

## Submission on Private Plan Change 57: Calcutta Farms Limited – Proposed Industrial Zone, Matamata.

*Schedule 1 of the Resource Management Act (RMA) 1991*

**To: Matamata-Piako District Council**

### Submitter's details:

Name: Matamata-Piako District Council \_\_\_\_\_  
(Organisation / Individual)

Contact person: Lachlan Pratt \_\_\_\_\_  
(If different from above)

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### This is a submission on Private Plan Change 57: Calcutta Farms Limited – Industrial Zone, Matamata.

The specific provisions of the plan change that my submission relates to are: \_\_\_\_\_  
Council supports the private plan change and Council and its staff have enjoyed working with the applicant to achieve good outcomes for the community. This submission deals with those matters that Council consider require adding or amending to achieve better outcomes. These are outlined in the attached document "Matamata-Piako District Council Submission: Proposed Private Plan Change 57: Calcutta Farms Limited"

My submission is (include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views; attach additional pages if necessary): See attached \_\_\_\_\_

I seek the following decision from Council (please give precise details):

☐ Accept the plan change

☐ Decline the plan change

☒ Accept the plan change with the following amendments

☐ If the plan change is not declined, make the following amendment

I wish to present at the council planning hearing:

☒ Yes ☐ No

**PLEASE NOTE: IF YOU DO NOT TICK EITHER "YES" OR "NO" ABOVE, THEN IT WILL BE ASSUMED THAT YOU DO NOT WISH TO BE HEARD.**

I would be prepared to present a joint case at the hearing with others making a similar submission:

☐ Yes ☐ No

I could gain an advantage in trade competition through this submission.

☐ Yes ☒ No

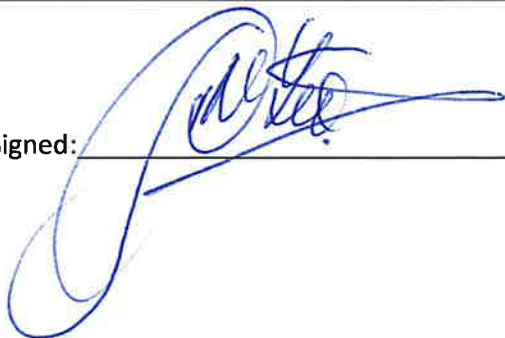
If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of this submission that—

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition

☐ Yes ☐ No

Signed:



Date:

9/11/22

**Notes:**

- The submission and decision you wish Council to make should only relate to the contents of the proposed plan change
- Submissions close at **4.30pm, Wednesday, 9 November 2022.**
- Please send the completed form before the closing date to: Matamata-Piako District Council, PO Box 266, Te Aroha or email to [submissions@mpdc.govt.nz](mailto:submissions@mpdc.govt.nz) or complete online at [mpdc.nz/calcutta](https://www.mpd.govt.nz/calcutta); or you can drop it off at any Council office.
- I accept that by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public. After the closing date, all submissions received will be available for public viewing.
- Privacy Policy for MPDC can be viewed on the MPDC website <https://www.mpd.govt.nz/contact-us/privacy-policy>

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MATAMATA-PIAKO DISTRICT COUNCIL SUBMISSION: PROPOSED PRIVATE PLAN CHANGE 57, CALCUTTA FARMS LIMITED

Specific Provision of Submission	Support or oppose with reasons	Decision sought
1. General to GIZ- General Industrial Zone	Consistency with the National Planning Standards (NPS) and editorials	Outline all definitions that are used in the chapter with Italic wording and ensure the NPS definitions and abbreviations are used along with the correct numbering system. For eg numbering needs to be corrected in GIZ-R1(3) and GIZ R1(4), and GIZR2(1) to read GIZ-R2(1)-(15); definitions haven't incorporated the governments amendments to the standards, the definition of 'Building', 'Notional Boundary', 'Sign' & 'Height' being examples. Where General Industrial Zone is used replace with GIZ where not specifically identified below. Editorial include using the appropriate upper/lower case and any typos.
2. 18.1 GIZ Issues	Support with minor amendment for clarity	Amend second paragraph to read <i>"The GIZ land is generally located adjacent to our towns. <del>To meet growth requirements.</del> Where <del>this</del> land is situated <del>is</del> at one of the entries to a town it requires greater design standards to ensure the amenity of the town is maintained and enhanced"</i>
3. GIZ-P1	<p>Support subject to amendment  P1 reads as follows:  <u>"Industrial land is used for industrial activities. Except as specifically provided for, non-industrial activities establish and operate only where that are ancillary to industrial activities, support industrial activities, or are compatible with industrial activities".</u></p> <p>Of concern is the use of the words 'or are compatible with industrial activities' as this</p>	<p>Reword as follows or similar:</p> <p><u>"Industrial land is used for industrial activities. Except as specifically provided for, non-industrial activities establish and operate only where that are ancillary to industrial activities, support industrial activities, or are <del>compatible</del> consistent with industrial activities".</u></p>

	<p>implies any industrial activity is able to exist or occur without problems or conflict.</p> <p>By using the word 'consistent' in lieu of 'compatible' would mean that the industrial activity would be acting or done the same way over time and that it would be unchanging in nature, standard, or effect over time.</p>	
4. GIZ-P5	<p>Support subject to amendment</p> <p>P5 states  <i>"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 key transport corridors or adjoining reserves or adjoining non-industrial zones"</i></p> <p>By including the words "where appropriate" does not provide any certainty for the community and only weakens the policy.</p> <p>Through the hierarchy of rules should identify where it is appropriate to impose the rule not the policy.</p>	Amend GIZ-P5 by deleting the words 'where appropriate'
5. GIZ-P6	<p>Reword policy P6 for clarity</p>	<p>Reword as follows or similar:  <del>Enhancing and ensuring that</del> <b>D</b>evelopment which is visible from key entranceways of towns, key transport corridors and reserves <b>shall enhance</b> and <del>meets</del> appropriate landscaping and building design standards and shall be in accordance with Development Area Plans where applicable.</p>

<p>6. PER activity - Light Industry - GIZ-R1(1)(g)</p>	<p>Oppose</p> <p>Light Industry is provided for as a PER activity as well as <i>“Any industrial activity excluding those requiring an air discharge consent.”</i></p> <p>The definition of industry as under the NPS is as follows:</p> <p><i>“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.”</i></p> <p>Light Industry is a term used in the existing District Plan and provides for light industry within other zones. There is no need to provide for this within the GIZ as the activities are already provided for under the definition of industry.</p>	<p>Delete GIZ-R1(1)(g) – Light Industry</p>
<p>7. PER activity – Veterinary Clinics</p>	<p>Support subject to amendment</p> <p>The general standards refer to Rules GIZ-R2(1)-(15) – an exclusion is requested to be added to these so that any paddocks in conjunction with the clinics are excluded from the standards</p>	<p>GIZ-R1(k) Veterinary Clinics be amended as follows: General Standards Refer Rules GIZ-R2(1)-(15) <u>except for paddocks in relation to the clinic</u></p>
<p>8. Consistency approach - wet industry with Industrial activity that requires an air discharge consent - GIZ-R1(3)(d) and (4)(d)</p>	<p>Support GIZ-R1(4)(d) and oppose GIZ-R1(3)(d). (Note should be (c))</p> <p>Under GIZ-R1(4)(d) – wet industry is defined as a non-complying activity, however ‘<i>Industrial Activity that requires a discharge consent</i>’ is identified as a DIS activity.</p>	<p>Identify GIZ-R1(3)(d) as a NC activity</p>

	<p>The types of industries that usually require a discharge consent are usually of a similar nature to wet industries. In addition the rural industrial zones provide for these types of activities rather than industrial zones within the towns where there is a high potential that such industries will have an adverse impact on the well-being of residents.</p> <p>For consistency it is requested that 'Industrial activity that requires a discharge consent' is identified as a NC activity</p>	
9. Building Envelope – GIZ-R2(b)	<p>Within GIZ-R2(b) – yards - a front yard of 10m is required on key transport corridors which includes the State Highway and has <i>“or as shown on a Development Area Plan”</i></p> <p>The Development Plan Area (DPA) shows a reserve adjoining the SH therefore the sites fronting the SH do not technically front it – therefore a 3m front yard adjoining the reserve could be provided for.</p> <p>Disregarding the powerlines as these could be buried and not necessarily be in the exact alignment with the existing powerlines, it is clear there needs to be shown on the DPA what the front yard is so that it is clearly identified for clarity in the future.</p>	Clearly define on the Development Plan Area showing a 10m front yard from the boundary of the proposed reserve that sits between State Highway 24 and the proposed industrial zone.
10. Building Envelope – GIZ-R2(b) and Height in relation to boundary – GIZ-R2(3)	<p>Support subject to amendment</p> <p>Exclusions for utility reserves apply in both rules for the yards as well as the height control. All reserves to the west, east and south will be in this category as the development plan shows these are swales putting them in the category of utility reserves.</p>	Delete reference to “(excluding utility reserves)” in GIZ-R2(b) and GIZ-R2(3)

	All the reserves are identified as dual-purpose reserves therefore should not be treated for one category only	
11. Signage - GIZ- R2(4)	<p>Support with amendment</p> <p>Within the standards for the GIZ – R2(4) requires additional signage rules to the provisions in Rule 3.9. A minor amendment to this rule is required to ensure both parts of the rule are in place for Calcutta as it is important not to have direct signage onto the state highway.</p> <p>The structure of the District Plan is being managed so that the new chapters are being written to meet the new standards, however whilst retaining some of the structure of the existing plan so that it is more user friendly until such time as all the standards will be imposed. All signage is required to be within the one chapter therefore this rule should be kept within 3.9.</p>	<p><i>Amend R2(4) to the following:</i></p> <p><i>"In addition to the provisions in Rule 3.9 signage in the GIZ shall:</i></p> <p><i>(i) Not be located on the facade of a building facing a State Highway; <u>and /</u> or</i></p> <p><i>(ii) Not be a free standing sign that is directly visible from the State Highway, unless located on an adjoining local road frontage"</i></p> <p>Move GIZ-R2(4) to chapter 3.9 and renumber</p>
12. Noise – GIZ-R2(8)	<p>Support subject to minor amendment</p> <p>It needs to be identified through a date when those existing residential units within the rural zone existed that are subject to a notional boundary noise rule so that the industry is not impacted in the future through more homes being developed within the rural zone.</p>	<p>Reword (a), (b) and (d) as follows:</p> <p><i>(a) The noise level (<math>L_{Aeq}</math>) as measured at any point within the boundary of any land zoned <del>R</del>Residential or the notional boundary of any <del>rural dwelling residential unit in the Rural Zone which was existing at 11 October 2022, shall not ----</del>"</i></p> <p><i>"(b) The noise level (<math>L_{Aeq}</math>) as measured at any point within the <del>zone</del> GIZ shall not ----"</i></p> <p><i>"(d) Ancillary residential units located within the <del>zone</del> GIZ shall be designed, insulated or --"</i></p>

<p>13. Service and Outdoor Storage Areas - GIZ-R2(10)</p>	<p>Support subject to amendment The fencing rule (c) in Service and outdoor storage areas (GIZ-R2(10) conflicts with the fencing rule in R2(5) Need to put in an exclusion in the fencing rule for rule R2(10)(c ) fencing of service &amp; outdoor storage areas.</p> <p>Within R2(10) the rule relates to any reserves whilst in R2(5) there is an exclusion of utility reserves. As utility reserves will include most of the reserves as shown on the Development Plan Area due to it showing swales in all these areas it is submitted that the exclusion of utility reserves be removed in R2(5).</p>	<p>In GIZ-R2(5)(a) delete the words “(excluding utility reserves)”</p>
<p>14. General Site Layout – GIZ-R2(11)</p>	<p>R2(11) General Site Layout Support subject to amendment No machinery is required to be placed in any setback and this seems unreasonable to apply to all setbacks. Therefore it is submitted that it only applies to front yards or another yard facing a key transport corridor.</p>	<p>Reword GIZ-R2(11)(a) as follows: <i>‘(a) no plant or machinery (including air conditioning units) relating to the activity shall be placed within any <u>building setback front yard or yard facing a key transport corridor.</u>’</i></p>
<p>15. Site layout of buildings adjoining reserves (excluding utility reserves) – GIZ-R2(13)</p>	<p>Support subject to amendment 1) This rule excludes utility reserves which will mean all reserves to the west, east and south will be in this category as the DPA identifies these reserves as containing swales, therefore it will be argued that all these areas are exclude from the rule. But the reserves also act as public reserves with walkways and providing buffers between potential future residential areas. 2) It is unreasonable to require the pedestrian entrance to face the state highway where to those sites face the state highway – an</p>	<p>Reword as follows or identify other means for similar effect</p> <ol style="list-style-type: none"> <li>1. In GIZ-R2(13) delete the words “(excluding utility reserves)” within the heading</li> <li>2. Reword (12)(a)(ii) by adding on the words “---, <u>except where facing the state highway</u>”</li> <li>3. Clearly identify what uses are PER within the yard facing the state highway.</li> </ol>



	exclusion needs to be put in place -see 12(a)(ii)	
16. Water Management - GIZ-R2(14)	<p>Support with amendments</p> <p>The issue of water is of concern to Council and supports to have measures in place to mitigate the effects from development. Demand for water from reticulated water supply services is an effect of urban subdivision and development. Seasonally, such demand can place significant pressures on the urban water supply network and the natural systems that they draw on. Developing infrastructure to service new development can have both positive and adverse effects on natural and physical resources, ecosystems, and amenity values (eg water bodies). Infrastructure servicing and design should promote sustainable management solutions and work with natural features in the environment such as water bodies and incorporating where possible elements into the design of development.</p> <p>The proposal outlines the following standard  <i>"R2(14) Water Management</i>  <i>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>  <i>(i) Rainwater storage tanks with a minimum storage of 10,000 litres; or</i>  <i>(ii) A water re-use system or other water demand management system to supply water and all outdoor non-potable uses."</i></p>	<p>To require the following or similar</p> <p><i>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>  <i>(i) Rainwater storage tanks with a minimum storage of 10,000 litres and an additional 10,000 <u>for every 2000 m2 of site area above 1000m2; or and</u></i>  <i>(ii) A water re-use system <del>or other water demand management system</del> to supply water <del>and for</del> all outdoor non-potable uses."</i></p>

	<p>The minimum subdivision for the GIZ is 1000m<sup>2</sup>, however many sites could be potentially far greater in size, the size of storage tanks should be more relative to the size of a site as this is generally relative to activity. Therefore it is submitted that 10,000 litres applies to a 1000m<sup>2</sup> site, and for every 2000m<sup>2</sup> of site area above this an additional 10,000 m<sup>2</sup> is to be put in place.</p> <p>The rewording of (ii) supports being able to manage the PER activities.</p>	
17. Matters of Discretion – GIZ-R3(d)	Support subject to minor wording amendment in (d)	Reword (d) as follows: <i>“The extent to <u>which</u> it is necessary ----- on the function of <del>the Business Zone</del> <u>other zones</u>,”</i>
18. Principal Reasons - 18.8	Correct typo in heading	<del>Principle</del> <u>Principal</u> Reasons
19. Landscape Buffer on State Highway 24	<p>Support subject to amendment</p> <p>The landscape buffer proposed adjoining SH 24 consists of well-established Pineoaks which are a key feature of the buffer which are to be retained with pedestrian access developed in and amongst the trees. The trees are important to retain to provide good amenity due to the site being developed from a rural character to large industrial buildings. It is understood that this buffer may be vested in Council as a reserve. There is concern that the trees may be lost over time and as the developer is relying on mitigation and improved amenity through the buffer means that if the reserve is vested in Council and it is decided to remove the trees at some stage there will be lost mitigation /improvement to the amenity of the industrial area fronting SH 24. It is unknown if the trees</p>	<p>To require the following or similar</p> <p>That within the landscape buffer area adjoining State Highway 24 the existing trees be identified as protected and to be retained on the Development Plan Area.</p>

	are worthy of protection within Schedule 3 of the District Plan in accordance with the Evaluation Criteria under Appendix 1 but regardless of this it is understood that the trees are of significance to the community. Therefore it is submitted that the trees be identified as Protected and to be retained within the Development Plan Area.	
20. Proposed GIZ and Development Area Plan	<p>Support subject to amendment</p> <p>The proposed zoning identified an Appendix B shows that the GIZ covers the area identified for industrial zoning as well as the stormwater swale &amp; buffer to the west of the site, as well as the landscape buffer to the east. However it excludes the stormwater reserve entailing the stormwater ponds, swale, landscape buffer and pedestrian connections that are situated south of the site.</p> <p>This stormwater reserve, whilst it is likely to be vested in Council in time is an integral part of the industrial development. At this stage Council does not have an Open Space Zone it can utilise for this purpose, and this won't be likely until the District Plan is converted into the National Planning Standards. It is therefore proposed that this area be zoned for industrial purposes as part of the overall development.</p>	That the stormwater reserve in the south of the Development Plan Area be included within the GIZ.
21. Subdivision Chapter – Water meters – 6.3.15	<p>Water meters encourage people to use water wisely, and a fairer way of sharing cost of water because those who use less pay less.</p> <p>Reducing demand means less water needs to be treated, which saves money, and has longer</p>	<p>Add the following standard for the subdivision of land within the GIZ in 6.3.15(i)</p> <p><i><u>“(b) Every subdivision within the Calcutta Development Plan Area shall put in place a water meter for each individual industrial lot.”</u></i></p>

	term on how much money needs to be spent on new treatment plants, pipes, and reservoirs. Water meters will not only assist in helping to conserve water but will also avoid Council breaching resource consents and avoid unnecessary investment in water supply	
22. Subdivision Chapter – Exclusion for reserves – 6.3.15	Within rule 6.3.15 (i)(a) it states that “ <i>The minimum lot size shall be 1000m2 with a minimum dimension of 20m</i> ”. Provision needs to be made to exclude this requirement for reserves.	Amend as follows or similar  “ <i>The minimum lot size shall be 1000m2 with a minimum dimension of 20m, <u>except where lots are created for reserves</u></i> ”
23. Subdivision Chapter 6.1- Activity Status	Support subject to amendment This plan change relates to the Calcutta Development and the subdivision of lots as identified in the activity table. It provides for the GIZ (Minimum lot size 1000m2 net site area) as well as Subdivision within the Calcutta Development Plan Area. It is submitted that it is unnecessary to require both at this stage as this plan change relates only to the Calcutta Development Plan Area.	Delete reference to activity 6.1.2(j) and subsequently renumber
24. Definitions - General	Some of the new definitions that relate to the Settlement Zone, and Medium Residential Zone are also used in the GIZ and are incorporated into section 15 of the District Plan. It is recommended where each definition is used from the NPS and where it is repeated, that it is stated what zone is referred to otherwise there will be multiple sets of definitions within the chapter. For eg The definition of ‘Ancillary Activity (NPS)’	Insert reference to the GIZ within the Definitions from the National Planning Standards already provided for in Section 15 of the District Plan.  This includes definition of: <ul style="list-style-type: none"> <li>- Ancillary activity</li> <li>- Building</li> <li>- Building Coverage</li> <li>- Building footprint</li> <li>- Earthworks</li> <li>- Education facility</li> </ul>

	For the SETZ, MRZ and GIZ an activity that supports and is subsidiary to a primary activity'	<ul style="list-style-type: none"> <li>- Height</li> <li>- Height in relation to boundary</li> <li>- Industrial activity</li> <li>- LAeq</li> <li>- LAF(max)</li> <li>- Net Site Area</li> <li>- Outdoor living space</li> <li>- Residential activity</li> <li>- Sign (check Lockerbie)</li> <li>- Site</li> </ul>
25. Definition Wet Industry	Support with amendments Council supports the need to have a definition of "wet industry" so that the planning provisions can clearly identify that these types of industry as a NC activity due to the inability of Council being able to serve these industries with infrastructure. It is considered that 10,000 litres is too much and that for wet industry it is submitted that 5,000 litres per day is sufficient to allow for industry which also excludes water for staff amenities and offices.	Definition Wet Industry be amended as follows:  <i>"For the General Industrial Zone means any industrial, trade or commercial activity that: (a) requires water supply exceeding <del>10,000</del> 5,000 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 (b) involves discharge of in excess of <del>10,000</del> 5,000 litres of wastewater per day from any industrial, trade, commercial or mechanical plant process (excluding wastewater from staff amenities and offices)"</i>
26. Definition of Earthworks (NPS)	Utilise National Planning Standard abbreviations and delete repeated word	Reword as follows: "For the <del>General Industrial Zone</del> GIZ means in relation ----- ; but excludes gardening, <del>cultivation</del> , cultivation and disturbance of land for the installation of fence posts"
27. Definition of Ground Level (NPS)	Correct typo in (a) within the definition to meet the National Planning Standards	Delete the word 'creates' and replace with 'created'
28. Definition Ancillary Retail	Ancillary activity -means an activity that supports and is subsidiary to a primary activity	Delete the definition of 'Ancillary retail'

	<p>which has been provided for within the definitions.</p> <p>Also the term ancillary activity is not an activity that is specifically provided for in the activity table nor should it be.</p> <p>Ancillary retail – for the GIZ means any retail on the same site at the principal activity, and whose use is ancillary to that principal activity (eg a retail showroom attached to a manufacturing premises) and forms an integral part of the business occupying the site</p>	
29. Definition Height in Relation to Boundary	<p>Within the existing District Plan there exists a definition of ‘Height in Relation to Boundary’ and under the National Planning Standards exists a new definition. The new definition should apply as follows:</p> <p><i>‘Means the height of a structure, building or feature, relative to its distance from either the boundary of:</i></p> <p><i>(a) a site; or</i></p> <p><i>(b) another specified reference point”</i></p>	<p>Insert reference to the definition of ‘Height in relation to boundary” under the National Planning Standards for the GIZ</p>
30. Appendix 9: Description and Purpose – 9.5.1	<p>Support subject to minor amendment &amp; addition</p> <p>9.5.1 Introductory paragraph – replace the word ‘stormwater’ with ‘3 waters’</p> <p>Add in an additional feature to provide for a protected area for the water bore</p>	<p>Reword or similar</p> <p>Amend 9.5.1 Introduction paragraph by replacing the word stormwater for <u>‘3 waters’</u></p> <p>Add in an additional bulletpoint to read:  <u>“A protected area for the water bore and treatment plant that ensures all regulatory requirements are met”</u></p>
31. Appendix 9 Additional Performance Standards for Subdivision or Development - 9.5.3	<p>Support subject to amendment</p> <p>The first bulletpoint is a repeated standard that has already been provided for in the Subdivision Chapter – consider relocating all</p>	<p>Delete the repeated first bulletpoint</p> <p>Relocate 9.5.3 into the subdivision chapter or ensure appropriate cross referencing is put in place</p>

	<p>the standards into the subdivision chapter or ensuring appropriate cross referencing both ways.</p> <p>Reword the second bullet point to make reference to the rule that relates to the SH connection for clarity.</p> <p>Add in reference to bullet point 3 to ensure that there is no cost to Council and to ensure works are undertaken</p>	<p>Reword second bulletpoint to “Any subdivision or development within the CDAP shall provide for one <u>roading</u> connection to SH 24 <u>as provided for in 9.5.4(b).</u> -----”</p> <p>Reword third bullet point by adding in the words “-----<u>at no costs to Council</u>”</p>
32. Appendix 9: Transportation Works – 9.5.4	<ol style="list-style-type: none"> <li>1. Within the diagram the terminology of ‘Spine Road’ is used however within the text for the Development Area Plan ‘Key transport Corridor’ is used &amp; this road could be an Arterial or Collector Road</li> <li>2. The capacity increase at SH 24/Tower Road/Burwood Road roundabout to dual lane approaches is of concern as to when and how this is determined to happen.</li> </ol> <p>When the total two-way volume at the Mangawhero Road (SH24) arm of the roundabout exceeds 1,570 vph during the PM peak period. This volume trigger equates to existing surveyed counts plus the consented baseline traffic volumes. (Refer to Figure 11 and Figure 19)</p> <p>Having a trigger specific approach will require regular monitoring therefore it is submitted that a trigger be put in place that relates to a specific stage of the development or prior to the development of a determined number of lots.</p>	<ol style="list-style-type: none"> <li>1. Clarify the wording to be used and reword within the diagram</li> <li>2. That a trigger be put in place within 9.5.4(a) that relates to a specific stage of the development or prior to the development of a determined number of lots. And that reference to this trigger also be made clear within 9.5.11.3 Transport (shown as 9.5.10.3)</li> </ol>

33. Appendix 9: Reserves – 9.5.6	<ol style="list-style-type: none"> <li>1. Reword (a) to ensure the purpose of the reserve provides for both amenity and recreation opportunities and stormwater.</li> <li>2. In relation to 9.5.6 b) ensure the wording relates to the 'protected' Pineoaks – refer to discussion in Item 19 above</li> </ol>	<ol style="list-style-type: none"> <li>1. Reword 9.5.6 a) as follows:  <i>"a) A reserve network in general accordance with the CDAP <del>that's core function is stormwater treatment, but has a secondary role of providing for connectivity.</del> <u>that provides for both amenity and recreational opportunities as well as stormwater.</u></i></li> <li>2. Reword 9.5.6 b) as follows:  <i>"b) A local purpose reserve along the site's frontage to SH24 that includes the <u>protected Pineoaks.</u>"</i></li> </ol>
34. Appendix 9: Landscaping – 9.5.7	<p>Item (b) and item (c) are incorrectly named as Eastern and Western boundary buffers – should be in reverse</p> <p>Council is concerned that the buffer of 5m planting within (b) will be within Council ownership</p> <p>Within (c) it relates to the western boundary buffer as shown on the Development Area Plan. Clarity needs to be provided that this buffer isn't a reserve that ends up within Council ownership</p>	<ol style="list-style-type: none"> <li>1) Reword 9.5.7 (b) and (c) to 'Western' and 'Eastern'</li> <li>2) Consider a means to ensure that the 5m buffer is owned and maintained by landowners</li> <li>3) Either reword to make it clear that this buffer doesn't end up in Council ownership as a reserve – or reword on the Development Area Plan to identify this buffer as being in private ownership.</li> </ol>
35. Appendix 9: Wastewater – 9.5.8	Reword 9.5.8 (i) and (iii) for clarity	<p>Reword as follows:</p> <p>"(i) A new <del>bulk main wastewater pipe</del> -----"</p> <p>"(iii) A <del>suitably located</del> pump station -----"</p>
36. Appendix 9: Water – 9.5.9	Reword for clarity and add matters to ensure these are required of the applicant	<ol style="list-style-type: none"> <li>1. Reword (a) as follows: "(a) A resource consent ----- <u>to meet full future demand</u>"</li> <li>2. Add in a '<u>New water bore</u>' either in (b) or as an additional item</li> <li>3. Add the following in (c) or as and additional item '<u>A water supply system that provides firefighting requirements</u>'</li> </ol>



37. Appendix 9: Stormwater – 9.5.10	The wording within 9.5.10 (a)(ii) and (iii) is very technical – reword	Reword for plainer English 9.5.10 (a)(ii) and (iii)
38. Appendix 9: Development Agreement – 9.5.11	Reword the preamble to make it clear a Development Agreement is required and that it needs to be signed and agreed to prior to the decision on this plan change and be legally binding on future landowners. Reasons are to ensure that the community are not left with costs that are directly as a result of the development.	Reword as follows or similar: Prior to any development of the land shown on the Calcutta Development Area Plan (CDAP) <i>the Council and Developer <del>have a Development Agreement</del> enter into an agreement to be signed and agreed prior to a decision on this plan change and shall be legally binding on future landowners. <del>for The development agreement in place which</del> provides:</i>
39. Appendix 9: Development Agreement – Water – 9.5.10.1	Renumber  Second bulletpoint reword to ensure the appropriate outcome is achieved	Renumber to 9.5.11.1 Add in the following words: “----- <u>that meets drinking water standards and other regulatory requirements</u> ”
40. Appendix 9: Development Agreement – Wastewater – 9.5.10.2	Renumber  Add in reference to having no connection to the wastewater system until June 2025 to allow upgrades to be put in place and to ensure appropriate Development Contributions can be put in place	Renumber 9.5.11.2  Add as the first bullet point as follows or similar: “ <u>No new wastewater connections until June 2025 to allow the wastewater plant to be updated and to allow development contributions to reflect the updates</u> ”