY IZP19**

*Relates to Ob*

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

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

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

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

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

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

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

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

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

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

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

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

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

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#### 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 <sup>1</sup> ; 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
GI9A	Seasonal workers accommodation in the Omaha and Irongate General Industrial zones.	RD
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

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

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*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
<b>GI17</b>	The Storage, Handling or Use of Hazardous Substances (except Arsenic (As)) within the Heretaunga Plains Unconfined Aquifer Overlay	P
<b>GI18</b>	Permitted activities under Rule GI17 not meeting the Specific Standards and Terms in Section 14.1.7.8	RD
<b>GI19</b>	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
<b>DGI1</b>	Land based primary production (excluding forestry)	P
<b>DGI2</b>	Commercial activities (excluding visitor accommodation) complying with Specific Performance Standard 6.2.6D of the Plains Production Zone	P
<b>DGI3</b>	Temporary Events	P
<b>DGI4</b>	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
<b>DGI5</b>	Residential activities complying with Specific Performance Standard 14.1.7.2.	D
<b>DGI6</b>	Residential activities that do not comply with Specific Performance Standard 14.1.7.2.	NC
<b>DGI7</b>	Visitor Accommodation	NC
<b>DGI8</b>	Places of Assembly	NC
<b>DGI9</b>	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.

<b>RULE TABLE 14.1.5.3 - WHIRINAKI INDUSTRIAL ZONE</b>		
<b>RULE</b>	<b>LAND USE ACTIVITIES</b>	<b>ACTIVITY STATUS</b>
<b>WI1</b>	Sawmills and timber processing	P
<b>WI2</b>	Log and timber storage and handling	P
<b>WI3</b>	Wood pulp and paper mills	P
<b>WI4</b>	Electricity production	P
<b>WI5</b>	Temporary Military Training Activity	P
<b>WI6</b>	Ancillary activities and buildings associated with the Permitted activities of the site.	P
<b>WI7</b>	Scheduled Activities - any activity listed in Appendix 26 in respect to the stated site.	P
<b>WI8</b>	Any Permitted Activity that does not comply with one or more of the General Performance Standards and Terms in Section 14.1.6.	RD
<b>WI9</b>	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
<b>WI10</b>	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
<b>T11</b>	Food related Industrial Activities	P
<b>T12</b>	Land Based Primary Production	P
<b>T13</b>	Temporary Military Training Activity	P
<b>T14</b>	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
<b>T15</b>	Any activity which is not provided for as a Permitted or Restricted Discretionary Activity.	NC

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#### 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
<b>Irongate Area</b>	
All instances Note 1, Note 2	10 metres
<b>All Other General Industrial Areas</b>	
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.

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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
<b>Irongate Area</b>	
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
<b>All other locations</b>	
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

**14.1.6A.4 LANDSCAPING**

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- (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
<b>Irongate Area</b>	
Boundaries adjacent to State Highway 50A	
All other instances	Refer to 14.1.6A.4(b) below
<b>All other General Industrial Areas</b>	
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 14.1.6A.4(b)(i) to (iv) below.

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.*

- i. A minimum of 25% of the length of the frontage of all sites shall be landscaped.
- ii. Any landscaping strip shall have a minimum width of 3.0m.
- iii. 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)
- iv. 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.

**14.1.6A.5 SCREENING**

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## 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 Omaha Road Structure Plan area in Appendix 17, Figure 1 that require a method of stormwater disposal alternative to and different from disposal by connection to the designated stormwater infiltration basin. For the avoidance of doubt, these properties are subject to the requirements of standard 14.1.6A.6 as it applies to 'All Other Areas' below.
  - Building extensions / new buildings resulting in an increased gross floor area across the site of less than 100m<sup>2</sup> over a 24 month period from the date of the release of decisions on Variation 1 (25 March 2017).

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

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

**(c) All Other Areas**

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

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

The peak stormwater runoff shall be calculated in accordance with the Rational Method. These methods are described in the New Zealand Building Code, Approved Document E1 - Surface Water. See Hastings District Council website to assist with calculations.

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

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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,

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**14.1.6A.10 WASTEWATER**

**A. General Industrial Zone – Irongate**

The peak wastewater discharge from a site shall not exceed the following standard :  
Maximum wastewater discharge volume of 0.04 litres per second per hectare of site.

*Outcome*

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

**14.1.6C WHIRINAKI INDUSTRIAL ZONE**

**14.1.6C.1 HEIGHT IN RELATION TO BOUNDARY**

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

**14.1.6C.2 SETBACKS**

Front Yards

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

	Front Yard
Boundaries adjacent to State Highway 2	37.5 metres

*Outcomes*

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

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#### 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

Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

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 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.

Outcome

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

**14.1.6D.3 SETBACKS**

Front Yards

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

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

Outcome

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

Internal Yards

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

Outcome

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



ZONE	Front Yard
<b>Tomoana Food Industry Zone</b>	
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
All other boundaries	Nil

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 <sup>Note 1</sup>

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

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

Poplar varieties

Pittosporum varieties

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

Salix varieties

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

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

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

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

Outcome

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

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.

**14.1.6D.6 STORMWATER**

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

Outcome

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

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

A reticulated stormwater detention and disposal network.

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

Notes:

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

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

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

**14.1.6D.7 SERVICING**

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

Notes:

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

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

**14.1.6D.8 TRANSPORT AND PARKING**

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

Outcome

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

**14.1.6D.9 NOISE**

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

Outcome

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

**14.1.6D.10 LIGHT AND GLARE**

Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

(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.*

Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

#### 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 50m<sup>2</sup>.
- ii. *Service Stations:* No limit.
- iii. *Retail sales on same site as, and ancillary to, an Industrial Activity:* The activity shall not occupy more than 15% of the total gross floor area of the buildings on the site; or 100m<sup>2</sup> 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 100m<sup>2</sup> 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 200m<sup>2</sup>.
- 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:* 100m<sup>2</sup> 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 150m<sup>2</sup>

##### 14.1.7.2 RESIDENTIAL ACTIVITY

Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

**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: 50m<sup>2</sup>
- (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 30m<sup>2</sup> 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 7.0m<sup>2</sup> 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**

Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

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 10m<sup>2</sup>;
  - 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
<b>Front Yard</b>	
All Boundaries	37.5 metres
<b>Internal Yards</b>	
Southwest boundary of the Zone	5 metres
All other Boundaries	Nil

Outcome

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

**(b) HEIGHT**

The maximum height of buildings shall be 30 metres.

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

Outcome

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

**14.1.7.7 TEMPORARY MILITARY TRAINING ACTIVITIES**

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

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

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.

mitigated.



Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

**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**

- (a) An area of outdoor open space equating to 10m<sup>2</sup> 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.*

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

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.

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**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.



Part B Strategic Management Areas and Zones (5.1 - 14.1) / 6.2 Plains Production Zone Decision: 19-Feb-2019

**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.

Hastings District Council

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#### 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.

#### 33.1 DEFINITIONS

**Residential Activity:** means the use of land and buildings by people for the purpose of permanent living accommodation, and includes, residential buildings, residential unit buildings, supplementary residential buildings and associated accessory buildings, and for Residential Zones, it includes seasonal workers accommodation for a maximum of 8 persons per site.

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*Proposed Hastings District Plan*

## **Proposed Variation 7: Seasonal Workers Accommodation**

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### **Section 32 Summary Evaluation Report**

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## 1 Introduction

### 1.1 Purpose of this Report

This report presents the summary evaluation of proposed Variation 7 to the Proposed Hastings District Plan (Proposed Plan), in accordance with Section 32 of the Resource Management Act 1991 (RMA).

Proposed Variation 7 provides for a greater level of certainty around seasonal worker accommodation within the Plains and Industrial zones of the Proposed District Plan.

This report is required to accompany proposed Variation 7 at the time of public notification under Schedule 1 of the RMA.

### 1.2 Outline of Proposed Variation 7 to the Proposed Hastings District Plan

Seasonal workers accommodation is currently provided for in the Proposed District Plan however it is the scale of this resource that has changed significantly since the proposed plan was notified. As a medium growth authority Council must take into account its obligations under the National Policy Statement for Urban Development Capacity to provide for sufficient land capacity to meeting its housing demands. Part of meeting these demands is ensuring that the different accommodation needs of the district are provided for. The demand for workers to service the horticulture industry cannot be met by the local workforce and therefore workers from overseas largely fill this deficit. These workers must be housed and the demand for seasonal worker accommodation has placed significant strains on the districts existing rental housing stock. There is a local housing shortage with never before encountered numbers of people relying on emergency housing, through the Ministry of Social Development.

The provisions associated with this variation will provided certainty to the providers of seasonal workers accommodation. Certainty around the process that is to be followed and the information that is required to be lodged, is what the stakeholders have advised Council is required.

The Proposed Variation sets out to amend the provisions of the Plains Production Zone and the General and Light Industrial Zones (Sections 6.2, 7.5 and 14.1) to provide for a wider range of workers accommodation in recognition of the special needs of the recognised seasonal employers (RSE) scheme. Currently the plan provisions for on-site workers accommodation does not meet the scale of development required by the industry. This has resulted in seasonal and RSE workers accommodation needs being provided for in the residential environments with consequential impacts on the residential rental market. The Variation also proposes a change to the definition of residential activity to clarify the scale of seasonal workers accommodation that is appropriate in the residential zones.

In summary, the proposed variation involves:

- i) Reviewing the policy for seasonal workers accommodation
- ii) Reviewing the activity status for seasonal workers accommodation
- iii) Reviewing the standards and terms and assessment criteria for seasonal workers accommodation.
- iv) Consequential amendments to the Proposed Plan.

## 2 Section 32 Evaluation Requirements

Clause 5(1) of Schedule 1 of the RMA, requires preparation of an evaluation report for any proposed plan (including any proposed variation to a proposed plan) in accordance with

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section 32, and for Council to have particular regard to that report when deciding whether to proceed with the statement or plan.

Section 32 evaluations effectively 'tell the story' of what is proposed and the reasoning behind it. The Section 32 evaluation aims to communicate the thinking behind the proposal to the community and to decision-makers. The evaluation also provides a record for future reference of the process, including the methods, technical studies, and consultation that underpin it, including the assumptions and risks.<sup>1</sup>

An evaluation report is required to examine both:

- the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA (s32(1)(a)); and
- whether the provisions in the proposal are the most appropriate way in which to achieve the objectives in terms of their efficiency and effectiveness by identifying other reasonably practicable options for achieving the objectives; assessing the efficiency and effectiveness of the provisions in achieving the objectives; and summarizing the reasons for deciding on the provisions (s32(1)(b)).

The evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (s32(1)(c)).

Such an evaluation must take into account:

- the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment that are anticipated to be provided or reduced (s32(2)(a)) and, if practicable, quantify them (s32(2)(b)); and
- the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions (s32(2)(c)).

In this case, proposed Variation 7 (the proposal) does not, for the main part, contain 'objectives'. Therefore, pursuant to section 32(6), 'objectives' in this setting relate to 'the purpose of the proposal', which is:

**Purpose of the Proposal:**

***To provide for the accommodation resource needs for seasonal workers to assist with, and at the same time protect, the sustainable management of the natural and physical resources of the Heretaunga Plains and reduce the pressure on the existing residential rental stock.***

Similarly, the 'provisions' to be evaluated are essentially:

**Provisions:**

- i) ***the Plains Production zone provisions as they relate to seasonal worker accommodation activities;***
- ii) ***The Light Industrial and General Industrial Zone provisions as they relate to seasonal worker accommodation activities;***
- iii) ***The proposed amendment to the definition of 'residential activity' to specifically include seasonal***

<sup>1</sup> Ministry for the Environment. 2014. *A guide to section 32 of the Resource Management Act: Incorporating changes as a result of the Resource Management Amendment Act 2013*. Wellington: Ministry for the Environment.



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*workers accommodation for up to 8 persons within  
residential zones .*

The first part of the evaluation has to address whether the purpose of the proposal, as set out above, is the most appropriate way to achieve the purpose of the RMA.

Secondly, the evaluation must consider whether the provisions are the most appropriate way to achieve the purpose of the proposal, by identifying other reasonably practicable options for achieving the purpose, assessing the provisions' efficiency and effectiveness in achieving the purpose, and must summarise the reasons for deciding on the provisions.

The following evaluation fulfils Council's statutory obligations under Clause 5(1) of Schedule 1 of the RMA, in accordance with section 32, for proposed Variation 7 to the Proposed Plan.

### 3 Statutory Basis for Seasonal Workers in the District Plan

Section 74 of the RMA outlines the requirements for District Councils in terms of the preparation of, and any change to, their district plan in accordance with their functions under section 31 and the provisions of Part 2 of the RMA.

#### 3.1 Part 2 (Purpose & Principles) of the RMA

Managing the provision for long term land-use and infrastructure aligns closely with the purpose of the RMA, which is *'the sustainable management of natural and physical resources'*. Section 5 of the RMA defines 'sustainable management' as:

*"managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, while:*

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

Proposed Variation 7 directly relates to section 5 in that it seeks to make provision for seasonal workers accommodation so that workers are available to assist with the management of land that is used for primary production purposes. Part 2 requires that this occurs in a way and at a rate which enables people and communities to provide for their social, economic and cultural wellbeing, and meeting the reasonably foreseeable needs of future generations; safeguarding the life-supporting capacity of air, water, soil and ecosystems; and addressing adverse effects on the environment. As a result Variation 7 protects the versatile land of the Plains Production zone from large scale seasonal workers accommodation facilities by making any development over 80 workers a non-complying activity. There are no matters of National Importance under Section 6 of the RMA that need to be taken into account in the Section 32 Report.

Section 7 identifies other matters requiring particular regard. Of particular relevance are:

- b) the efficient use and development of natural and physical resources;*
- ba) the efficiency of the end use of energy;*
- c) the maintenance and enhancement of amenity values;*
- f) maintenance and enhancement of the quality of the environment;*
- g) any finite characteristics of natural and physical resources.*

The purpose of Variation 7 is to ensure that the versatile land resource that significantly contributes to the base of the Hastings District economy can operate in an efficient manner. Being unable to appropriately provide for the accommodation needs of workers means that the sustainable management of the land will not be achieved and the community will be less able to provide for its social, economic and cultural wellbeing.

Seasonal and RSE accommodation has a direct influence on housing availability within the Hastings District. The season requires workers for up to 8 months of the year and this impacts on the established rental housing market. Variation 7 will facilitate the provision of purpose built seasonal and RSE worker accommodation thereby taking pressure off the existing residential rental market.

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The functions of the District Council in section 31 of the RMA also provide a clear mandate for addressing the integrated management of natural and physical resources in a District Plan.

In particular:

- “(1)(a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:***
- (aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district.***
- (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—***
- (iia) the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:***
- ...***
- (d) the control of the emission of noise and the mitigation of the effects of noise:***
- (2) the methods used to carry out any functions under subsection (1) may include the control of subdivision.”***

Proposed Variation 7 expressly seeks to establish and implement plan provisions to achieve integrated management of the versatile land of the Heretaunga Plains.

The variation will also indirectly assist in achieving the objectives and policies that relate to ensuring that there is sufficient development capacity to meet the housing needs of Hastings District as a medium growth authority under the National Policy Statement for Urban Development Capacity. Better provision for seasonal worker accommodation is likely to result in less pressure being put on traditional residential rental property. However the variation also includes rules that assist in ensuring that land is used in the most efficient and effective manner. While there is a need to provide for on-site seasonal worker accommodation the effects on the versatile soil form part of the assessment criteria, to ensure that loss of versatile land is avoided to the extent practicable.

### 3.2 Hawke’s Bay Regional Policy Statement

In addition, Section 75 of the RMA states that a district plan ‘*must give effect to*’ any regional policy statement (RPS).

The Key Regional Policies are;

*OBJ 1 To achieve the integrated sustainable management of the natural and physical resources of the Hawke's Bay region, while recognising the importance of resource use activity in Hawke's Bay, and its contribution to the development and prosperity of the region.*

*OBJ 2 To maximise certainty by providing clear environmental direction.*

*OBJ 3 To avoid the imposition of unnecessary costs of regulation on resource users and other people.*

Variation 7 is considered consistent with Objective 1 as seasonal workers make a valuable contribution to the economic prosperity of the region, and providing for their accommodation is part of the sustainable management of both the housing and versatile land resources. The long term provision of accommodation needs for the land based primary production sector is

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most closely aligned with RPS objectives around 'Managing the Built Environment' (Chapter 3.1B of the RPS).

This includes planned provision for urban development and integration of land use with significant infrastructure. The relevant objectives of the RPS are:

*Objective UD1 Establish compact, and strongly connected urban form throughout the Region, that:*

- Achieves quality built environments that ;
  - (i) Provide for a range of housing choices and affordability,
  - (ii) Have a sense of character and identity,
  - (iii) Retaining heritage values and values important to tangata whenua,
  - (iv) Are healthy, environmentally sustainable, functionally efficient and economically and socially resilient, and
  - (v) Demonstrates consideration of principles of urban design.
- Avoids, remedies or mitigates reverse sensitivity effects in accordance with objectives and policies in Chapter 3.5 of the Regional Resource Management Plan;
- Avoids remedies or mitigates reverse sensitivity effects on existing strategic and other physical infrastructure in accordance with objectives and policies in Chapter 3.5 and 3.13 of this plan;
- Avoids unnecessary encroachment of urban activities on the versatile land of the Heretaunga Plains and ;
- Avoids or mitigates increasing the frequency or severity of risk to people and property from natural hazards.

*Objective UD2 Provide for residential growth in the Heretaunga Plains sub-region through higher density development in suitable locations.*

*Objective UD3 Identify and provide for the land requirements for the growth of business activities in the Heretaunga Plains in a manner that supports the settlement pattern promoted in Obj UD1*

*Objective UD4 Enable urban development in the Heretaunga Plains sub-region, in an integrated planned and staged manner which;*

- *Allows for the adequate and timely supply of land and associated infrastructure; and*
- *Avoids inappropriate lifestyle development, ad hoc residential development and other inappropriate urban activities in rural parts of the Heretaunga Plains sub-region.*

Making provision for the accommodation of seasonal and RSE workers may be interpreted as support for land based primary production rather than directly being a housing issue. However, this issue is one which directly impacts on the housing issues of the district as seasonal worker accommodation is impacting on the availability of rental housing within the district.

Relevant Anticipated Environment Results in the RPS include:

**AER UD1** *Availability of sufficient land to accommodate population and household growth, as and where required, while retaining versatile land for existing and foreseeable future primary production.*

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<b>AER UD2</b>	<b><i>Balanced supply of affordable residential housing and locational choice in the Heretaunga Plains subregion.</i></b>
<b>AER UD3</b>	<b><i>More compact, well-designed and strongly connected urban areas.</i></b>
<b>AER UD6</b>	<b><i>The retention, as far as is reasonably practicable, of the versatile land of the Heretaunga Plains for existing and foreseeable future primary production.</i></b>
<b>AER UD7</b>	<b><i>Efficient utilisation of existing infrastructure.</i></b>
<b>AER UD9</b>	<b><i>Increased use of public transport and active transport modes (cycling, walking), reduced dependency on the private motor vehicle and reduced energy use.</i></b>
<b>AER UD12</b>	<b><i>Urban development is avoided in areas identified as being at unacceptable risk from natural hazard (flooding, coastal inundation, coastal erosion, liquefaction, land instability).</i></b>
<b>AER UD13</b>	<b><i>New development is appropriately serviced by wastewater, stormwater, potable water and multi-modal transport infrastructure.</i></b>

The preparation of Variation 7 to the Proposed Hastings District Plan is subject to a statutory obligation to give effect to the above.

In summary, the RPS sets a vision for planned, compact and well-designed urban development within defined urban limits on the Heretaunga Plains with limited encroachment on the versatile soils of the Plains. Accommodation for seasonal workers sits somewhat outside objectives and policies related to urban development, as it is directly related to carrying out land based primary production.

Providing for seasonal worker accommodation within the Industrial Zones also results in the efficient utilization of existing infrastructure without the effects of complete on-site services.

‘Giving effect to’ the RPS is addressed in section 6 of this report.



## 4 Background – Current status of Seasonal Worker Accommodation in the Hastings District

### 4.1.1 Plains Production Zone

The Proposed District Plan currently provides specifically for seasonal workers accommodation only within the Plains Production Zone. This provision was provided through the last review of the District Plan. Provision for a building of up to 125m<sup>2</sup> was provided for as a permitted activity. One of the standards to be met as a permitted activity is for the building to be relocatable and it must also be located a minimum distance of 15 metres from the boundary. If those standards (or other general or specific performance standards) are not met, the activity becomes restricted discretionary. There is presently no scale limit beyond which the proposal requires discretionary or non-complying consent.

The review of the District Plan also provided a definition of Seasonal Workers accommodation which is;

***“Seasonal Worker Accommodation: means any premises used for accommodation purposes directly associated with the seasonal labour requirements of the Districts horticulture, viticulture, and cropping industries and includes both new and existing permanent buildings and relocatable structures.”***

The overriding objective of the Plains Production strategic management areas is that the land based productive potential and open nature of the Plains environment is retained.

### 4.1.2 General Industrial Zone

Within the General Industrial Zone seasonal worker accommodation is not specifically provided for and as such it is a non-complying activity.

Proposed Variation 7 will change provisions both within the Plains Production Zone and also within the General Industrial Zone and the Light Industrial zone to make provision for seasonal worker accommodation that is more ‘fit for purpose’ while also ensuring that the appropriate level of environmental mitigation is achieved.

### 4.1.3 Residential Zones

The scale of the activity is the important determinant for seasonal workers accommodation within residential zones. Up to a certain scale there is no differentiation in the level of effects between this type of activity and traditional residential activities such as a larger family, or flatting situation.

Currently seasonal workers accommodation is interpreted as a residential activity up to a certain threshold, and as an activity not provided for if the scale of the activity is considered not in keeping with residential amenity. However this approach is not legally set out in the Proposed District Plan and the variation will amend the definition of residential activity within the Plan to provide a fixed level of seasonal workers accommodation that is comparable to other residential activity in terms of scale. The identified level is 8 persons, on the basis that this is equivalent to a large household, or a 4 bedroom house. Beyond that level, the scale of accommodation is considered to go beyond what is reasonably anticipated as residential activity in residential zones, and full assessment would be required as a non-complying activity (as an activity not provided for in the zone).

## 4.2 Strategies and Plans relevant to Variation 7

The Rural and Urban Strategy section of the Proposed District Plan is relevant to Variation 7 as the aim of the provisions for seasonal worker accommodation in the Plains Production zone



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is to protect the versatile land resource while enabling the sustainable operation of primary production activities.

Urban Strategy

- To reduce the impact of urban development on the resources of the Heretaunga Plains in accordance with the recommendations of the adopted Heretaunga Plains Urban Development Strategy.
- To retain and protect the versatile land resource that is the lifeblood of the local economy from ad hoc development.

Rural Strategy

- To promote the maintenance of the life-supporting capacity of the Hastings District's rural resources at sustainable levels.
- To enable the effective operation of primary production activities within established amenity levels in the rural areas of the Hastings District.

4.2.1 Heretaunga Plains Urban Development Strategy (HPUDS)

The guiding principles of the HPUDS document that are relevant are:

*"Community and physical infrastructure that is planned, sustainable and affordable", and*

*"Productive value of its versatile land and water resources are recognised and provided for and used sustainably."* and

*"Quality living environments with high levels of amenity and thriving communities."*

*"A growing and resilient economy which promotes opportunities to Live, Work, Invest and Play."*

This last guiding principle is of particular relevance to the provision for seasonal worker accommodation as it recognises the significance of the land based economy and encourages its further development. However it also recognises that while there should be opportunities to utilise the versatile soil resources, the loss of versatile land for productive purposes must be minimised.

While HPUDS does not specifically consider seasonal workers accommodation, it is a form of residential use that needs to be catered for in considering the growth needs of the district. This proposal is consistent with all of the above-mentioned Objectives and Guiding Principles. It is an efficient way of providing accommodation needs in the District that will mitigate the effect on the traditional housing stock which is already in short supply. It will also assist with ensuring that the productive value of the district's versatile land are managed in a sustainable manner.

4.2.2 Hastings Long Term Plan 2018-2028

The recently adopted Long Term Plan 2018-2028 sets out the following objective for Future Focus and Investment.

***"Ensure a range of housing options are available to meet the need of a changing community whilst protecting our valuable soils"***

Seasonal worker accommodation is a component of the housing needs of the district and has a direct impact on the availability of housing for the wider community. It is evident that without specific provision for seasonal worker accommodation the impacts on the existing rental market are significant. The variation will also assist in placing an appropriate limit on the amount of versatile land that might be utilized for seasonal workers accommodation.

## 5 Community Engagement Process & Results

Hastings primary producers have been reliant on seasonal workers to harvest their produce for a significant number of years. Originally these employees were overseas travellers or students. However as the volume of produce grew it became clear that the gaps could no longer be filled from this source and this resulted in sourcing labour needs from the Pacific Island communities. This was the emergence of the Recognised Seasonal Employer programme.

At the time that district plan was being reviewed submissions were received requesting that specific provision be made for seasonal worker accommodation within the Plains Production Zone. The scale of this accommodation was set at a level that would be realistic at the time as the vast majority of the workers were housed in accommodation within the city limits. However the number of workers required to meet the increased volumes of produce has increased significantly and this along with a strong economy has placed too much pressure on the existing housing resource.

This variation has arisen in response to industry concern about the shortage of accommodation and the likely future numbers of RSE workers required to meet the demand.

The Council set up a meeting with a number of Industry representatives to discuss the issues that they face with providing accommodation of the RSE workers and to ascertain what models of accommodation they would like to adopt.

A discussion document was drafted following a series of meetings in late 2017 and early 2018 and this covered the main points raised by the industry as set out below;

### 5.1.1 Specific engagement with key stakeholders, 2017

As outlined above meetings were held with representatives of the principal providers of RSE accommodation within the district. This included Turners and Growers, Mr Apple, Thornhill Horticultural Contracting Ltd, Bostock New Zealand, Crasborn Group/Freshmax, Hawke's Bay Fruitgrowers, and Apples and Pears Ltd.

The purpose of these meetings was to identify the main issues around seasonal worker and RSE accommodation and for the group to become a reference group on any documentation that was to be sent out to the general horticultural community for wider consultation.

### 5.1.2 What the industry representatives told us

- Need to provide for a doubling of numbers by 2022.
- Provide certainty on the consenting requirements.
- Larger accommodation models are required.
- On site models are preferred.

The pipfruit industry is undergoing a considerable growth in demand and over a million new trees were planted in the 2018 planting season. This will translate to an estimated doubling in the number of RSE Workers by 2022, taking the total to approximately 8000. The industry states that the existing accommodation models will not be able to meet any increase in demand.

Stakeholders suggested that there were two models that were most attractive to them. The first was a large 'camp style' model that would comprise large dormitory buildings housing up to 300 workers accompanied by large community facilities such as kitchens, and dining areas

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all of which surround outdoor recreation areas. The scale of these activities is such that they would negatively impact on the versatile soils which they are designed to service.

The second model, on site accommodation, is a preferred model by the recognised seasonal employers. This type of model has the benefit of not having to transport workers around, and it allows for easier pastoral care which is a requirement for the employers. However there is a balance that needs to be achieved between the scale of the activity and the degree of impact that it has on the versatile land.

The other issue is that the stakeholders want certainty as to the nature of the resource consent that will be required. Central to this is certainty on the type of information that will be required to accompany the resource consent application.

## 6 Matters for Consideration

### 6.1 Regional Policy Statement (RPS) Considerations

The RPS has objectives and policies for the territorial authorities to consider during preparation of any variation or plan change for development of land within the Region. This variation is not of a regionally significant scale and therefore does not warrant a detailed assessment against the list of matters identified in Section 3.1. However, the Regional Plan provides some broad objectives and policies that are useful in providing guidance for urban development initiatives such as this.

The Policies in providing for development are:

#### **PROVISION FOR URBAN ACTIVITIES**

**POL UD1** *In providing for urban activities in the Heretaunga Plains sub-region, territorial authorities must place priority on ;*

- *The retention of the versatile land of the Heretaunga Plains for existing and foreseeable future primary production, and*
- *Ensuring efficient utilisation of existing infrastructure, or*
- *Ensuring efficient utilisation of planned infrastructure already committed to by a local authority, but not yet constructed.*

#### **MATTERS FOR DECISION-MAKING (REGION)**

**POL UD12** *In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities shall have regard to:*

- a) The principles of the New Zealand Urban Design Protocol (Ministry for the Environment, 2005); ...*
- b) New Zealand Standard NZS4404:2010 Land Development and Subdivision Infrastructure, and subsequent revisions;*
- c) Good, safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy and safe transfer between modes of transport;*
- d) Location within walkable distance to community, social and commercial facilities;*
- e) Provision for a range of residential densities and lot sizes, with higher residential densities located within walking distance of commercial centres;*

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- f) Provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality;*
- g) Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential density;*
- h) Protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features;*
- i) Provision for a high standard of visual interest and amenity;*
- j) Provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light;*
- k) Provision for low impact stormwater treatment and disposal;*
- l) Avoidance, remediation or mitigation of reverse sensitivity effects arising from the location of conflicting land use activities;*
- m) Avoidance of reverse sensitivity effects on existing strategic and other physical infrastructure, to the extent reasonably possible;*
- n) Effective and efficient use of existing and new infrastructure networks, including opportunities to leverage improvements to existing infrastructure off the back of proposed development;*
- o) Location and operational constraints of existing and planned strategic infrastructure;*
- p) Appropriate relationships in terms of scale and style with the surrounding neighbourhood; and*
- q) Provision of social infrastructure.*

In 'giving effect to' the RPS, consideration needs to be given to the unique nature of the seasonal workers accommodation. In this respect a number of the matters raised in Policy UD12 are less relevant to this proposal than others, given the fact that this accommodation is of a temporary nature, does not have ownership rights attached and the residents will be homogenous in nature.

However there are a number of these principles that still have particular relevance to the provision of seasonal worker accommodation. This includes:

- c) Good safe connectivity to surrounding areas by a variety of transport modes.
- f) Provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality.
- g) Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential density.
- h) Protection and enhancement of significant natural, ecological, landscape, cultural and historic heritage features.
- i) Provision for a high standard of visual interest and amenity.
- j) Provision for people's health and well-being through good building design, including energy efficiency and the provision of natural light.

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- l) avoidance, remediation or mitigation of reverse sensitivity effects arising from the location of conflicting land use activities.

The provision for RSE accommodation models sought by the employers is of a scale that could potentially impact on Policy UD1 in that they could have a negative impact on future primary production in the Plains Production zone. The challenge is to find the most appropriate scale for on-site development i.e. finding a model that is efficient in providing for a number of employees on-site while also safeguarding the versatile land for productive purposes. The variation provides for accommodation for up to 80 workers on-site along with the necessary ablution and communal blocks. The MBIE standard is for 4.5m<sup>2</sup> of bedroom space per worker plus additional floor area for the ablution and kitchen/dining facilities. At this level of development it will provide for seasonal accommodation around 4 times the current size provided for as permitted in the Plains Production zone (i.e. approximately 400m<sup>2</sup> compared to 125m<sup>2</sup> currently provided for as a permitted activity). This is exclusive of the service and shared space areas.

The matters that are included under Policy UD12 are as relevant to a large scale accommodation model as proposed by the RSE Stakeholders as they are for a rezoning for a greenfield development. The accommodation needs to ensure that it has connectivity to the various transport modes, that its stormwater does not negatively impact on waterways and downstream properties and it should provide a high standard of visual interest and amenity and ensure that it does not result in reverse sensitivity effects.

## 6.2 Connectivity, Social Infrastructure and Open Space

Relevant RPS provisions:

- POL UD12** *In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities shall have regard to:*
- c) Good, safe connectivity within the area, and to surrounding areas, by a variety of transport modes, including motor vehicles, cycling, pedestrian and public transport, and provision for easy and safe transfer between modes of transport;*
  - d) Location within walkable distance to community, social and commercial facilities;*
  - g) Provision for sufficient and integrated open spaces and parks to enable people to meet their recreation needs, with higher levels of public open space for areas of higher residential density;*
  - p) Provision of social infrastructure;*
- POL UD10.4** *Notwithstanding Policy UD10.1, in developing structure plans for any area in the Region, supporting documentation should address:*
- c) How effective provision is made for a range of transport options and integration between transport modes;*
- AER UD3** *More compact, well-designed and strongly connected urban areas.*
- AER UD9** *Increased use of public transport and active transport modes (cycling, walking), reduced dependency on the private motor vehicle and reduced energy use.*
- AER UD13** *New development is appropriately serviced by wastewater, stormwater, potable water and multi-modal transport infrastructure.*

Again while seasonal workers accommodation is not strictly urban development this policy does provide some useful guidance for its establishment. Transport considerations are an



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important component for accommodation locations. The Recognised Seasonal Employers provide transport for their employees so access to alternative transport modes does not have the same level of importance for seasonal workers accommodation. Transport efficiencies will be obtained through providing for large scale activities rather than having a large number of smaller accommodation units spread across the district. The centralized locations within the Omahu and Irongate industrial zones will also ensure that transportation efficiencies are gained. The Recognised Seasonal Employers have a duty to provide for the pastoral needs of their employees and this includes meeting their transport needs. Similarly the open space/recreational needs of the employees form part of the pastoral care responsibilities and the new developments will provide for their own open space/recreational needs.

**Therefore, Proposed Variation 7 ensures that proper regard has been had to connectivity to surrounding areas, and that it will provide for an appropriate level of social infrastructure.**

Services Infrastructure

Relevant RPS provisions:

**POL UD12** *In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities shall have regard to:*

- a) New Zealand Standard NZS4404:2010 Land Development and Subdivision Infrastructure, and subsequent revisions;*
- f) Provision for the maintenance and enhancement of water in waterbodies, including appropriate stormwater management facilities to avoid downstream flooding and to maintain or enhance water quality;*
- k) Provision for low impact stormwater treatment and disposal;*
- n) Effective and efficient use of existing and new infrastructure networks, including opportunities to leverage improvements to existing infrastructure off the back of proposed development;*
- o) Location and operational constraints of existing and planned strategic infrastructure;*

**POL UD10.4** *Notwithstanding Policy UD10.1, in developing structure plans for any area in the Region, supporting documentation should address:*

- a) The infrastructure required, and when it will be required to service the development area;*
- b) How development may present opportunities for improvements to existing infrastructure provision;*
- d) How provision is made for the continued use, maintenance and development of strategic infrastructure;*
- e) How effective management of stormwater and wastewater discharges is to be achieved;*

The two options for seasonal workers (RSE) accommodation will have different servicing requirements. The larger camp models are to be provided for in the general industrial zones of Omahu and Irongate, where the servicing of them can be provided through council infrastructure, with the exception of stormwater disposal which is to be provided for in Omahu and Irongate by the individual property owners. There is also a recognised limitation associated with the capacity of the wastewater system as it applies to Irongate. A wastewater threshold has been put in place to recognise this limitation. This applies to any activity locating



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at Irongate. Depending on the size of the site this will place some restriction on the size of the seasonal workers accommodation that can be accommodated on the site. However generally seasonal workers are able to be accommodated by Council infrastructure. Where facilities are provided for within the Plains Production zone the servicing of these sites is to be provided for on-site.

**The above confirms that the proposed type of activity can effectively and efficiently connect to existing public infrastructure where it is available and can be appropriately self-serviced in other regards.**

### 6.3 Noise Effects

Relevant RPS provisions:

**POL UD12** *In preparing or assessing any rezoning, structure plans, or other provisions for the urban development of land within the Region, territorial authorities shall have regard to:*  
*1) Avoidance, remediation or mitigation of reverse sensitivity effects arising from the location of conflicting land use activities;*

Reverse sensitivity applies to situations where a potentially incompatible land use is proposed to be sited next to an existing land use. The expansion of residential type activity into industrial zones has previously been avoided as this may result in conflict at the residential/industrial interface (e.g. amenity standards expected by new residential dwellers could place constraints on existing permitted commercial activities. Typically, concerns revolve around noise.

#### 6.3.1 Noise

The Proposed Plan addresses noise sensitive activities in commercial zones with Specific Performance Standard 25.1.7C. This provision requires that Minimum External Sound Insulation Level Standards apply to all habitable spaces within industrial zones. This ensures that noise sensitive activities, such as residential living are insulated to mitigate the effects of high background noise levels. These provisions are relatively recent (reviewed as part of the District Plan review) and are based on best practice.

**Therefore, the provisions of the Proposed Hastings District Plan provides sufficient ability to avoid or mitigate reverse sensitivity effects arising from permitting residential activity, a noise sensitive activity in the industrial zone.**

### 6.4 Benefits and Costs

Section 32 requires consideration of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated as a result of adoption of the plan variation, including opportunities for economic growth and employment that are anticipated to be provided or reduced (s32(2)(a)). These are considered for each option in the tables to follow.

Making provision for residential accommodation for seasonal workers is considered a critical part of ensuring the sustainable management of the soils resource to the regional economy. The region is heavily reliant on seasonal and RSE workers for the successful management of the pipfruit and viticulture industries. Variation 7 makes provision for seasonal worker accommodation within zones where it would otherwise have a more stringent activity status under the RMA. The economic costs of this lie in the loss of opportunity to use the land for the purpose for which it was zoned, which are the Plains Production and the General Industrial

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zones. However it can equally be argued that without the seasonal workers these zones could not achieve their full productive potential. The produce from the Plains land is reliant on the seasonal workers and equally many of the industrial activities within the region are directly linked to the produce from the Plains Production zone. The only other obvious economic cost to the provision of seasonal workers accommodation is the cost of the infrastructure required to service the development. Within the Industrial zones this is provided by the Council and paid for through the development contributions when the land is developed. Within the Plains Production zone the servicing of the accommodation facilities would be met by the landowner/developer.

The provision of seasonal workers accommodation presents significant economic benefits to primary producers to enable them to maintain and harvest their crops in the most efficient and cost effective manner. There will also be direct economic benefits to landowners, developers and the building sector, through improved capital values for landowners and through economic growth and employment resulting from subsequent development and construction opportunities. There is also a real benefit to the rental housing market as currently many RSE workers are accommodated within housing that would otherwise have been available to the market.

Providing for seasonal workers accommodation will also have flow on economic benefits to the wider Hastings and Hawke's Bay community, through the creation of a more resilient primary production economy.

There will be environmental benefits arising from the variation as a result of limits being placed on the number of seasonal workers able to be accommodated on Plains Zoned land. This will ensure that the amount of versatile land removed from production will be limited. It will also ensure that the larger camp models are provided for in areas where they can connect to Council infrastructure and do not have to rely on on-site servicing, which could be problematic if the numbers catered for in the Plains Production zone were to be too large.

## 6.5 Conclusion as to Suitability

The above assessment confirms that there are no other significant factors that suggest the proposed areas subject to the variation are unsuitable for seasonal workers accommodation development.

## 7 Appropriateness, Efficiency & Effectiveness of Proposed Variation 7 in Achieving the Purpose of the RMA

### 7.1 Is the Proposal the Most Appropriate Way to Achieve the Purpose of the RMA?

As outlined in section 2 of this report, the first part of this evaluation is whether the purpose of the proposal is the most appropriate way to achieve the purpose of the RMA. The purpose of the proposal is:

***Purpose of the Proposal:***

***To provide for the accommodation resource needs for seasonal workers to assist with, and at the same time protect, the sustainable management of the natural and physical resources of the Heretaunga Plains and reduce the pressure on the existing residential rental stock.***

The assessments above in section 3 to 6 of this report, demonstrate the following:

1. The proposal will assist in ensuring that accommodation needs of seasonal and RSE workers can be met to assist with maintaining the economic well-being of the district.
2. The provision of greater certainty for seasonal workers accommodation will assist with meeting the heightened demand for housing in the Hastings District thereby taking pressure off the existing residential rental housing resource.
3. The proposal amends the Proposed Plan in a way that will achieve integrated management of the effects and use of the land for residential purposes, by ensuring that the labour resource required to sustainably manage the Plains Production zone is provided for. In this way the proposal seeks to enable people and communities to provide for their social and economic wellbeing.
4. The requirement to 'protect' the sustainable management of the Heretaunga Plains appropriately balances the provision of seasonal workers accommodation with the protection of the versatile soils on productive sites.
5. The concept of seasonal accommodation is well accepted by the community and is seen as vital to the social, cultural and economic wellbeing of the district.
6. The results of the stakeholder engagement process during preparation of proposed Variation 7 suggests general overall acceptance and a level of support for the proposal.

Ultimately, the proposal gives effect to the RPS, and is efficient and effective in providing for the sustainable management of the natural and physical resources of the Heretaunga Plains in a way which enables people and communities to provide for their social, economic and cultural wellbeing; meets the reasonably foreseeable needs of future generations; safeguards the life-supporting capacity of air, water, soil and ecosystems; and avoids, remedies or mitigates adverse effects on the environment.

**The proposal is confirmed as representing the most appropriate way to achieve the purpose of the RMA, specifically by providing for the sustainable management of the District's resources with particular reference to the physical land resource of the Heretaunga Plains.**

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## 7.2 Are the Provisions the Most Appropriate Way to Achieve the Purpose of the Proposal?

The following evaluation examines whether the provisions in the proposal are the most appropriate way in which to achieve the purpose of the proposal as well as the existing relevant objectives of the District Plan.

Case law on s 32 has interpreted 'most appropriate' to mean "suitable, but not necessarily superior"<sup>2</sup>. Therefore, the most appropriate option does not need to be the most optimal or best option, but must demonstrate that it will meet the objectives in an efficient and effective way.

As a variation to a proposed plan, this is regarded as an 'amending proposal' under Section 32 of the RMA. In terms of section 32(1)(a) no objectives are proposed and the existing objectives of Section 6.2 Plains Production Zone, Section 7.5 Light Industrial Zone and Section 14.1 Industrial Zone of the Proposed Plan are relevant.

The focus of this evaluation is on the differences between what was adopted under the Proposed Plan and what is now being proposed under Variation 7.

It is important to note that the provisions of Section 6.2 Plains Production Zone, Section 7.5 Light Industrial Zone and Section 14.1 Industrial Zone that are not being altered by the Variation do not need to be reconsidered.

This evaluation will assess the following aspects of the Variation:

- The scale of seasonal worker accommodation permitted in the Plains Production, Light Industrial and General Industrial zones.
- The activity status for seasonal workers accommodation in the Plains Production, Light Industrial, General Industrial zones.
- The most appropriate location for the model of development that is being sought by stakeholders.
- The most appropriate method for dealing with seasonal worker accommodation in Residential zones.

And is at a level of detail that corresponds to the scale and significance of the effects anticipated from implementation of the proposal.

Much of the background and assessment in the preceding sections of this report contributes to the overall evaluation of the specifics of this proposal.

### 7.2.1 Place limits on the scale of Seasonal Worker Accommodation facilities within the Plains Production Zone.

#### 7.2.1.1 Options

Options are:

1. **Do Nothing** – this option would involve retaining the permitted activity status for seasonal workers accommodation up to 125m<sup>2</sup> in floor area within the Plain Production Zone and restricted discretionary status for anything larger than that limit;

<sup>2</sup> Rational Transport Soc Inc v New Zealand Transport Agency HC Wellington CIV-2011-485-2259, 15 December 2011.

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2. **Provide for seasonal workers accommodation in the Plains Production Zone with a maximum of 80 persons.**– this option involves amending the Rules applying to seasonal worker accommodation Plains Production Zone; or
3. **Place no limit on the scale of seasonal workers accommodation within the Plains Production zone** – this option involves amending the Rules applying to seasonal worker accommodation Plains Production Zone to make them much more permissive.

7.2.2 Activity status for seasonal workers accommodation in the Plains Production and Industrial Zones

7.2.2.1 Options

Options are:

1. **Do Nothing** – this option would involve retaining permitted activity status up to the floor limits within the Plains Production zone, and restricted discretionary over that; and non-complying activity within the Industrial zones;
2. **Provide for Controlled activity status within the zones.**– this option involves amending the provisions applying to seasonal worker accommodation in the Plains Production and Industrial zones to require controlled activity consent; or
3. **Provide for Restricted Discretionary activity status within the zones-** this option involves amending the provisions applying to seasonal worker accommodation in the Plains Production and Industrial zones.

7.2.3 Consider the most appropriate location of accommodation models

7.2.3.1 Options

Options are:

1. **Do Nothing** – this option would involve no changes to the existing provisions and not making provision for seasonal worker accommodation within the Industrial Zones; or
2. **Providing for seasonal Workers accommodation only on the site to which they are required (Plains Production zone sites)-** this option involves amending the provisions for the Plains Production zone ; or
3. **Providing for seasonal workers accommodation in a mix of zones according to scale.** - this option involves amending the provisions of the Plains Production, Light Industrial and General Industrial zones.

7.2.4 Providing certainty for Seasonal Workers Accommodation in Residential Zones.

7.2.4.1 Options

Options are :

1. **Do Nothing** – this option would involve no changes to the existing provisions which do not making specific provision for seasonal worker accommodation within the Residential Zones but where it is treated as a residential activity with only guideline limits on the numbers; or
2. **Amend the definition of Residential activity to include seasonal worker accommodation with limits set for the number of seasonal workers where it occurs in a Residential Zone.** This option involves making provision for seasonal workers as part of normal residential activity where the scale is analogous to ordinary residential activity anticipated in a residential zone.



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3. **Provide for seasonal worker accommodation as a restricted discretionary activity** – This option involves amending the provisions of the residential zones to provide for seasonal worker accommodation as a restricted discretionary activity. Note that separate consideration was not given to making seasonal worker accommodation a permitted activity in residential zones as the same result is considered to be achieved through Option 2.

7.2.5 Servicing Limits for Wastewater at Irongate

7.2.5.1 Options

Options are:

1. **Do Nothing** – this option would involve no changes to the existing provisions which do not require any specific consideration to be given to the effects of wastewater on the Irongate infrastructure network. This would result in the seasonal workers being a non-complying activity; or
2. **Limit the range of activities that are provided for in the General Industrial zone at Irongate to ensure that the activities are compatible with the limits of the wastewater network. This will result in seasonal workers accommodation being non-complying.** This option involves amending the provisions of the general industrial zone to identify only those activities with minor levels of wastewater discharge.
3. **Establish a threshold for the volume of wastewater discharge from a site at Irongate and provide for seasonal worker accommodation as a restricted discretionary activity in the zone with a requirement to meet the performance standard and non-complying if the threshold standard is exceeded.** – This option involves amending the provision of the General Industrial zone as it directly applies to Irongate to introduce a rule for the maximum volume of wastewater that can be produced from a site. It provides for seasonal worker accommodation as a restricted discretionary activity where it meets the threshold, and non-complying beyond that.



7.2.5.2 Evaluation of Options

Table 1: Issue: Residential Extent: Option Evaluation:

	OPTION 1: NO CHANGE Retain the Seasonal Accommodation Rule PP9 So That seasonal workers accommodation remains a permitted activity up to a maximum floor area of 125m <sup>2</sup> and restricted discretionary above that.	OPTION 2: 80 WORKER LIMIT Provide for seasonal workers accommodation in the Plains Production zone with a maximum of 80 persons as a restricted discretionary activity and as a non-complying activity above 80 persons.	OPTION 3: NO LIMIT ON SCALE Place no limit on the scale of seasonal workers accommodation in the Plains Production Zone.
<b>EFFECTIVENESS</b>  In achieving: <ul style="list-style-type: none"><li>- the purpose of the Proposal; and</li><li>- existing relevant objectives of the District Plan.</li></ul>	<p>Objective PPO1 seeks to ensure that the versatile land across the Plains Production Zone is not fragmented or compromised by building and development. However Policy PPP5 recognises that residential buildings are a legitimate part of land based primary production <i>“Recognise that residential dwellings and buildings accessory to them are part of primary production land use but that the adverse effects of these buildings on the versatile land of the Plains production Zone are managed by specifying the number and size of the buildings that are permitted.”</i></p> <p>While the legitimacy of residential activity within the zone is not questioned the plan is clear that the scale of development should be part of the consideration of the effects on versatile land. This is clearly espoused in Policy PPP3 <i>“Limit the number and scale of buildings (other than those covered by Policy PPP4) impacting on the versatile soils of the District.”</i></p> <p>The current Rule, PP9, limits the size of seasonal worker accommodation to 125m<sup>2</sup> for the activity to be permitted. This is considered insufficient to meet the needs of the landowners. Over that limit, any proposal is restricted discretionary, with no limit as to size.</p> <p>With no limit as to size the current rule is not effective in meeting Objective PPO1 or Policy PPP3, nor does it meet the purpose of the proposal which aims to provide seasonal workers accommodation while ensuring the sustainable management of the Heretaunga Plains.</p> <p>One of the other objectives for the zone PPO2 is to provide for flexibility in options for the use of versatile land where the activity is linked to the use of the land but with limits on scale to protect soil values and rural character. This objective is to ensure that the maximum productive potential of the land can be achieved by the landowner while safeguarding the resource for future generations.</p>	<p>While the current provisions in the Plains Production Zone are not effective in achieving the purpose of the Proposal, it is important to acknowledge existing objectives and policies for the zone to control the scale of development. The justification for this is well espoused in the introduction to the Plains Production zone which states:</p> <p><i>The Plains Production zone recognises the growing powerhouse of the district. It is the focus for cropping, viticulture and orcharding in the region and in these activities it is nationally significant. The key to its productivity is the versatile land resource which provides flexibility into the future for changing productive land uses. Retaining this land for production purposes is a principle that forms one of the Council’s cornerstones for sustainability of the District’s natural and physical resources.</i></p> <p>There is a balance that must be met in making sure that the facilities needed to successfully manage primary production activities are provided for, with the need for limits to ensure that not too much of the versatile land which drives the need is not lost from production.</p> <p>Therefore to enable landowners to make provision for seasonal workers accommodation on-site at a level that is effective and efficient, one option is to set limits on the seasonal provided for on site.</p> <p>Option 2 proposes that the maximum number of workers to be provided for on-site be set at 80. This is on the basis that while there is a need to provide for seasonal workers on-site, there is the need to take into account the effect that larger scale facilities might have on the versatile land resource. Beyond the 80 resident threshold the footprint of the accommodation and the level of on- site services that will be required, such as on site stormwater detention, will begin to have adverse effects on the amount of versatile land that is required to service the accommodation. As a result the activity status beyond the 80 person threshold is</p>	<p>Under the discussion for Option 2 it was stated that a central part of the objectives of the Plains Production zone relate to protecting the versatile land for land based primary production.</p> <p>Option 3 would meet the purpose of the proposal in part by making it easy to provide for seasonal worker accommodation however this option does not give any consideration to the effects of the proposal on the natural and physical resources of the district particularly the versatile land resource.</p> <p>The versatile land resource is a limited resource and as such the district plan has placed performance standards on activities within the Plains Production zone to mitigate the effects of activities on the resource. One of these standards is around the scale of development provided for as a permitted activity. To allow for seasonal worker accommodation to be constructed without any floor area standard would not be effective in meeting the objectives of the Plains Production zone. It would also not result in a consistent approach to the consideration of the effects of activities on the versatile soil resource.</p> <p>Option 3 is considered an <b>ineffective</b> way to provide for Seasonal Worker (RSE) accommodation within the Plains Production zone and would fail to meet the objectives of the Proposed District Plan.</p>

	<b>OPTION 1: NO CHANGE</b> Retain the Seasonal Accommodation Rule PP9 So That seasonal workers accommodation remains a permitted activity up to a maximum floor area of 125m <sup>2</sup> and restricted discretionary above that.	<b>OPTION 2: 80 WORKER LIMIT</b> Provide for seasonal workers accommodation in the Plains Production zone with a maximum of 80 persons as a restricted discretionary activity and as a non-complying activity above 80 persons.	<b>OPTION 3: NO LIMIT ON SCALE</b> Place no limit on the scale of seasonal workers accommodation in the Plains Production Zone.
	<p>While Option 1 does provide landowners with flexibility in the use of their land it does not place limits on the scale able to be applied for by means of a restricted discretionary activity.</p> <p>Option 1: Status Quo is considered to be <b>partially effective</b> in achieving the relevant objectives of the Proposed Plan for this zone; and the purpose of the Proposal by providing for seasonal workers accommodation associated with versatile land but the scale that it allows would not provide for the sustainable management of the versatile land. -</p>	<p>non-complying. This variation provides for accommodation facilities beyond this scale in the Light Industrial and General Industrial zones, where servicing is available, thereby allowing for the versatile land to be used in a sustainable manner.</p> <p>Option 2 is considered to be a very <b>effective</b> way to achieve the purpose of the proposal and enable seasonal worker (RSE) accommodation within the Plains Production zone. It is highly effective in meeting the objectives of the zone where an appropriate balance of providing for accessory buildings for primary production purposes while not taking too much land out of production is achieved.</p>	
<b>COSTS</b>  Effects anticipated from implementation, including: <ul style="list-style-type: none"><li>- Environmental</li><li>- Economic (incl. on economic growth &amp; employment)</li><li>- Social</li><li>- Cultural</li></ul>	<p>The current floor limits on the seasonal accommodation do not meet the needs of growers especially with the growth in production levels. Exceeding the 125m<sup>2</sup> floor area maximum would require resource consent which has both financial and timing costs.</p> <p>Retention of the status quo could also lead to additional costs associated with transport as most staff would be off-site and this would lead to an increase in transport costs to get the workers to their place of work.</p> <p>The other cost that is likely to be experienced is the costs to the community as a result of the district's rental housing being taken up with seasonal workers, thereby pushing rental prices up and /or leading to a lack of supply in the market.</p> <p>The Recognised Seasonal Employers have reported that there are social and cultural costs of having workers split across numerous accommodation facilities.</p>	<p>The costs associated with Option 2 are the environmental effects of providing for development of this scale on the versatile land resource. There is also the environmental effects of the on-site servicing of the accommodation facilities.</p> <p>There are financial costs associated with the construction of the accommodation facilities. There could also be some cost associated with the removal of the land required for the accommodation facility from production.</p> <p>If consent was applied for to exceed the 80 person threshold there would be the increased cost associated with a non-complying resource consent application.</p>	<p>This option could have a significant environmental cost in terms of the effects on the versatile land if the scale of the development was unfettered. Very large scale facilities will require more services on-site to meet the pastoral needs of the workers such as outdoor recreation areas and places to assemble.</p> <p>There would also likely be environmental costs associated with large scale accommodation buildings on the amenity and character of the rural area, which could not be assessed or controlled through the consenting process under this option.</p> <p>The economic costs arising from this option will be around the loss of versatile land from production or potential production.</p>
<b>BENEFITS</b>  Effects anticipated from implementation, including: <ul style="list-style-type: none"><li>- Environmental</li><li>- Economic (incl. on economic growth &amp; employment)</li><li>- Social</li><li>- Cultural</li></ul>	<p>There would be little environmental effect from the on-site servicing of the smaller scale building allowed for as a permitted activity, with reduced stormwater run-off and a smaller wastewater system required.</p> <p>Option 1 has economic benefits to landowners by having all of their operations on site.</p> <p>As for all options there will be benefits to the community of reducing the competition for existing rental accommodation.</p>	<p>Providing for seasonal accommodation on-site under Option 2 has some environmental benefits in terms of reducing the transportation of workers from their accommodation to the property/properties that they are working on.</p> <p>Using a small area of the versatile land for the purpose of providing housing for workers that are required to manage the primary production activity is a sustainable way to cater for the accommodation of seasonal workers.</p> <p>This option also assists with the availability of existing rental accommodation within the district. Currently there are social effects as a result of rental housing shortages.</p>	<p>The ability to construct seasonal accommodation of sufficient size to meet the needs of the landowner will have economic benefits to the landowner through achieving economies of scale.</p> <p>As for Option2 there will be benefits for the community in releasing existing rental housing to the general market. Likewise there will be benefits in the reduced transport costs, although this may be offset to some degree by the need to transport workers around to meet their pastoral needs e.g. into town.</p>

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	OPTION 1: NO CHANGE Retain the Seasonal Accommodation Rule PP9 So That seasonal workers accommodation remains a permitted activity up to a maximum floor area of 125m <sup>2</sup> and restricted discretionary above that.	OPTION 2: 80 WORKER LIMIT Provide for seasonal workers accommodation in the Plains Production zone with a maximum of 80 persons as a restricted discretionary activity and as a non-complying activity above 80 persons.	OPTION 3: NO LIMIT ON SCALE Place no limit on the scale of seasonal workers accommodation in the Plains Production Zone.
		Anecdotally it has been stated that the housing of seasonal workers has significantly reduced the amount of rental accommodation within the Hastings District. The ability to increase the number of workers catered for on-site within the Plains Production zone will benefit this social effect.  There is little to no additional Council infrastructure costs to service the area as all servicing will be undertaken on site.	
<b>EFFICIENCY</b> In achieving: - the purpose of the Proposal; and - existing relevant objectives of the District Plan.	This option is efficient in meeting the objectives of retaining the productive potential of versatile land for future generations. However there is little benefit to the landowner with this option as they are unable to efficiently manage the maintenance and harvesting of their produce without being able to meet the needs of their workers.	<u>Highly Efficient</u> This option is highly efficient in meeting the purpose of the proposal and also the relevant objectives of the district plan which provide for accessory buildings that are required for the management of the land based primary production.	<u>Low level of Efficiency</u> This option has a low level of efficiency as it does not meet the objectives relating to the maintenance of the productive potential of versatile land.
<b>OVERALL APPROPRIATENESS</b> In achieving: - the purpose of the Proposal; and - existing relevant objectives of the District Plan.	Not Appropriate	Appropriate	Not appropriate
<b>RISK OF ACTING OR NOT ACTING</b> (if uncertain or insufficient information)	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).
<b>CONCLUSION:</b> The above evaluation demonstrates that providing for seasonal workers accommodation up to a maximum of 80 workers in the Plains Production Zone (option 2), is the most efficient and effective way to ensure that the accommodation needs of the seasonal workers are met while safeguarding the versatile soils of the Heretaunga Plains for future generations.			



7.2.5.3 Evaluation of Options

Table 2: Issue: Activity status for Seasonal Workers Accommodation

	<b>OPTION 1:</b> Retain permitted activity status up to the 80 person limit option in the Plains Production zone (and restricted discretionary beyond this) and for an unlimited floor area in the Industrial zones.	<b>OPTION 2:</b> Controlled activity up to the 80 person limit option in the Plains Production zone (and restricted discretionary beyond this) and for an unlimited floor area in the Industrial zones.	<b>OPTION 3:</b> Provide for restricted activity status up to the 80 person limit option in the Plains Production zone (and non-complying beyond this) and for an unlimited floor area in the Industrial zones.
<b>EFFECTIVENESS</b>  In achieving: - the purpose of the Proposal; and - relevant objectives of the District Plan.	<p>While this option is effective in providing for the purpose of the proposal it cannot be said to be effective in achieving the objectives of the District Plan. The objectives of the Plains Production zone seek to put limits on the scale of buildings within the Plains Production zone. This is principally based around a 100m<sup>2</sup> floor area limit.</p> <p>Once above this 100m<sup>2</sup> floor area threshold resource consent is required. This is for a restricted discretionary activity where the effects on the versatile land becomes an important part of the assessment of effects required for resource consent applications. Providing for 80 people as a permitted activity would mean effects on versatile land could not be assessed and this would not achieve existing objectives of the Plains Production Zone, nor the requirement of the proposal that the soils resource be protected. There is also a concern that the limit could be used as a ‘permitted baseline’ argument to support applications for buildings unrelated to the primary productive purpose of the zone.</p> <p>In regards to the Industrial zones the fact that it is intended that there be no limit to the floor area necessitates the need to be able to possibly decline the application if the effects are such that they could not be appropriately mitigated by means of conditions. While it is considered that the permitted activity status within the Industrial zone would be effective in meeting the purpose of the proposal it would not be effective in meeting Objective IZO3 <i>Industrial activities shall maintain acceptable amenity levels or be safeguarded from incompatible uses within surrounding environments</i>, in the General Industrial Zone of the Proposed District Plan.</p>	<p>As a controlled activity approval must be granted for any application made, with the ability to attach conditions to the consent.</p> <p>This is not considered to be an effective option within the Plains Production zone as it may not be possible to always mitigate the effects of the activity. As a result It cannot be guaranteed that the proposal would be effective in meeting the objectives of the Plains Production zone.</p> <p>Objective PPO1 <i>To ensure that the versatile land across the Plains Production zone is not fragmented or compromised by building and development.</i></p> <p>If an application for consent up to 80 people is made and conditions are unable to appropriately mitigate the effects, Objective PPO1 is unlikely to be met. This option could not therefore be considered effective in meeting the objectives of the Proposed District Plan.</p> <p>As for Option 1 in regards to the Industrial zones, the fact that it is intended that there be no limit to the floor area necessitates the need to be able to possibly decline the application if the effects are such that they could not be appropriately mitigated by means of conditions. While it is considered that this activity status within the Industrial zone would be effective in meeting the purpose of the proposal it would not be effective in meeting Objective IZO3 <i>Industrial activities shall maintain acceptable amenity levels or be safeguarded from incompatible uses within surrounding environments</i>, in the General Industrial Zone of the Proposed District Plan.</p>	<p>The purpose of the proposal is to provide for the accommodation resource needs for seasonal workers to assist with, and at the same time protect the sustainable management of the natural and physical resources of the Heretaunga Plains and reduce the pressure on the existing residential rental stock.</p> <p>This option is effective in meeting the above purpose of the proposal and Objective PPO1 in that it finds a balance in the Plains Production zone between providing for seasonal worker accommodation on- site and settling on a scale that should not have a significant impact on the versatile land of the Heretaunga Plains, subject to assessment and the imposition of conditions to avoid this. This is also consistent with the scale provided for other activities that add value to land based primary production activities.</p> <p>In regards to the Light and General Industrial zones this option will assist with ensuring that industrial activities shall be safeguarded from incompatible uses with surrounding environments. This activity status will be more effective in controlling the risk of reverse sensitivity and meeting Objective IZO3.</p> <p>This restricted discretionary activity status will also be most effective in meeting Objective IZO2 <i>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.</i> A restricted discretionary status will allow for seasonal workers accommodation as part of the wider horticultural industry while allowing discretion for the consideration of the adverse effects.</p>
<b>COSTS</b>  Effects anticipated from implementation, including:	Does not enable consideration to be given to the location of the building development to avoid the most valuable soils.	The inability to decline the application could result in some of the most versatile land being adversely affected.	The effect of the development on the versatile soil resource.

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	<b>OPTION 1:</b> Retain permitted activity status up to the 80 person limit option in the Plains Production zone (and restricted discretionary beyond this) and for an unlimited floor area in the Industrial zones.	<b>OPTION 2:</b> Controlled activity up to the 80 person limit option in the Plains Production zone (and restricted discretionary beyond this) and for an unlimited floor area in the Industrial zones.	<b>OPTION 3:</b> Provide for restricted activity status up to the 80 person limit option in the Plains Production zone (and non-complying beyond this) and for an unlimited floor area in the Industrial zones.
<ul style="list-style-type: none"> <li>- <b>Environmental</b></li> <li>- <b>Economic (incl. on economic growth &amp; employment)</b></li> <li>- <b>Social</b></li> <li>- <b>Cultural</b></li> </ul>	<p>If development can occur anywhere on the site up to the 80 person maximum as a permitted activity this could lower the economic return from the property.</p> <p>This option would not allow adjoining property owners who may be affected by the location of the building development to be considered.</p> <p>This option has the least cost in terms of consenting (as no consent would be required up to the 80 person limit) in the Plains Production Zone, or in the Industrial zones.</p>	<p>This option could also lower the economic returns from the property.</p> <p>This option could result in effects on adjoining property owners not being able to be appropriately mitigated.</p> <p>This option has the lowest consenting costs for the Industrial Zones.</p>	<p>This option could also lower the economic returns from the property.</p> <p>In terms of the costs to obtain consent, this option has the highest cost for the Plains Production Zone.</p>
<b>BENEFITS</b> <b>Effects anticipated from implementation, including:</b> <ul style="list-style-type: none"> <li>- <b>Environmental</b></li> <li>- <b>Economic (incl. on economic growth &amp; employment)</b></li> <li>- <b>Social</b></li> <li>- <b>Cultural</b></li> </ul>	<p>The benefits of this option include;</p> <ul style="list-style-type: none"> <li>• Providing certainty for the landowner.</li> <li>• No application costs</li> <li>• That it is the most rapid option for reducing the pressure on the rental housing market.</li> </ul>	<p>The benefits of this option include;</p> <ul style="list-style-type: none"> <li>• Providing certainty for the landowner.</li> <li>• The ability to impose conditions to mitigate any adverse environmental effects.</li> <li>• Reducing pressure on the existing rental market within the district.</li> </ul>	<p>The benefits of this option include;</p> <ul style="list-style-type: none"> <li>• Ensuring that the environmental effects can be appropriately considered.</li> <li>• Providing certainty for landowners as to the matters that will be assessed in the resource consent application.</li> <li>• Reduces pressure on the existing rental market within the district.</li> <li>• Allows for the decline of the application if the environmental effects are unable to be mitigated by conditions.</li> <li>• Provides direction that the larger accommodation facilities with the greater level of effects are more appropriately located in the industrial zones.</li> </ul>
<b>EFFICIENCY</b> <b>In achieving:</b> <ul style="list-style-type: none"> <li>- <b>the purpose of the Proposal;</b></li> <li>- <b>and</b></li> <li>- <b>existing relevant objectives of the District Plan.</b></li> </ul>	<p>An inefficient way of achieving the Proposal and objectives of the Plan.</p>	<p>A moderately efficient way of achieving the Proposal and objectives of the Plan.</p>	<p>This is a true effects based approach whereby the effects of the development on the environment can be appropriately assessed and at the same time there is a level of certainty for the applicant.</p> <p>An efficient way of achieving the Proposal and objectives of the Plan.</p>
<b>OVERALL APPROPRIATENESS</b> <b>In achieving:</b> <ul style="list-style-type: none"> <li>- <b>the purpose of the Proposal;</b></li> <li>- <b>and</b></li> </ul>	<p>Not Appropriate</p>	<p>Appropriate</p>	<p>Highly Appropriate</p>

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	OPTION 1: Retain permitted activity status up to the 80 person limit option in the Plains Production zone (and restricted discretionary beyond this) and for an unlimited floor area in the Industrial zones.	OPTION 2: Controlled activity up to the 80 person limit option in the Plains Production zone (and restricted discretionary beyond this) and for an unlimited floor area in the Industrial zones.	OPTION 3: Provide for restricted activity status up to the 80 person limit option in the Plains Production zone (and non-complying beyond this) and for an unlimited floor area in the Industrial zones.
- existing relevant objectives of the District Plan.			
RISK OF ACTING OR NOT ACTING (if uncertain or insufficient information)	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).
CONCLUSION: The above evaluation identifies that Option 3 is the most efficient and effective option in meeting the purpose of the proposal and the objectives and policies of the proposed district plan.			



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### 7.2.5.4 Evaluation of Options

Table 3: Issue: Consideration of Most Appropriate Location of Models

	<b>OPTION 1:</b> <b>No change</b> <b>Retain the Seasonal Accommodation Rule PP9 so that seasonal workers accommodation remains a permitted activity up to a maximum floor area of 125m<sup>2</sup> the Plains Production zone and is permitted within the residential zones to an informal threshold level.</b>	<b>OPTION 2:</b> <b>Providing for seasonal workers accommodation only on the site for which they are required (Plains Production zone sites)</b>	<b>OPTION 3:</b> <b>Providing for seasonal workers accommodation in a mix of zones according to scale.</b>
<b>EFFECTIVENESS</b> <b>In achieving:</b> <ul style="list-style-type: none"> <li>- the purpose of the Proposal; and</li> <li>- relevant objectives of the District Plan.</li> </ul>	<p>This option cannot be considered effective in achieving the purpose of the proposal as it has not been meeting the needs of the Recognised seasonal employers.</p> <p>The maximum floor area of 125m<sup>2</sup> in the Plains Production zone does not provide sufficient scope to employers to cater for the number of seasonal workers required for their properties.</p> <p>Furthermore this option requires resource consent for a non-complying activity for seasonal accommodation in the Industrial zones.</p> <p>It also provides inadequate certainty as to what is able to be accommodated in the Residential Zones as a permitted activity.</p>	<p>Option 2 would assist in meeting the purpose of the proposal as it would provide for the accommodation needs sought by the Recognised seasonal employers, but it would not be effective in meeting the relevant objectives of the Plains Production zone namely <i>PPO1 to ensure that versatile land across the Plains Production Zone is not fragmented or compromised by building and development</i>. If the demand for seasonal worker accommodation is only met on the site where they are required, this will lead to a proliferation of residential housing on the valuable versatile soils of the district.</p> <p>Policies PP3 and PPP4 recognise effects caused by this in noting that limits on the number and scale of buildings will be imposed, and that buildings accessory to land based primary production are enabled " ... where they are not of such a scale as to adversely affect the life supporting capacity of the versatile land resource and which are consistent with the rural character of the zone."</p> <p>This option is not considered to be an effective option as it would potentially create significant adverse effects on the Plains Production zone and would therefore not achieve the aspect of the Proposal requiring protection of the soils resource, nor key existing objectives of the Proposed District Plan.</p>	<p>Providing for seasonal workers accommodation through a mix of sizes /scale across different zones is an effective way of meeting both the purpose of the proposal and the relevant objectives of the different zones in the District Plan.</p> <p>This option allows the purpose of providing for seasonal worker accommodation but at different scales across different zones.</p> <p>This option is consistent with the different objectives of the zones where the scale of the accommodation is set to ensure that the effects on the environment are no more than minor.</p>
<b>COSTS</b> <b>Effects anticipated from implementation, including:</b> <ul style="list-style-type: none"> <li>- Environmental</li> <li>- Economic (incl. on economic growth &amp; employment)</li> <li>- Social</li> <li>- Cultural</li> </ul>	<p>The principal cost of this option is the need to apply for a non-complying resource consent application.</p> <p>There could be social and cultural costs associated with the having workers dispersed over a large number of properties.</p> <p>This option will not reduce the social costs associated with the seasonal workers occupying rental housing within the residential zones, where there is an existing shortage.</p>	<p>The highest cost associated with this option are the environmental costs that would arise through the loss of versatile land.</p> <p>There could also be environmental costs resulting from the on-site servicing of large complexes in the Plains Production zone.</p> <p>This option could also lower the economic returns from the property.</p> <p>This option could result in effects on adjoining property owners not being able to be appropriately mitigated.</p>	<p>The cost of transporting between different properties to places of work.</p> <p>This option could also reduce the amount of land in zones that have a primary focus on other activities eg industry.</p>

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	<b>OPTION 1:</b> No change Retain the Seasonal Accommodation Rule PP9 so that seasonal workers accommodation remains a permitted activity up to a maximum floor area of 125m <sup>2</sup> the Plains Production zone and is permitted within the residential zones to an informal threshold level.	<b>OPTION 2:</b> Providing for seasonal workers accommodation only on the site for which they are required (Plains Production zone sites)	<b>OPTION 3:</b> Providing for seasonal workers accommodation in a mix of zones according to scale.
<b>BENEFITS</b> Effects anticipated from implementation, including: <ul style="list-style-type: none"><li>- Environmental</li><li>- Economic (incl. on economic growth &amp; employment)</li><li>- Social</li><li>- Cultural</li></ul>	The benefits of this option include; <ul style="list-style-type: none"><li>• Economic savings for the Council by not having to make changes to the District Plan.</li></ul>	The benefits of this option include; <ul style="list-style-type: none"><li>• Providing certainty for the landowner.</li><li>• Social and Cultural benefits of having all of the workers on-site.</li><li>• Reducing pressure on the existing rental market within the district.</li><li>• Keeps industrial land for that purpose.</li></ul>	The benefits of this option include; <ul style="list-style-type: none"><li>• Ensuring that the environmental effects can be appropriately considered.</li><li>• The larger scale seasonal workers camp model being located within the industrial zone can be connected to council infrastructure thereby ensuring that the effects of on-site servicing can be avoided.</li><li>• Providing certainty for landowners as to the matters that will be assessed in the resource consent application.</li><li>• Reduces pressure on the existing rental market within the district.</li><li>• Provides direction that the larger accommodation facilities with the greater level of effects are more appropriately located in the industrial zones.</li></ul>
<b>EFFICIENCY</b> In achieving: <ul style="list-style-type: none"><li>- the purpose of the Proposal; and</li><li>- existing relevant objectives of the District Plan.</li></ul>	An inefficient way of achieving the Proposal.	An inefficient way of achieving the Proposal and objectives of the Plan.	This is a true effects based approach whereby the effects of the development on the environment can be appropriately assessed and at the same time there is a level of certainty for the applicant.  An efficient way of achieving the Proposal and objectives of the Plan.
<b>OVERALL APPROPRIATENESS</b> In achieving: <ul style="list-style-type: none"><li>- the purpose of the Proposal; and</li><li>- existing relevant objectives of the District Plan.</li></ul>	Not Appropriate	Not Appropriate	Highly Appropriate
<b>RISK OF ACTING OR NOT ACTING</b> (if uncertain or insufficient information)	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).
<b>CONCLUSION:</b> The above evaluation identifies that Option 3 is the most efficient and effective option in meeting the objectives of the proposal and the objectives and policies of the proposed district plan.			

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	<b>OPTION 1:</b> No change Retain the Seasonal Accommodation Rule PP9 so that seasonal workers accommodation remains a permitted activity up to a maximum floor area of 125m <sup>2</sup> the Plains Production zone and is permitted within the residential zones to an informal threshold level.	<b>OPTION 2:</b> Providing for seasonal workers accommodation only on the site for which they are required (Plains Production zone sites)	<b>OPTION 3:</b> Providing for seasonal workers accommodation in a mix of zones according to scale.

### 7.2.5.5 Evaluation of Options

Table 4 Issue of Seasonal Worker Accommodation in the Residential Zone

	<b>OPTION 1:</b> <b>Amend the definition of Residential activity to include seasonal worker accommodation with limits set for the number of seasonal workers.</b>	<b>OPTION 2:</b> <b>Retain the status quo where seasonal worker accommodation is treated as a residential activity with no specific limit set down in the District Plan.</b>	<b>OPTION 3:</b> <b>Make seasonal worker accommodation a restricted discretionary activity in the residential zones, with discretion exercised around scale.</b>
<b>EFFECTIVENESS</b> <b>In achieving:</b> <ul style="list-style-type: none"> <li>- the purpose of the Proposal; and</li> <li>- existing relevant objectives of the District Plan.</li> </ul>	<p>The purpose of the plan change is “to provide for the accommodation resource needs for seasonal workers, to assist with, and at the same time protect, the sustainable management of the natural and physical resources of the Heretaunga Plains and reduce the pressure on the existing residential rental stock.”</p> <p>This option is partially effective in meeting the purpose of the proposal in that it helps to meet the needs of seasonal workers while keeping the pressure off Plains Production zoned land. What it is not entirely successful in achieving, is reducing the pressure on the existing housing stock. However putting a limit on the number of seasonal workers able to be accommodated that is complementary to that anticipated within residential areas will assist with not giving any competitive advantage to seasonal workers making them more financially attractive to landlords.</p> <p>This option is highly effective in ensuring that the effects of both seasonal workers accommodation and residential dwellings of the same scale (which are very similar) are managed in the same way.</p> <p>This option is effective in meeting the objectives of the residential zone particularly Objective RO1 To enable a diverse range of housing that meets the needs of the community while offering protection to the amenity of neighbouring properties and the local environment.</p>	<p>As for Option 1 the retention of the status quo is not effective in meeting the purpose of the proposal as there are currently problems with the seasonal workers accommodation removing much needed properties from the rental market. However it would be partially effective in that it would assist with ensuring that there is little pressure on the Plains Production zone.</p> <p>This option is not effective in meeting the objectives of the Residential zone as it could result in a degradation of the amenity levels of the residential environment where the scale of the activity could far exceed that of what is accepted as a normal residential activity.</p>	<p>Option 3 will be partially effective in meeting the purpose of the proposal in that, by requiring resource consent for seasonal workers accommodation within the general residential zone this will take pressure off the existing residential rental stock.</p> <p>It may also be effective in protecting the Plains Production zone through providing a real alternative to on site accommodation models although it is likely that the scale that would be appropriate in the residential environment is likely.</p>
<b>COSTS</b> <b>Effects anticipated from implementation, including:</b> <ul style="list-style-type: none"> <li>- Environmental</li> <li>- Economic (incl. on economic growth &amp; employment)</li> <li>- Social</li> <li>- Cultural</li> </ul>	<p>The costs associated with this option are around the economic impacts on the employers who will be limited on the scale of the accommodation they can provide in a the Residential zones as a permitted activity. Alternative locations for larger scale worker accommodation would need to be sourced, likely at greater</p> <p>There could be social and cultural costs if workers from the same island villages have to be split because of site limits on numbers.</p>	<p>The effects of the status quo are around the environmental effects of having an unlimited number of workers on site, that would impact on the amenity and character of the residential zone.</p> <p>Being able to provide for a large number of workers on-site would also have costs associated with the removal of properties from the general rental market thereby exacerbating the already short supply.</p>	<p>The costs that are likely to be experienced through the implementation of this option are those associated with the employers having less certainty for the placement of their employees and also the financial costs associated with applying for resource consent application and the conditions that may be imposed.</p> <p>There could also be costs to the environment if the correct range of matters to which discretion is restricted are not properly identified.</p>
<b>BENEFITS</b> <b>Effects anticipated from implementation, including:</b>	<p>The benefits of Option 1 are that it provides a greater level of certainty both for the employers and also for residential property owners about the scale of development that can occur within the zone. The environmental effects will be no</p>	<p>This option has benefits of not placing restrictions on the RSE employers and thereby not placing any restrictions on the economic growth of the district.</p>	<p>This option has benefits through ensuring that the identified effects of the accommodation on the residential environment are properly considered.</p>



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	OPTION 1: Amend the definition of Residential activity to include seasonal worker accommodation with limits set for the number of seasonal workers.	OPTION 2: Retain the status quo where seasonal worker accommodation is treated as a residential activity with no specific limit set down in the District Plan.	OPTION 3: Make seasonal worker accommodation a restricted discretionary activity in the residential zones, with discretion exercised around scale.
<ul style="list-style-type: none"><li>- Environmental</li><li>- Economic (incl. on economic growth &amp; employment)</li><li>- Social</li><li>- Cultural</li></ul>	<p>greater than those of a normal residential activity and the character and amenity of the residential zone will remain intact.</p> <p>This scale of development could also have the benefit of not having a competitive advantage over the normal rental market.</p> <p>This option will also assist with channeling the larger accommodation models to the industrial and rural zones.</p>		<p>It also provides social benefits by ensuring that the effects on adjoining property owners are considered through the Matters set out in Section 95 of the Resource Management Act.</p> <p>The option provides certainty to the RSE employers of the process that must be followed.</p>
<b>EFFICIENCY</b> In achieving: <ul style="list-style-type: none"><li>- the purpose of the Proposal; and</li><li>- existing relevant objectives of the District Plan.</li></ul>	Efficient	Inefficient.	The effects of small scale seasonal workers accommodation are likely to be no different to those of any other residential activity and this lowers the efficiency of this option.
<b>OVERALL APPROPRIATENESS</b> In achieving: <ul style="list-style-type: none"><li>- the purpose of the Proposal; and</li><li>- existing relevant objectives of the District Plan.</li></ul>	Highly appropriate	Inappropriate	Moderately Appropriate
<b>RISK OF ACTING OR NOT ACTING</b> (if uncertain or insufficient information)	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).
<b>CONCLUSION:</b>  The above evaluation demonstrates that Option 1 which sets limits on the number of seasonal workers provided for as a permitted activity in the Residential Zones is an efficient and effective way to manage seasonal worker accommodation within these zones. Option 1 is considered the most appropriate way to achieve the purpose of the proposal in that it provides for seasonal worker accommodation within the residential zones but at a scale that does not create a level of effects that is uncharacteristic of residential environments and would unfairly compete with the residential rental market.			

Table 5 Issue : Servicing Limits for Wastewater at Irongate

	OPTION 1: Retain the status quo whereby seasonal worker accommodation remains as non-complying at Irongate.	OPTION 2: Limit the range of activities that are provided for in the general industrial zone at Irongate to ensure that the activities are compatible with the limits of the wastewater network. This would result in seasonal workers accommodation being a non-complying activity.	OPTION 3: Establish a threshold for the volume of wastewater discharge from a site at Irongate and provide for seasonal worker accommodation as a restricted discretionary activity in the zone, with a requirement to meet the performance standard and non-complying if the threshold standard is exceeded.
<b>EFFECTIVENESS</b>  In achieving: <ul style="list-style-type: none"><li>- the purpose of the Proposal; and</li><li>- existing relevant objectives of the District Plan.</li></ul>	<p>The purpose of the plan change is “to provide for the accommodation resource needs for seasonal workers, to assist with, and at the same time protect, the sustainable management of the natural and physical resources of the Heretaunga Plains and reduce the pressure on the existing residential rental stock.”</p> <p>The status quo option is not effective in meeting the purpose of the proposal as the non-complying status signals that the activity is not one that is contemplated in the zone and making provision for seasonal workers is an imperative for the district with the number of workers projected to double over the next 3 years. Without the availability of industrial zones for the larger scale developments that are required this will place unsustainable pressure on the Residential environment and versatile land within the Plains Production zone.</p> <p>This option is not effective in meeting the objectives of the industrial zone especially Objective IZO4</p>	<p>As for Option 1 this is not an effective option for meeting the purpose of the proposal as the non-complying status signals that the activity is not one that is contemplated in the zone and making provision for seasonal workers is an imperative for the district with the number of workers projected to double over the next 3 years.</p> <p>This option would be partially effective in meeting the objectives of the industrial zone especially Objective IZO4</p> <p>While the option would meet objective IZO4 in providing for new industries, identifying particular industries that may be compatible with the wastewater infrastructure in place, is picking winners and industries that could be compatible may be excluded. This is not the most efficient or effective method of achieving the objective.</p>	<p>Option 3 will be effective in meeting the purpose of the proposal in that, by providing for seasonal workers accommodation within the general industrial zone at Irongate this will take pressure off the existing residential rental stock.</p> <p>It will also be effective in protecting the Plains Production zone through providing a real alternative to on site accommodation models. However the effectiveness will be slightly reduced by the wastewater threshold limiting the full development potential of some sites.</p> <p>This option will be effective in meeting the objectives of the industrial zone especially Objective IZO4 <i>To enable the efficient and effective use and the sustainable management of the District’s resources by providing for the development of new industries in accordance with the Hastings Industrial Strategy.</i></p> <p>The threshold set for wastewater at Irongate will ensure that the wastewater infrastructure provided for at Irongate will be sustainable for the activities provided for in the zone.</p>
<b>COSTS</b>  Effects anticipated from implementation, including: <ul style="list-style-type: none"><li>- Environmental</li><li>- Economic (incl. on economic growth &amp; employment)</li><li>- Social</li><li>- Cultural</li></ul>	<p>A non-complying activity signals that the activity is not an appropriate one for the zone. The costs that are likely to be experienced through the implementation of this option are those associated with the employers having to put forward justification for the activity being appropriate in the zone and as a result having less certainty for the placement of their employees. There is also the financial costs associated with applying for resource consent application and the conditions that may be imposed.</p> <p>This may produce negative sentiment for economic growth and employment with less certainty for RSE employers on where the larger models of accommodation might be located.</p> <p>This option could also place greater environmental pressure on the Omaha General Industrial zone, which would be the only alternative location.</p>	<p>As for Option 1 the main costs are those for seasonal employers who may wish to make application for a non-complying activity for seasonal workers accommodation within the zone.</p> <p>This option could also place greater environmental pressure on the Omaha General Industrial zone, which would be the only alternative location.</p> <p>There could also be lost opportunity costs if some activities are unjustifiably excluded from the zone.</p>	<p>The costs associated with this option are around the economic impacts on the employers who will be limited on the scale of the accommodation they can provide in the Irongate General Industrial zone.</p> <p>There will also be lost opportunity costs associated with the fact that there is lost opportunity of being able to utilise the entire area of the site if the maximum discharge level is exceeded but not all of the site is occupied.</p>



Section 32 Evaluation: Variation 7 to the Proposed Hastings District Plan

	<b>OPTION 1:</b> Retain the status quo whereby seasonal worker accommodation remains as non-complying at Irongate.	<b>OPTION 2:</b> Limit the range of activities that are provided for in the general industrial zone at Irongate to ensure that the activities are compatible with the limits of the wastewater network. This would result in seasonal workers accommodation being a non-complying activity.	<b>OPTION 3:</b> Establish a threshold for the volume of wastewater discharge from a site at Irongate and provide for seasonal worker accommodation as a restricted discretionary activity in the zone, with a requirement to meet the performance standard and non-complying if the threshold standard is exceeded.
<b>BENEFITS</b> Effects anticipated from implementation, including: <ul style="list-style-type: none"><li>- Environmental</li><li>- Economic (incl. on economic growth &amp; employment)</li><li>- Social</li><li>- Cultural</li></ul>	The benefits of Option 1 are that it recognises the infrastructure limitations at Irongate and it could have benefits for the environment with tailored conditions being applied to any non-complying activities that are applied for.	This option has benefits for the environment through identifying activities that are compatible with the environmental limits of the infrastructure that is in place.	This option has benefits through ensuring that the identified effects of the accommodation on the infrastructure are properly considered.  It also provides social and cultural benefits by ensuring that options are available to registered seasonal employers so that they can reduce the impact on the residential rental stock.  The option provides flexibility and choice to landowners and developers on the type of activity that can be accommodated on their site.
<b>EFFICIENCY</b> In achieving: <ul style="list-style-type: none"><li>- the purpose of the Proposal; and</li><li>- existing relevant objectives of the District Plan.</li></ul>	Inefficient	Inefficient.	Efficient
<b>OVERALL APPROPRIATENESS</b> In achieving: <ul style="list-style-type: none"><li>- the purpose of the Proposal; and</li><li>- existing relevant objectives of the District Plan.</li></ul>	Inappropriate	Moderately Appropriate	Appropriate
<b>RISK OF ACTING OR NOT ACTING</b> (if uncertain or insufficient information)	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).	N/A (information is sufficient and certain).
<b>CONCLUSION:</b> The above evaluation demonstrates that Option 3 which establishes a wastewater threshold for activities within the Irongate area is an efficient and effective way to manage the effects of seasonal worker accommodation within this zone, by providing choice to landowners and developers. Option 3 is considered the most appropriate way to achieve the purpose of the proposal in that it provides for seasonal worker accommodation within the Irongate Industrial zone but at a scale that does not create a level of effects that is beyond the capacity of the infrastructure to support it.			



## 8 Risk of Acting or not Acting

Section 32 (2) (c) of the Resource Management Act requires that the assessment of the efficiency and effectiveness of the provisions in achieving the objectives must assess the risks of acting or not acting if there is insufficient information about the subject matter of the provisions.

In this case there is considered to be sufficient information, so this consideration does not arise.

## 9 Summary & Conclusions

Amending the provisions of the Proposed District Plan to provide for seasonal workers accommodation at a scale that meets the demands of stakeholders is required to ensure the sustainable management of the horticulture industry within the district. It has the added benefit of providing for the social wellbeing of the wider community through reducing the pressure on the existing rental housing resource.

This section 32 summary evaluation confirms the following:

1. That seasonal workers accommodation is an important requirement for the sustainable management of the horticulture industry within the district.
2. That seasonal workers accommodation can be provided for at the scale of development required by the industry without the need to adversely impact on the versatile land of the Heretaunga Plains.
3. That the provisions included through Variation 7 provide the certainty that is required for those landowners and businesses utilizing seasonal workers to service the horticulture industry while at the same time safeguarding the effects on versatile land and the Plains Production and Industrial environments.
4. Having a limit on the scale of seasonal worker accommodation, through limits on number of persons to be accommodated, in the residential zones will ensure that the amenity of the residential environment is maintained.
5. That the effects on infrastructure is a necessary factor in the consideration of the appropriateness of seasonal workers accommodation within the industrial zones.
6. Making specific provision for seasonal worker accommodation within the proposed district plan is the most appropriate way to provide for the sustainable management of the horticultural land resource and the social needs (housing) of the community.

Therefore, adoption of proposed Variation 7 to the Proposed Hastings District Plan is efficient, effective, and appropriate in terms of section 32 of the RMA and in achieving the objectives of the proposal and the purpose of the Resource Management Act.

Appendices

9.1  
Providing Future RSE Accommodation Needs – Discussion Document ENV-9-18-4-18-109

**REPORT TO:** STRATEGY PLANNING AND PARTNERSHIPS COMMITTEE

**MEETING DATE:** THURSDAY 1 AUGUST 2019

**FROM:** TEAM LEADER ENVIRONMENTAL POLICY  
MEGAN GAFFANEY

**SUBJECT:** VARIATION 5 - INNER CITY LIVING

## 1.0 SUMMARY

- 1.1 The purpose of this report is to inform the Committee of the status of Variation 5 to the Proposed Hastings District Plan.
- 1.2 This Variation arises from the need to add vibrancy to the CBD by having more people living in it and to provide another housing option for the Hastings District.
- 1.3 The Council is required to give effect to the purpose of local government as set out in section 10 of the Local Government Act 2002. That purpose is to enable democratic local decision-making and action by (and on behalf of) communities, and to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.
- 1.4 The objective of this decision relevant to the purpose of Local Government is Regulatory functions which help to prevent harm and help create a safe and healthy environment for people, which promotes the best use of natural resources and which are responsive to community needs.
- 1.5 This report concludes by recommending that the information be received.

## 2.0 BACKGROUND

- 2.1 This report follows on from the report to Council on 4th June 2019 to adopt the Hearings Committee's recommendations to submissions on Variation 5 Inner City Living and give notice of the decisions.
- 2.2 The decisions on submissions were released to the submitters in accordance with the Schedule 1, Resource Management Act requirements and subject to a 30 working day period during which appeals to the Environment Court can be lodged.

## 3.0 CURRENT SITUATION

The appeal period concluded on Friday 26<sup>th</sup> July 2019. No appeals were filed to Environment Court. Clause 16B(2), of the First Schedule RMA provides that *"From the date of public notification of a variation, the proposed...plan shall have effect as if it had been so varied"*. Therefore, as there were no appeals, Variation 5 now has the same degree of legal effect as the Proposed Hastings District Plan (because it is at the same procedural stage), and is formally merged with the Proposed District Plan.

#### **4.0 OPTIONS**

- 4.1 There are no options in this situation because the process is determined by the First Schedule RMA process.

#### **5.0 SIGNIFICANCE AND ENGAGEMENT**

This variation process has been undertaken in accordance with the consultation requirements of the Resource Management Act 1991. This resulted in nine (9) submissions to the variation, four (4) of which support the variation with no changes and five (5) that support with amendment and two (2) further submissions. A hearings report was prepared and circulated to all submitters. The report evaluated the issues raised by the submissions. Each submission was considered in respect to Section 32 of the Resource Management Act 1991. The hearing of submissions is complete and the Hearings Committee made recommendations. The Council adopted the Hearings Committee's recommendations to submissions on Variation 5 Inner City Living on 4<sup>th</sup> June and the decision and resultant changes to the Proposed Hastings District Plan were released to submitters for the appeal period. No appeals were made.

#### **6.0 ASSESSMENT OF OPTIONS (INCLUDING FINANCIAL IMPLICATIONS)**

- 6.1 As stated above, at this stage in the RMA variation process there are no options, these were worked through via the RMA statutory process and now at this final stage the options are included in the variation to the Plan.

#### **7.0 PREFERRED OPTION/S AND REASONS**

- 7.1 The Variation will assist in meeting the Council's LTP outcomes for building a resilient economy, and providing housing choice.

#### **8.0 RECOMMENDATIONS AND REASONS**

- A) That the report of the Team Leader Environmental Policy titled "Variation 5 - Inner City Living" dated 1/08/2019 be received.

**With the reasons for this decision being that the objective of the decision will contribute to the performance of regulatory functions by:**

- i) **Ensuring that Council provides for the sustainable management of the natural and physical resources of the District under the Resource Management Act, by enabling inner city residential living in the Central Commercial Zone and providing another housing option for the Hastings District.**

#### **Attachments:**

There are no attachments for this report.