

PLAN CHANGE 57

**PROPOSED NEW SECTION 18
AND ADDITIONAL PLAN PROVISIONS FOR
MATAMATA-PIAKO DISTRICT PLAN**

For Notification

16 September 2022

18 General Industrial Zone

18.1 General Industrial Zone Issues

The purpose of the General Industrial Zone (GIZ) is to provide for a range of industrial activities which have a low impact on water and wastewater services, with provision for some activities that support industrial activities and/or activities that are compatible with the adverse effects generated by industrial activities. This includes providing for cafes, yard-based retail and building improvement centres.

The GIZ land is generally located adjacent to our towns to meet growth requirements. Where this land is situated is at one of the entries to a town it requires greater design standards to ensure the amenity of the town is maintained and enhanced.

18.2 General Industrial Zone Objectives

GIZ-O1	Industrial activities are able to establish and operate within the zone in an efficient and effective manner.
GIZ-O2	The amenity values along <i>key transport corridors</i> within our towns are to be enhanced.
GIZ-O3	The adverse amenity values and adverse effects of industrial activities on surrounding non-industrial activities and reserve areas are to be avoided or mitigated.

18.3 General Industrial Zone Policies

GIZ-P1	Industrial land is used for industrial activities. Except as specifically provided for, non-industrial activities establish and operate only where they are ancillary to industrial activities, support industrial activities, or are compatible with industrial activities.
GIZ-P2	Industrial activities and infrastructure shall be integrated into existing patterns of development subject to the provision of required infrastructure including roading and Three Waters.
GIZ-P3	The establishment of noxious or offensive activities where there will be adverse amenity effects on adjoining zones or existing residential units, or where reverse sensitivity impacts will be generated within the zone shall be avoided.
GIZ-P4	The adverse effects of industrial activities are contained within the GIZ boundary to avoid or mitigate adverse effects on amenity within other zones or existing residential units.
GIZ-P5	Amenity levels within the GIZ are improved with the use of landscaping and screening, restrictions on site layout, ensuring orientation of buildings towards the site frontage, and enhanced urban design where appropriate for example along <i>key transport corridors</i> or adjoining reserves or adjoining non-industrial zones.
GIZ-P6	Enhancing and ensuring that development visible from key entranceways of towns, <i>key transport corridors</i> and reserves meets appropriate

	landscaping, screening and building design standards and shall be in accordance with Development Area Plans where applicable.
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18.4 Activity Status Rules

GIZ – General Industrial Zone

GIZ-R1(1) PER Activities All permitted activities must comply with the general and relevant activity specific performance standards. The general standards are listed in GIZ-R2(1)-(15). Any activity specific standards are identified in the following activity rules.
(a) Demolition of <i>buildings</i> and structures
General Standards There are no standards for this activity.
(b) Fire Stations
General Standards Refer Rules GIZ-R2(1)-(15)
(c) Activities (including <i>buildings</i>) on public reserves as provided by a Management Plan under the Reserves Act 1977.
General Standards Refer Rules GIZ-R2(1)-(15)
(d) Service Stations
General Standards Refer Rules GIZ-R2(1)-(15) Activity Specific Standards (i) The <i>service station</i> shall be situated at least 100m from the nearest Residential Zone.
(e) Second-hand or pre-used buildings relocated from off-site
General Standards Refer Rules GIZ-R2(1)-(15)
(f) Any <i>Industrial</i> activity excluding those requiring an air discharge consent
General Standards Refer Rules GIZ-R2(1)-(15)
(g) Light industry
General Standards Refer Rules GIZ-R2(1)-(15)
(h) Building improvement centres

General Standards Refer Rules GIZ-R2(1)-(15)
(i) Yard based retail
General Standards Refer Rules GIZ-R2(1)-(15)
(j) Wholesale retail and trade supplier
General Standards Refer Rules GIZ-R2(1)-(15)
(k) Veterinary Clinics
General Standards Refer Rules GIZ-R2(1)-(15)
(l) One ancillary residential unit per site
General Standards Refer Rules GIZ-R2(1)-(15) Activity Specific Standards <ul style="list-style-type: none"> (i) The <i>ancillary residential unit</i> is ancillary to the industrial activity and the industrial activity is occurring on site; (ii) The maximum floor area of the <i>ancillary residential unit</i> shall be 60m²; (iii) An attached carport of no more than 18m² is permissible; (iv) The vehicle access shall be from the vehicle crossing serving the industrial activity; (v) The <i>ancillary residential unit</i> shall be located within 40m of the industrial activity; (vi) A minimum outdoor living space of 20m² exclusive to the <i>ancillary residential unit</i> shall be provided with minimum dimension of 3m. This shall be unobstructed by vehicle access, and buildings shall be directly accessible from the main living area; and (vii) All on site activities must individually and collectively comply with Rules GIZ-R2(1)-(15)
(m) Cafes and takeaway food outlets with no drive through facilities.
General Standards Rules GIZ-R2(1)-(15)
(n) Earthworks
Activity Specific Standards <i>Earthworks</i> shall comply with the following standards: <ul style="list-style-type: none"> (i) Max cut or fill height - <ul style="list-style-type: none"> - 0.5m within the yard requirement. - 1.5m outside the yard requirement.

- (ii) All site works to be reinstated within 6 months of works commencing.
- (iii) Max volume of earthworks 100m³ within any 12 month period.
- (iv) Works must not affect or be located within a scheduled item (Schedule 1 – 3).
- (v) Works cannot involve the excavation or disposal of contaminated land/materials.
- (vi) Works shall be set back 5m from any overland flow path and 10m from any water body.

Exclusion:

Any *earthworks* which;

- (a) have been approved as part of a land use or subdivision consent,
- (b) are for the removal of topsoil for *building* foundations and/or driveways associated with an approved *building* consent, or

any *earthworks* associated with utility installation, maintenance, upgrading and / or removal where the ground surface is fully reinstated within one month from when the work started.

GIZ-R1(2) RDIS Activities

All restricted discretionary activities must comply with the general and relevant activity specific performance standards. The general standards are listed in GIZ-R2(1)-(15). The activity specific standards are identified in the following activity rules.

(a) Any permitted activity which does not comply with one or two standards unless otherwise stated in the standards rules.

Matters of Discretion

Refer GIZ-R3

GIZ-R1(3) - DIS Activities

The matters of discretion Rule GIZ-R3 may be used to inform and guide the assessment of a discretionary activity. However, there is no limit or restriction on the matters or effects that may be assessed.

(a) Any permitted activity which does not comply with three or more standards.

(b) Service stations unable to comply with the activity specific standards in Rule GIZ-R1(1)(d)

(d) An *Industrial* activity that requires an air discharge consent

General Standards

Rules GIZ-R2(1)-(15)

(d) *Educational facilities*

General Standards

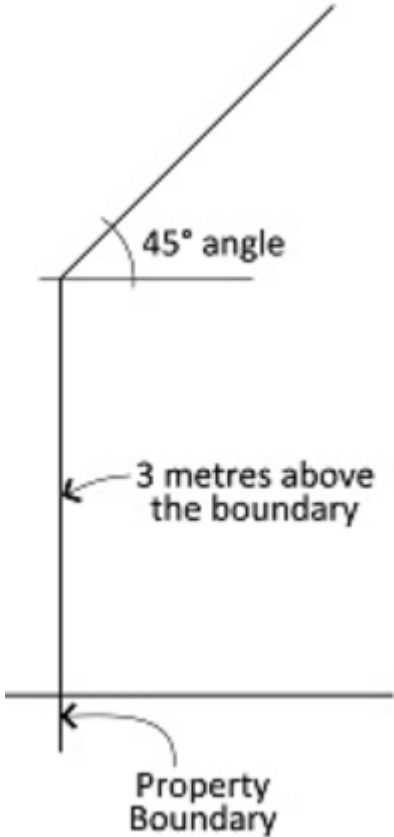
Rules GIZ-R2(1)-(15)

(e) Places of Assembly
General Standards Rules GIZ-R2(1)-(15)
(f) Boarding kennels and catteries
General Standards Rules GIZ-R2(1)-(15)

GIZ- R1(4) – NC Activities The matters of discretion Rule GIZ-R3 may be used to inform and guide the assessment of a non-complying activity. However, there is no limit or restriction on the matters or effects that may be assessed.
(a) Any discretionary activity that does not comply with one or more performance standards.
(b) Retailing activities not specifically provided for
I Residential activities, except an ancillary residential unit
(d) Wet industry
(e) Any activity not specifically listed in the GIZ
(f) Development not in accordance with a Development Area Plan

18.5 Standards for the General Industrial Zone

GIZ-R2Standards for GIZ	
(1) General	
All activities shall be required to comply with the following standards. Rule GIZ-R1(5)(a) to (l) are general standards for all activities including linkage rules to other sections of the District Plan.	
(2) Building Envelope	
Unless otherwise stated, the following performance standards apply to all buildings:	
(a) <u>Maximum height</u>	
The maximum height is 12m	
Refer to Section 8 of the rules for antenna and dishes.	
(b) <u>Yards</u>	
Front	5m
Front - Key Transport Corridors	
or as shown on a Development Area Plan	10m
River Protection	20m

Adjoining any non GIZ (except for residential)	10m
Adjoining any residential zone	40m
Adjoining any reserve (excluding utility reserves) with a width of less than 20m	3m
(3) Height in relation to boundary	
<p>(a) No part of any building shall penetrate a recession plane at right angles to the boundary inclined inwards at 45 degrees from 3m above <i>ground level</i> of any boundary with an adjoining Residential Zone, Rural Zone or reserve areas (excluding utility reserves) with a width of less than 20m.</p> 	
(4) Signage	
<p>(a) In addition to the provisions in Rule 3.9, signage in the GIZ shall:</p> <ul style="list-style-type: none"> (i) Not be located on the façade of a building facing a State Highway; or (ii) Not be a free-standing sign that is directly visible from the State Highway, unless located on an adjoining local road frontage. 	
(5) Fencing and retaining walls	
(a) Fencing design and fencing/retaining wall heights:	
For front boundaries of <i>sites</i>	<p>Maximum height of a fence is 1.8m and 50% visually permeable.</p> <p>Maximum height of a retaining wall is 0.6m.</p>

		Provided that no combination of fence and retaining wall shall exceed 1.8m.
	For boundaries of <i>sites</i> adjoining a reserve (excluding utility reserves) or any non-industrial zone	<p>Maximum height of a fence is 1.8m and 50% visually permeable.</p> <p>Maximum height of a retaining wall is 1.5m, whereby retaining walls over 1.2m in height shall be stepped by at least 500mm to visually break up the expanse of the wall and allow for planting.</p> <p>Provided that no combination of fence and retaining wall shall exceed 2.5m.</p> <p>The fence shall be set back from the face of the retaining wall by at least 500mm to allow for planting in front of the fence.</p>
	All other boundary fences or walls	<p>Maximum height of a fence is 1.8m.</p> <p>Maximum height of a retaining wall is 1.5m.</p> <p>Provided that no combination of fence and retaining wall shall exceed 3m.</p>

(6) Landscaping

- (a) Front and corner sites adjoining a *key transport corridor* or as shown on a Development Area Plan shall be landscaped to a depth of 2m along the entire road boundary, except for access and egress points.
- (b) The landscaping must consist of a combination of grass and trees or groundcovers, shrubs and trees. There must also be one planted tree for every 10m of road frontage.

(7) Maximum Coverage

- (a) Maximum coverage on any site shall be determined by the need to comply with the building envelope, landscaping, access and loading requirements.

(8) Noise

- (a) The noise level (L_{Aeq}) as measured at any point within the boundary of any land zoned residential, or the notional boundary of any rural dwelling shall not exceed 55db Monday to Saturday – 7am to 10pm, or 40db at all other times. The L_{max} shall be 65dB L_{AFmax} between 10pm to 7am.
- (b) The noise level (L_{Aeq}) as measured at any point on the boundary within the zone shall not exceed 65dBA.
- (c) The noise must be measured in accordance with the requirements of NZS6801:2008 – Acoustics – Measurement of Environmental Sound and assessed in accordance with the requirements of NZS6802:2008 Acoustics – Environmental Noise.
- (d) *Ancillary residential units* located within the zone shall be designed, insulated or constructed and maintained to ensure that:
 - (i) noise received shall not exceed 35dB L_{Aeq} in bedrooms and 40dB L_{Aeq} to all other habitable spaces from noise not on the same site; and

<ul style="list-style-type: none"> (ii) if windows are required to be closed to achieve the noise limits in clause (i) above, the building must be designed and constructed to provide an alternative means of ventilation in accordance with Clause G4 of the New Zealand Building Code; and (iii) an acoustic design report prepared by an appropriately qualified practitioner confirming compliance with clause (i) and (ii) above must be submitted to Council as part of resource or building consent application. <p>(e) Noise mitigation for noise sensitive activities refer to Rule 5.2.9.</p> <p>(f) Also refer to section 5.2</p>
(9) Contaminated Land
<ul style="list-style-type: none"> (a) All activities are to comply with Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.
(10) Service and Outdoor Storage Areas
<ul style="list-style-type: none"> (a) No service or outdoor storage areas shall encroach onto any front yard. (b) No service or outdoor storage area shall be located between the front of the principal building and a <i>key transport corridor</i>. (c) All service areas and outdoor storage areas visible from a <i>key transport corridor</i> or any reserve areas as identified on a Development Area Plan shall be screened from view with either: <ul style="list-style-type: none"> (a) 1.8m high close boarded or similar solid fence or wall, and a minimum of 1m wide planting strip, or (b) A 2m wide planting strip
(11) General Site Layout
<ul style="list-style-type: none"> (a) No plant or machinery (including air conditioning units) relating to the activity shall be placed within any building setback. (b) Offices ancillary to industrial buildings shall be located at the front of building and facing the adjoining road. On corner sites, offices are only required to face one road.
(12) Site Layout for buildings along <i>Key Transport Corridor</i>
<ul style="list-style-type: none"> (a) The façade of a building that faces a <i>key transport corridor</i> as shown on a Development Plan Area shall be designed and constructed to meet the following standards: <ul style="list-style-type: none"> (i) Any exterior wall of the building which faces a <i>key transport corridor</i> shall contain glazing, being either doors or windows, that cover a minimum 30% of the façade. (ii) The main pedestrian entrance of the principal building on the site shall face towards a <i>key transport corridor</i>. (iii) Provide a visible change of material, or surface texture, or colour, or a step in plan of at least 0.5m for every 20m of façade length.
(13) Site Layout of buildings adjoining reserves (excluding utility reserves)

- (a) The façade of the building that adjoins a reserve shall be designed and constructed to meet the following standards:
- (i) Provide a visible change of material, or surface texture, or colour, or a step in plan of at least 0.5m for every 20m of façade length.
 - (ii) Have building materials and colours that have a colour reflectance value of not more than 35% for walls and 50% for roofs.

(14) Water Management

- (a) The harvesting of rainwater for and/or the reuse of grey water shall be operational for non-potable purposes and shall provide for the following, as a minimum:
- (i) Rainwater storage tanks with a minimum storage of 10,000 litres; or
 - (ii) A water re-use system or other water demand management system to supply water and all outdoor non-potable uses.

(15) District Plan Linkage Rules – Performance Standards

All activities shall comply with the relevant performance standards identified in the following sections of the District Plan.

- Rule 1.2 Development Suitability
- Rule 2.2.9.1 and 2.2.9.2 Clean fill activities
- Rule 3.5 Activities adjacent to the National Grid
- Rule 3.6 Development adjacent to sub-transmission lines
- Rule 3.7 Approach and restart sight triangles at railway level crossings
- Rule 3.8 Activities adjacent to Flood Control Assets
- Rule 3.9 Signage
- Rule 5.2 Noise
- Rule 5.3 Vibration
- Rule 5.4 Lighting and Glare
- Rule 5.5 Air Emissions
- Rule 5.7 Use and Storage of Hazardous Substances
- Rule 5.9 Infrastructure and servicing
- Section 7 Development Contributions
- Section 8 Works and network utilities
- Section 9 Transportation

18.6 Matters of Discretion - General Industrial Zone

GIZ-R3
(1) Matters of Discretion
<p>The following matters of discretion apply to all Restricted Discretionary activities:</p> <ul style="list-style-type: none"> (a) Any relevant matter under Part B section 1.3 and 1.4 of this plan (b) The extent of non-compliance with any performance standard including activity specific standards, the amenity of sites fronting a <i>key transport corridor</i>, and the degree to which this adversely affects the amenity and character of the site and surrounding area; (c) The extent to which the scale and nature of the proposal including any specific site features or design mitigates the adverse effects of the activity; (d) The extent to it is necessary for the activity to be in the GIZ and whether or not it will adversely impact on the function of the Business Zone. (e) Whether the activity will adversely affect or interfere with the legitimate land use and activities on surrounding sites, including potential reverse sensitivity effects on existing activities; (f) The extent to which landscaping and screening is used to mitigate adverse visual effects; (g) Traffic and access effects, including the safety and efficiency of the roading network and any effects of not providing carparking; (h) The provision of three waters servicing; and (i) Whether adequate capacity exist to maintain acceptable levels of service within available public reticulated three waters services.

18.7 Other Plan Provisions – General Industrial Zone

GIZ-R4Other Plan Provisions
(1) Other plan provisions
<p>Any activity within the GIZ will also need to be reviewed and assessed against the following rules and sections of the District Plan:</p> <ul style="list-style-type: none"> • Rule 1.1 Information requirements for resource consent application • Rule 1.5 Notified and non-notified consents • Section 5 Performance Standards • Section 6 Subdivision • Section 8 Works and network utilities • Section 10 Natural Environments and heritage • Section 11 Natural Hazards • Section 12 Surface of Water

- | |
|---|
| <ul style="list-style-type: none">• Section 13 Other Methods• Section 14 Monitoring• Section 15 Definitions |
|---|

18.8 Principle Reasons

GIZ-PR1

It is important that Industrial zoned land is retained for industrial activities. Most retail and commercial service activities are anticipated to occur within the town centres/business zone, in order to support existing businesses, and the continued vibrancy of the existing business areas. However it is anticipated that some retail activities, such as yard based retail and building improvement centres could locate within the GIZ, as it is not practical, nor an efficient use of land for such industries to locate within the town centres/business zone.

GIZ-PR2

Industries and industrial areas have different levels of effect than other zones. They generally have higher levels of noise, increased site coverage, and a reduced amount of site amenity. While it is important to not unduly restrict how industries develop their sites, a balance is required where industries adjoin Key Transport Corridors, reserves and other zones, therefore in these locations a higher level of amenity is anticipated.

GIZ-PR3

Demand for water from reticulated water supply services is an effect of subdivision and development. Seasonally, such demand can place significant pressures on the urban water supply systems. Consideration needs to be given as to whether measures need to be taken to manage this demand at the time of subdivision and development, such as by requiring supplementary water collection, including rainwater collection tanks. Reducing demand means less water needs to be treated, which saves money, and has a big impact longer term on how much money needs to be spent on new treatment plants, pipes and reservoirs. This adds up to big savings for the whole community.

PART C.2

**PLAN CHANGE 57
OTHER PROPOSED CHANGES TO
MATAMATA-PIAKO DISTRICT PLAN**

Part 1 - Signage

Amend Rule 3.9.1 to read as follows:

3.9.1 Permitted Activities

	Zone	Type of sign permitted	Total site signage
8	Business and Industrial zones <u>(including the General Industrial Zone)</u>	Signs related to permitted activities established on the site for the advertisement or identification of the established permitted activities.	<p>1.0m² per metre of site frontage in the case of signs attached to or forming part of the principal building to its walls or canopies.</p> <p>In addition, free standing signs are permitted where the surface area viewed from any one direction does not exceed the following:</p> <ul style="list-style-type: none">- For each site frontage less than or equal to 24.0m: 6.0m²- For each site frontage greater than 24.0 metres: 0.25m² for every metre of site frontage up to a maximum of 16m². <p>Notwithstanding the above: One planned arrangement of free-standing signs where more than one rear site shares a common accessway, maximum area of sign shall be: 12.0m².</p>

Part 2 – Structure Plans

If not already amended by PC56, amend Rule 3.10 to read as follows:

3.10 Structure Plans or Development Area Plan

All development identified within Structure Plan or Development Area Plan areas shall be undertaken generally in accordance with the relevant structure plan or Development Area Plan and the Schedule of Works within Appendix 9 of the District Plan.

Where land is located within a Structure Plan or Development Area Plan as identified in the District Planning maps, the requirements of the Structure Plan or Development Area Plan in relation to infrastructure and conceptual layout will prevail over other relevant provisions of the District Plan should there be a conflict.

Part 3 – Performance standards – all activities

Amend Rule 5.2.4 to read as follows:

5.2.4 Industrial Zone (excluding the General Industrial Zone)

Amend Rule 5.3 to read as follows:

5.3 Vibration

- (i) Industrial (including the General Industrial Zone) and Business Activities

Advice note: This Section does not include vibration created as a result of blasting. See Section 4.9.1 for rules related to blasting.

Vibration from Industrial and Business activity shall not exceed the following average levels:

- (a) At or within the boundary of any site zoned Residential, or within 20m of any dwelling in the Rural or Rural-Residential zones:

Time	Average weighted vibration level (Wb or Wd)
Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)	45 mm/s ²
At all other times	15 mm/s ²

- (b) At or within the boundary of any adjacent site zoned Business or Industrial (including the General Industrial Zone):

Time	Average weighted vibration level (Wb or Wd)
At all times	60 mm/s ²

The weighted vibration levels Wb and Wd shall be measured according to BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site.

Part 4 - Subdivision

Amend Activity Table 6.1

6.1 Activity Table

**Structure Plans include:

- Banks Road, Matamata
- Eldonwood South, Matamata
- Tower Road, Matamata
- Banks Road to Mangawhero Road, Matamata
- Lockerbie Development Area Plan, Morrinsville
- Calcutta Development Area Plan, Matamata

Refer to Planning Maps and Appendix 9 for Structure Plans.

KEY							
P	Permitted activity	C		Controlled activity			
D	Discretionary activity	RD		Restricted Discretionary activity			
N/C	Non Complying activity	PRHB		Prohibited activity			
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5							
Type of subdivision		Zones					
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business	Kaitiaki (Conservation)
1.	All Zones						
(a)	Boundary Adjustment	C	C	C	C	C	C
(b)	Bonus Protection Lots	D	D	D	D	D	D
(c)	Works and Network Utilities.	C	C	C	C	C	C
(d)	Subdivision with one or more new vacant developable lots: <ul style="list-style-type: none">• Within a National Grid Subdivision Corridor;• Within 20m either side of the centreline of a sub-transmission line.	RD	RD	RD	RD	RD	RD
(e)	Subdivision with one or more new vacant developable lots adjoining: <ul style="list-style-type: none">• Any state highway, or• A railway line included in the definition of "regionally significant infrastructure"	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11	See 6.3.11
(f)	Subdivision of Scheduled Sites				D		
2.	Subdivision in Residential, Business and Industrial Zones						
(a)	Residential Infill			See Rule 4.13			
(b)	Residential Minimum Lot size 450m² net site area			C			
(c)	Industrial (non-scheduled sites (excluding within the General Industrial Zone)				C		

KEY						
P	Permitted activity	C	Controlled activity			
D	Discretionary activity	RD	Restricted Discretionary activity			
N/C	Non Complying activity	PRHB	Prohibited activity			
All activities not listed in the Activity Table are deemed to be non-complying unless otherwise provided for. See Rule 2.1.5						
Type of subdivision		Zones				
		Rural	Rural-Res	Residential	Industrial (including General Industrial Zone)	Business
	Minimum Lot size 500m ² net site area					
(d)	Business (Non Shop Frontage Area). Minimum Lot size 500m ² net site area.				C	
(e)	Business (Shop Frontage Area) No minimum Lot size.				C	
(f)	Subdivision in accordance with Rule 6.1.2(b)-2(e) where more than 10 lots is proposed			RD	RD	RD
(g)	Subdivision within the Banks Road Structure Plan Area** complying with the average and minimum lot size specified in Rule 6.3.2.			C		
(h)	Subdivision within the Eldonwood South or Tower Road Structure Plan Areas**.			RD		
(i)	Subdivision within the Banks Road to Mangawhero Road Structure Plan			RD		
(j)	General Industrial Zone (Minimum Lot size 1000m² net site area)				C	
(j)	Subdivision within the Calcutta Development Area Plan Area				RD	

Amend Rule 6.3.3 to read as follows, including the changes proposed in PC56:

6.3.3 Structure Plan Areas and Development Area Plans (Restricted Discretionary Activity)

(i) Additional Performance Standards

Compliance with the relevant Structure Plan for subdivision within the following areas:

- Eldonwood South Structure Plan
- Tower Road Structure Plan
- Banks Road to Mangawhero Road Structure Plan
- Lockerbie Development Area Plan
- Calcutta Development Area Plan

Note: The Structure Plans provide important rules that affect the type of subdivision which may be granted including in some cases, restrictions on the number of lots that may be consented.

(ii) Restricted Discretionary Assessment Criteria

See Section 6.5.

(iii) Non-compliance

Subdivisions within the Structure Plan and Development Area Plan areas that fails to comply with the additional restricted discretionary standard in 6.3.3(i) above shall be a non-complying activity.

Insert Rule 6.3.15 to read as follows:

6.3.15 General Industrial Zone

- (i) Additional performance standards for subdivision using Rule 6.1.2(i)
 - a) The minimum lot size shall be 1000m² with a minimum dimension of 20m.
- (ii) Controlled Assessment Criteria
See Section 6.4
- (iii) Non-compliance
Subdivision that fails to comply with the additional controlled standards in 6.3.15(i) above shall be non-complying activity.

Amend Rule 6.5.4 to read as follows, including the changes proposed in PC56:

6.5.4 Structure Plan Areas and Development Area Plans (Restricted Discretionary Activity)

The assessment of effects shall be restricted to and conditions may be imposed in respect of the following matters within the following Structure and Development Area Plan areas:

- Eldonwood South Structure Plan
- Tower Road Structure Plan
- Banks Road to Mangawhero Road Structure Plan
- Lockerbie Development Area Plan
- Calcutta Development Area Plan

The relevant matters are:

- i. Compliance with the applicable Structure Plan or Development Area Plan
- ii. The timing, sequencing and funding of infrastructure to service the structure plan area or Development Area Plan.
- iii. ...

Part 5 - Works and Network Utilities

Amend Tables 8.1.1, 8.2.1, 8.3.1, 8.4.1, 8.5.1, 8.6.1, 8.8.1, 8.9.1 to include General Industrial Zone into each Activity Table.

Activity	Zones and Precincts							
	Kaitiaki (Conservation), Identified Significant Features	Residential & Rural Residential, & Settlement Zone (Residential Precincts)	Business and Settlement Zone (Commercial Precinct)	Industrial (including General Industrial Zone) and Settlement	Rural	Public Reserves	Formed Roads	Unformed Roads

Part 6 – Appendix 9: Schedule of Works

Insert the Calcutta Development Area Plan, as follows:

9.5 Calcutta Development Area Plan

9.5.1 Description and Purpose Statement

The Calcutta Development Area Plan (CDAP) relates to a portion of land located on the eastern entrance to Matamata, south of State Highway 24, that is zoned General Industrial Zone. The purpose of the CDAP is to set an indicative framework for development of the land in a way that manages the transportation and stormwater effects, that provides an appropriate interface to the adjoining land and provides for an integrated walking and cycling network.

Key features of the CDAP and supporting zoning and rule framework are to enable and provide for:

- An industrial land offering that is separated from adjoining land uses, as required, with either landscaping or opens space areas or a combination of both.
- Integrated public amenity areas that provide for a well-functioning industrial land offering and supports a stormwater network. This includes:
 - A reserve network that integrates with the future stormwater network.
 - A walking and cycling network that runs through the CDAP and connections to the wider network.
 - A reserve along the CDAP's frontage to SH24 that provides for the protection of the existing Pinoak trees.

9.5.2 Compliance with the Development Area Plan

The CDAP comprises the following components:

- Additional performance standards for subdivision or development
- Specific infrastructure and servicing standards
- The CDAP and supporting figures.

Where a rule in the District Plan requires compliance with the Development Area Plan, then this shall be interpreted as requiring compliance with all components of the CDAP. Where any standard or schedule within the Development Area Plan varies or is inconsistent with

any other District Plan standard or rule, then the provisions of the Development Area Plan shall take precedence.

9.5.3 Additional Performance Standards for Subdivision or Development

Subdivision and development within the CDAP should be considered against the following principles:

- The minimum lot size shall be 1000m² with a minimum dimension of 20m.
- Any subdivision or development within the CDAP shall provide for one connection to SH24. No lots shall have direct access to SH24.
- Subdivision that results in the vesting of reserves or will create lots subject to landscape buffer planting, shall include a landscape plan for those area, at the time of subdivision consent application.

9.5.4 Transportation Works

Subdivision and development within the CDAP shall incorporate the following transportation works.

- a) Upgrade of the SH24/Tower Road/Burwood Road roundabout to incorporate dual lane approaches. This involves the addition of left turn lanes on Mangawhero Road (SH24), Tower Road and Broadway Road approaches, and right turn lane on Burwood Road approach.
- b) Construct a roundabout on SH24 that provides access into the CDAP, in the location set out in the CDAP.
- c) Provide a north-south Collector Road that connects the roundabout to the land to the south and in a manner that is in general accordance with the Figure 1 cross-section.
- d) Provide internal Local Road connections radiating off the Collector Road that are in general accordance with the Figure 2 cross-section.

Figure 1: Collector Road Cross-Section

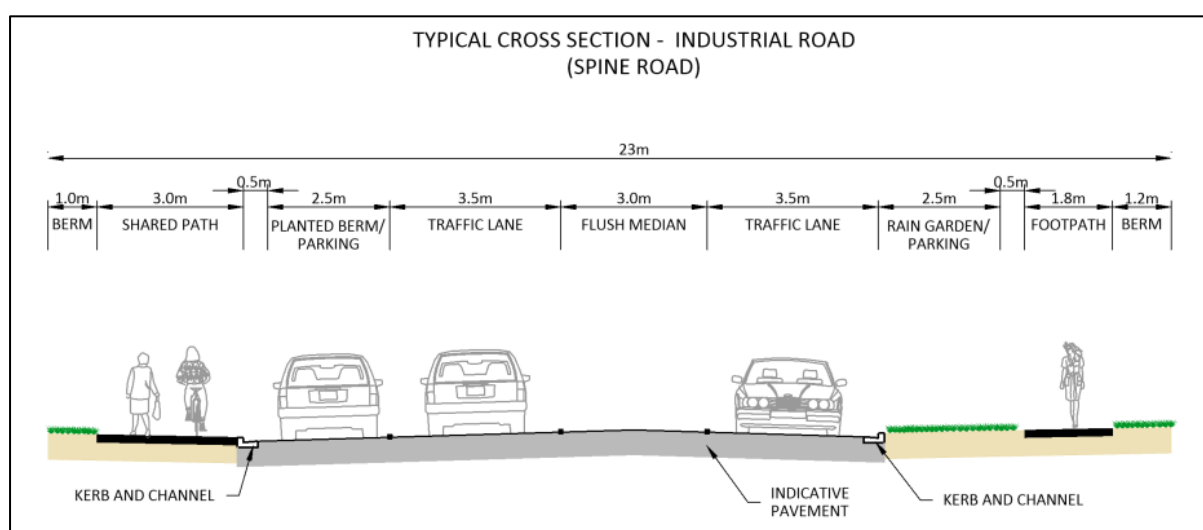
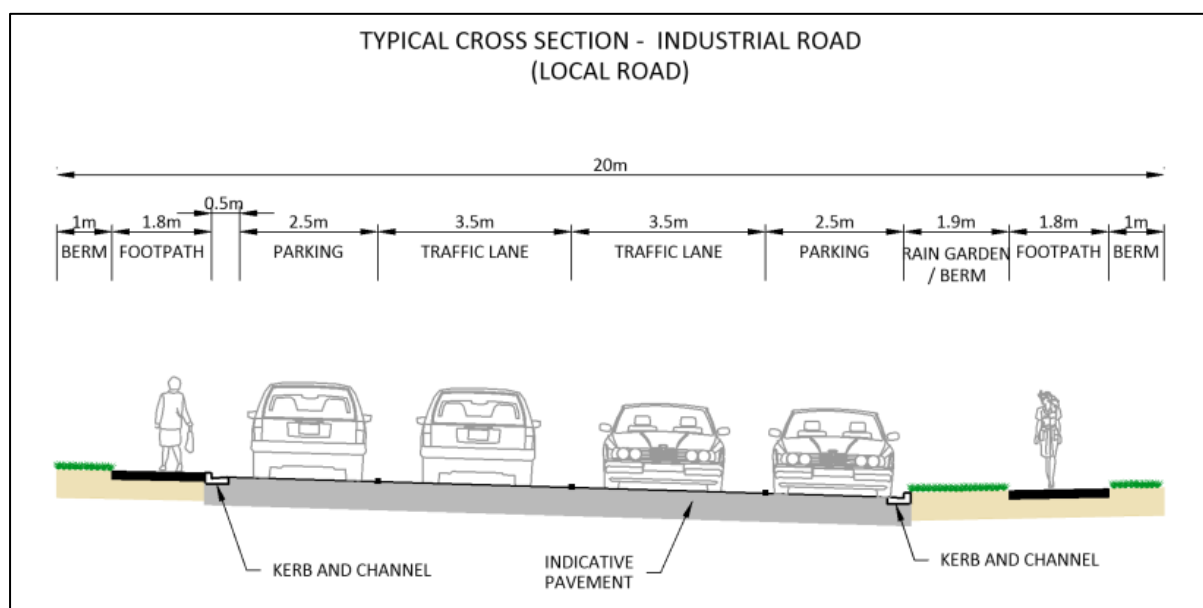


Figure 2: Local Road Cross-Section



9.5.5 Walking and Cycling

Subdivision and development within the CDAP shall provide for an integrated walking and cycling network including connections to external amenities and corridors. The network shall include but not be limited to:

- A 3m wide shared path, along the site's frontage from the new roundabout to a point approximately 115m west of the north-western point of the site, and with a raised safety platform zebra crossing at that location.
- A 3m wide shared path along the Collector Road, as shown in Figure 1.
- 3m wide shared paths along the stormwater swale and landscape buffers as shown on the CDAP.

9.5.6 Reserves

Subdivision and development within the CDAP shall provide for a reserve network that provides both active and passive recreational opportunities and provides for stormwater management. Reserves shall include, but not be limited to:

- A reserve network in general accordance with the CDAP that's core function is stormwater treatment, but has a secondary role of providing for connectivity.
- A local purpose reserve along the site's frontage to SH24 that includes the Pineoak's.

9.5.7 Landscaping

Subdivision and development within the CDAP shall provide for the following landscaping:

- SH24 frontage:
 - Retention of Pinoak trees along the corridor, except where the new intersection is proposed.

- (ii) Inclusion of additional Pinoak trees where driveways are closed.
 - (iii) Inclusion clusters of native canopy planting between the existing Pinoak trees.
 - (iv) Inclusion of a meandering walkway / cycleway connecting the frontage of the site with its interior network
 - (v) Inclusion of low shrub and ground cover planting between the industrial property boundaries and walking/cycling network.
- b) Eastern boundary buffer and stormwater swale
 - (i) 5m buffer planting of canopy exotic and native trees along the boundary in a manner that reflects the avenue and naturalised patterns of the rural landscape.
 - (ii) 40m separation between the zone boundary and industrial lots.
 - (iii) Integration of walking and cycling trail that meanders through the swale area.
 - (iv) Integration of 50% visually permeable fencing along industrial property boundaries to enable passive surveillance of pedestrians and cyclists.
- c) Western boundary buffer as shown on CDAP
 - (i) 10m buffer planting of double rowed canopy exotic and native trees along the boundary in a manner that reflects the avenue and naturalised patterns of the rural landscape.
- d) Southern stormwater area
 - (i) Large canopy tree framework planting that integrates with the stormwater planting.
- e) Collector Road and Local Roads
 - (i) Parking bays shall be interspersed with medium scaled canopy street trees at regular intervals to achieve an avenue of tree planting. Species shall reflect the exotic and native tree cover representative of Matamata township.

9.5.8 Wastewater

Subdivision and development within the CDAP will require the following infrastructure and design considerations:

- (a) A connection and discharge to the Matamata wastewater treatment plant including the following additional works:
 - (i) A new bulk main from the site to the Matamata wastewater treatment plant;
 - (ii) Any required capacity upgrades at the wastewater treatment plant;
 - (iii) A pump station within the CDAP; and
 - (iv) An internal reticulation network.

9.5.9 Water

Subdivision and development within the CDAP will require the following water infrastructure and design considerations:

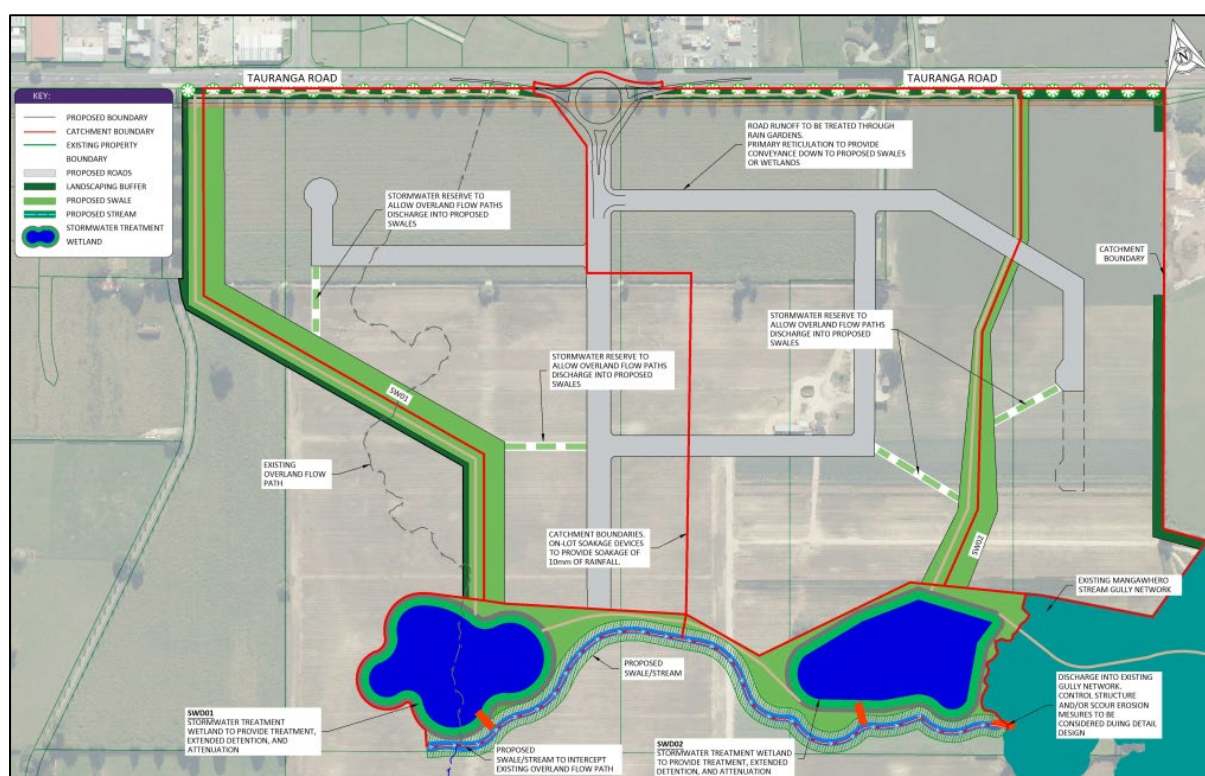
- a) A resource consent approval from Waikato Regional Council to transfer the required water allocation from bore 72_6680;
- b) A new water treatment plant; and
- c) An internal reticulation network.

9.5.10 Stormwater

Subdivision and development within the CDAP will require the following stormwater infrastructure and design considerations:

- a) A stormwater network in general accordance with the stormwater management layout provided in Figure 3, and that provides for:
 - (i) Road surface to be treated via raingardens or similar system. The treated runoff will then be collected via a primary reticulation and discharged into the wetlands or the proposed swales.
 - (ii) Lot surface to be treated initially through soakage. On-Lot soakage devices will be sized to soak 1/3rd of the WQ rainfall depth (10mm of 30mm WQ event). Soakage devices will be underground and could be located under parking or green areas. For a typical site it is anticipated that the soakage device footprint will take up approximately 1.5% of the lot area.
 - (iii) The remaining 20mm of the WQ rainfall will be collected through reticulation and discharged into the proposed swales and from there into the proposed wetlands. The proposed wetlands will provide water quality treatment, extended detention, and attenuation.

Figure 3: Stormwater Management Layout



9.5.11 Development Agreement

Prior to any development of the land shown in the Calcutta Development Area Plan (CDAP) the Council and the Developer have a Development Agreement in place which provides:

- a) For the obligations of the Developer, as set out in the Development Agreement, which are secured by a first registered encumbrance against the relevant records of title to the land shown in the CDAP;
- b) That any purchaser of the any balance land not yet developed, must sign a deed of accession in a form approved by Council which will bind future landowners to the performance obligations in the Development Agreement; and
- c) The developer or successor will construct upgrades of services and infrastructure required for the subdivision and development of the land shown in the CDAP which may include external or off-site infrastructure, services and /or structures in the four categories set out below.

Any Developer Agreement will (where applicable) provide for a proportional contribution to any infrastructure upgrades required to service the CDAP, and any contribution will be balanced against the effects of the development and the needs of the existing environment and future development within Matamata. In addition, a review of Council's Development Contributions Policy may be required to fully inform the funding of, and cost sharing for new infrastructure.

9.5.10.1 Water

- A new water take consent that reallocates approximately 138,809m³ of water (per annum) from Regional Council consent AUTH130710.01 to provide adequate capacity to service CDAP.
- A new Calcutta Water Treatment Plant and any associated bore improvements for municipal supply.

9.5.10.2 Wastewater

- A new main between the CDAP and the wastewater treatment plant.

9.5.10.3 Transport

- New Roundabout onto SH24 as per the CDAP.
- Tower Road capacity improvements.

9.5.10.4 Reserves

- Development of the reserve upgrades and planting will be undertaken by the Developer wholly at its cost. The reserves will vest in Council free of charge. Development Contributions for reserves will continue to apply.

Part 7 - Planning Maps

Amend Planning Map 14 and 35 to remove Rural zoning from the site and replace with the zoning shown on the Calcutta Zoning Plan.

Part 8 – Structure Plans

Insert the Calcutta Development Area Plan

Part 9 - Definitions

Amend the following definitions in Section 15.

For the purpose of the Plan Change 57, the following definitions will apply only in relation to activities and provisions within Section 18 of the District Plan and any associated rule mechanism.

In some instances, the definitions are those mandated for adoption by the National Planning Standards. These are identified by the annotation (NPS).

Insert the following definitions into Section 15.

Activity	Proposed Definition
Ancillary activity (NPS)	For the General Industrial Zone an activity that supports and is subsidiary to a primary activity.
Ancillary retail	For the General Industrial Zone means any retail activity on the same site at the principal activity, and whose use is ancillary to that principal activity (e.g. a retail showroom attached to a manufacturing premises) and forms an integral part of the business occupying the site.
Boarding kennels and catteries	For the General Industrial Zone means any land, structures or buildings used for the purpose of accommodating dogs or cats on a commercial basis, but does not include the keeping of dogs or cats as an ancillary activity for domestic purposes.
Building (NPS)	For the General Industrial Zone, means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed, and b. is fixed or located on or in <i>land</i> , but excludes any motorised vehicle or other mode of transport that could be moved under its own power.
Building improvement centres	For the General Industrial Zone means premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovations of buildings and includes ancillary nurseries and garden centres.
Building coverage (NPS)	For the General Industrial Zone, means the percentage of the <i>net site area</i> covered by the <i>building footprint</i> .
Building footprint (NPS)	For the General Industrial Zone, means in relation to <i>building coverage</i> , the total area of <i>buildings</i> at ground floor level together with the area of any section of any of those <i>buildings</i> that extends

	out beyond the ground floor level limits of the <i>building</i> and overhangs the ground.
Earthworks (NPS)	For the General Industrial Zone, means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, cultivation and disturbance of land for the installation of fence posts.
Educational facility (NPS)	For the General Industrial Zone, means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.
Ground level (NPS)	For the General Industrial Zone, means: <ul style="list-style-type: none"> a. The actual finished surface level of the ground after the most recent subdivision that creates at least one additional allotment was completed (when the record of title is created); b. If the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. If, in any case under paragraph (a) or (b) a retaining wall or retaining structure is located on the boundary, the level of the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
Height (NPS)	For the General Industrial Zone, means the vertical distance between a specified reference point and the highest point of any feature structure or building above that point.
Industrial activity (NPS)	For the General Industrial Zone, means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
Key Transport Corridors	For the General Industrial Zone means a state highway, an arterial road or a collector road.
L_{Aeq} (NPS)	For the General Industrial Zone, means it has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
$L_{AF(max)}$ (NPS)	For the General Industrial Zone, means it has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound
Ancillary residential unit	For the General Industrial Zone means a self-contained residential unit that is ancillary to an industrial activity undertaken on site e.g. a caretakers residence, live-in employees or security staff accommodation.
Net site area (NPS)	For the General Industrial Zone, means the total area of the site, but excludes: <ul style="list-style-type: none"> a. any part of the <i>site</i> that provides legal access to another <i>site</i>; b. any part of a rear <i>site</i> that provides legal access to that <i>site</i>; c. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.

Notional boundary (NPS)	For the General Industrial Zone means a line 20 metres from any side of a residential unit or building used for a noise sensitivity activity, or the legal boundary where this is closer to such a building.
Outdoor living space (NPS)	For the General Industrial Zone means an area of open space for the use of the occupants of the <i>ancillary residential unit</i> .
Residential activity (NPS)	For the General Industrial Zone means use of land and building(s) for people's living accommodation.
Sign (NPS)	<p>For the General Industrial Zone means any device, character, graphic, or electronic display, whether temporary or permanent which:</p> <ul style="list-style-type: none"> a. is for the purposes of: <ul style="list-style-type: none"> (i) identification of or provision of information about any activity, property or structure or any aspect of public safety; (ii) providing directions; or (iii) promoting goods, services or events; and b. is projected onto, or fixed or attached to, any structure or natural object; and <p>includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.</p>
Site (NPS)	<p>For the General Industrial Zone, means:</p> <ul style="list-style-type: none"> a. an area of <i>land</i> comprised in a single record of title under the Land Transfer Act 2017; or b. an area of <i>land</i> which comprises two or more adjoining legally defined <i>allotments</i> in such a way that the <i>allotments</i> cannot be dealt with separately without the prior consent of the council; or c. the <i>land</i> comprised in a single <i>allotment</i> or balance area on an approved survey plan of <i>subdivision</i> for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of <i>land</i> subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
Yard based retail	For the General Industrial Zone means a retail activity selling or hiring products where more than half of the display area (not including any parking, servicing, landscaping or manoeuvring areas) is located outside of an enclosed building. Such activities include, but are not limited to car, boat and heavy machinery sale yards; garden centres and landscaping supplies, automotive and boating accessories; trailer and caravan sale yards, building and farm supply outlets and hire centres.
Wet industry	<p>For the General Industrial Zone means any industrial, trade or commercial activity that:</p> <ul style="list-style-type: none"> a. requires water supply exceeding 10,000 litres per day from a municipal supply as part of any industrial, trade, commercial or mechanical plant process (excluding water for staff amenities and offices); and/or

	<p>b. involves discharge of in excess of 10,000 litres of wastewater per day from any industrial, trade, commercial or mechanical plant process (excluding wastewater from staff amenities and offices).</p>
Wholesale retail and trade supplier	<p>For the General Industrial Zone means premises that engage primarily in the storage, distribution and sale of goods to other businesses for on sale (rather than the general public, although it may include a minor proportion of its sales to the general public), including premises engaged in supplying the construction and building industries, such as plumbing and building materials, farming and primary production supplies (including seed and grain merchants, farming and horticultural equipment suppliers, and equestrian and veterinary suppliers).</p>