

Decision Report

Plan Change 26 – Comvita Campus Structure Plan

Important Note

The Proposed District Plan May 2011 Annotated Version was the current version of the District Plan when Plan Changes 1-27 were notified in November 2011 and this version was therefore used as the base document for preparing the Plan Changes and the Section 32 and Planning Reports.

Since then the District Plan has been made operative (16 June 2012). The Operative District Plan 2012 is now the current version of the District Plan and therefore Plan Changes 1-27 are proposed to change this version only.

For the purpose of understanding how decisions on this Plan Change relate to the Section 32 and Planning Report and to both versions of the District Plan discussed above, this Decision Report is divided into three parts.

Part A contains the decisions made on the topics in the Planning Report and uses the Proposed District Plan May 2011 Annotated Version as the base document.

Part B shows how the full notified Plan Change and subsequent decisions on topics would change the Proposed District Plan May 2011 Annotated Version Base Document.

Part C shows how the full notified Plan Change and subsequent decisions on topics are proposed to change the Operative District Plan 2012.

Advice to Submitters:

Submitters will be familiar with the rule and map numbers from the Proposed District Plan May 2011 Annotated Version and so should refer to Parts A and B of this report to understand the decisions on their submission points.

However any submitter wishing to make an appeal will need to refer to the rule and map numbers of the Operative District Plan 2012 in Part C and reference these in their appeal.

Part A: Decisions on Topics in the Planning Report

Any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in **red**, and any changes resulting from decisions on the topics in the Planning Reports in **blue**.

Topic 1: Landscaping and State Highway (New Zealand Transport Authority)

Decision

That 4C.5.3.2 (g)(i) has the following added:

"Except that:

For new or replacement landscaping along the boundary adjoining the State highway, within 9 metres of the carriageway species must be of a type that the trunk diameter shall not exceed 100mm at maturity."

The following submissions are therefore:

Accepted in Part

Submission	Point Number	Name
37	25,26	NZ Transport Agency
FS 76	1	Comvita NZ

Reason for Decision

There is a mature existing shelterbelt that provides good screening and it is unreasonable to require its replacement. However when this screening is replaced some time in the future, that would be the time to change the species.

Topic 2: Reserve Sensitivity (Radio New Zealand [RNZ])

Decision

That there is no change to private Plan Change 26 as notified.

The following submissions are therefore:

Accepted

Submission	Point Number	Name
FS 76	2,3,9	Comvita NZ

Rejected

Submission	Point Number	Name
21	1,2,4	Radio New Zealand

Reason for Decision

The no-complaints covenant is considered unnecessary and unreasonable. There was no factual evidence to support the submission from Radio New Zealand.

Topic 3: Subdivision Status

Decision

That there is no change to private Plan Change 26 as notified.

The following submissions are therefore:

Rejected

Submission	Point Number	Name
21	3	Radio New Zealand
FS76	4	Comvita NZ

Reason for Decision

A plan change is required to correct the conflict in the District Plan, and is outside the scope of this Plan Change.

Topic 4: State Highway 33 / Lemon Road / Wilson Road South Intersection

Decision

That there is no change to private Plan Change 26 as notified.

The following submissions are therefore:

Accepted in part

Submission		Name
29	1	Bowyer Orchards Ltd
FS 76	7	Comvita NZ

Reason for Decision

Additional information has been provided that confirms that the proposed zoning will not affect the upgrade of the SH33/Lemon Road intersection to serve the future development of that Industrial Zone.

Topic 5: Miscellaneous Matters

Decision

Add a new clause to 4C.5.3.2(g) as follows:

(iii) For (i) and (ii) above, where the existing shelterbelt is retained for screening, it shall be lowered and maintained at a height of 6m.

Add a new clause to 12.4.20.3 as follows:

“(e) The portion of Wilson Road South adjoining the Structure Plan area shall be provided with kerb and channel in accordance with Council’s Development Code.”

The following submissions are therefore;

Accepted in part:

Submission	Point Number	Name
3	2	AG Walters
FS 76	10	Comvita NZ

Reasons for Decision

- (a) Zoning the western side of Wilson Road South as industrial is urbanizing both sides of that road. It is appropriate therefore that urban standards should apply.
- (b) The change in zoning of the land provides a trigger to reduce the shelterbelt to an appropriate height to improve the amenity of the residential area opposite the zone.

Topic 6: Submissions in Support

Decision

That proposed Rule 18.3 – Activity Lists is amended to read as follows:

18.3.4 Permitted Activities (Comvita Campus Structure Plan Area only)

(a) Industry, storage and warehousing relating to food, health and pharmaceuticals that:

(i) is produced in the Structure Plan Area.

or

(ii) is associated with activities undertaken within the Structure Plan Area.

(b) Research and development facilities Medical or scientific facilities relating to food, health and pharmaceuticals.

~~(c) Medical or scientific facilities~~

~~(c) Works and network utilities as provided for in Section 10.~~

~~(d) Educational facilities complementary to the foregoing.~~

~~(e) Offices and buildings accessory to the foregoing.~~

The following submissions are therefore:

Accepted In Part:

Submission	Point Number	Name
11	1	Te Puke Fast Forward
22	1	Priority One
37	25	NZ Transport Agency.
FS 76	5,6,8	Comvita NZ

Reason for Decision

The submitters support the Private Plan Change. Parts of the Private Plan Change have been recommended for alteration.

Part B: Changes to the Proposed District Plan May 2011 Annotated Version Base Document

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

Add a new performance standard to Rule 4C1.3.2(d) – Acoustic Certification – to read as follows:

(iv) those lots within the Comvita Campus Structure Plan area that are zoned Industrial and located within 50m of Wilson Road South as indicated on the Comvita Campus Structure Plan.

Amend Rule 4C.1.3.2(d) to read as follows:

Prior to commencement of activities on the site or building consent being approved an acoustic design report prepared by a suitably qualified and experienced acoustical engineer may shall be required by the consent authority...

Add a new performance standard to Rule 4C.5.3.2 – Screening in Industrial and Commercial Zones – to read as follows:

(g) Comvita Campus Structure Plan

- (i) Any subdivision or development of land within the Comvita Campus Structure Plan area shall incorporate amenity screen landscaping in accordance with the requirements of the Comvita Campus Structure Plan in Appendix 7 for the particular area of land to be developed.

Except that:

For new or replacement landscaping along the boundary adjoining the State highway, within 9 metres of the carriageway, species must be of a type that the trunk diameter shall not exceed 100mm at maturity.

- (ii) Prior to any building/structure being established a landscape plan shall be prepared by a suitably qualified landscape architect and be provided to the consent authority for approval. The landscape plan shall be assessed by the consent authority in accordance with the requirements of Rule 4C.5.3.1(b)

- (iii) For (i) and (ii) above, where the existing shelterbelt is retained for screening, it shall be lowered and maintained at a height of 6m.

Add a new performance standard to Rule 12.4 – Activity Performance Standards – to read as follows:

12.4.20 Comvita Campus Structure Plan

12.4.20.1 General

- (a) Any subdivision or development (including staging) within the Comvita Campus Structure Plan area shall be undertaken in general accordance with the structure plan and specifications set out in Appendix 7.
- (b) Maximum *Building Coverage* within the Comvita Campus Structure Plan Area shall be 50%.

12.4.20.2 Subdivision and Development

- (a) Any subdivision or development of land zoned Industrial within the Comvita Campus Structure Plan area shall occur sequentially from stage 1 to stage 2 as shown on the staging plan in Appendix 7.
- (b) The provision of infrastructure shall be undertaken in accordance with the Comvita Campus Structure Plan Infrastructure Prerequisites Table in Appendix 7.
- (c) Any subdivision or development of land within the Comvita Campus Structure Plan area shall incorporate amenity screen planting in accordance with the requirements of the Comvita Campus Structure Plan in Appendix 7 for the particular area of land to be developed.

12.4.20.3 Rooding and Access

- (a) Provision shall be made for rooding and access generally in accordance with the Comvita Campus Structure Plan in Appendix 7.
- (b) The provision of all new or upgraded rooding and access works shall be undertaken in accordance with the Comvita Campus Structure Plan Infrastructure Prerequisites Table in Appendix 7.
- (c) The only vehicle access from State Highway 33 shall be via a single left turn only access point as shown on the Comvita Campus Structure Plan, regardless of whether a site has legal frontage to State Highway 33.
- (d) The single left turn only access point from State Highway 33 shall be designed and submitted to the New Zealand Transport Agency (NZTA) for approval prior to construction.
- (e) The portion of Wilson Road South adjoining the Structure Plan area shall be provided with kerb and channel in accordance with Council's Development Code.

12.4.20.4 Stormwater Management

- (a) Any subdivision or development of land shall make provision for stormwater detention and treatment infrastructure in general accordance with the Comvita Campus Structure Plan in Appendix 7. Stormwater areas shall be provided as part of the development of each stage.

12.4.20.5 Wastewater

- (a) Any subdivision or development of land shall make provision for wastewater detention and treatment infrastructure in general accordance with the Comvita Campus Structure Plan in Appendix 7. Wastewater areas shall be provided as part of the development of each stage.

12.4.20.6 Water Supply

- (a) Any subdivision or development of land shall make provision for water supply infrastructure in general accordance with the Comvita Campus Structure Plan Infrastructure Prerequisites Table in Appendix 7. Water supply shall be provided as part of the development of each stage.

Subsequent re-numbering of Rule 12.4.20, Rule 12.4.20.1, Rule 12.4.20.2 and Rule 12.4.20.3.

Add a new performance standard to Rule 17.4.1(a) – Building Height, Setback and Design – to read as follows:

(iv) Comvita Campus Structure Plan Area

The maximum building height in the Comvita Campus Structure Plan area shall be 12.0m.

Subsequent re-numbering of Rule 17.4.1(a)(iv), Rule 17.4.1(a)(v), Rule 17.4.1(a)(vi) and Rule 17.4.1(a)(vii).

Add to the explanatory statement for the industrial zone in Chapter 18 to read as follows:

... Industrial Zones in the District are established at Katikati, Te Puna, Te Puke and Rangiora with new zones proposed at Waihi Beach, Omokoroa and Paengaroa. The Comvita Campus Structure Plan area at Paengaroa provides for the expansion of existing Comvita activities and other complementary activities. ...

Add to Rule 18.3.1 to read as follows:

Permitted Activities (all areas except for the Comvita Campus Structure Plan Area (see 18.3.4) and where otherwise specified).

Add a new rule to Rule 18.3 – Activity Lists – to read as follows:

18.3.5 Permitted Activities (Comvita Campus Structure Plan Area only)

- (a) Industry, storage and warehousing relating to food, health and pharmaceuticals that:
 - (i) is produced in the Structure Plan Area, or
 - (ii) is associated with activities undertaken within the Structure Plan Area.
- (b) Research and development facilities and medical or scientific facilities relating to food, health and pharmaceuticals.
- (c) Works and network utilities as provided for in Section 10.
- (d) Educational facilities complementary to the foregoing.
- (e) Offices and buildings accessory to the foregoing.

Subsequent re-numbering of Rule 18.3.4, Rule 18.3.5, Rule 18.3.6, Rule 18.3.7, Rule 18.3.8 and Rule 18.3.9.

Add a new performance standard to Rule 18.4.1(a) – Height and Daylighting – to read as follows:

- Comvita Campus Structure Plan Area – 15.0m;

Add a new performance standard to Rule 18.4.1(c) – Visual Amenity – Screening – to read as follows:









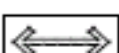


- Comvita Campus Structure Plan Area in respect of any boundary adjoining either State Highway 33 or Wilson Road South.

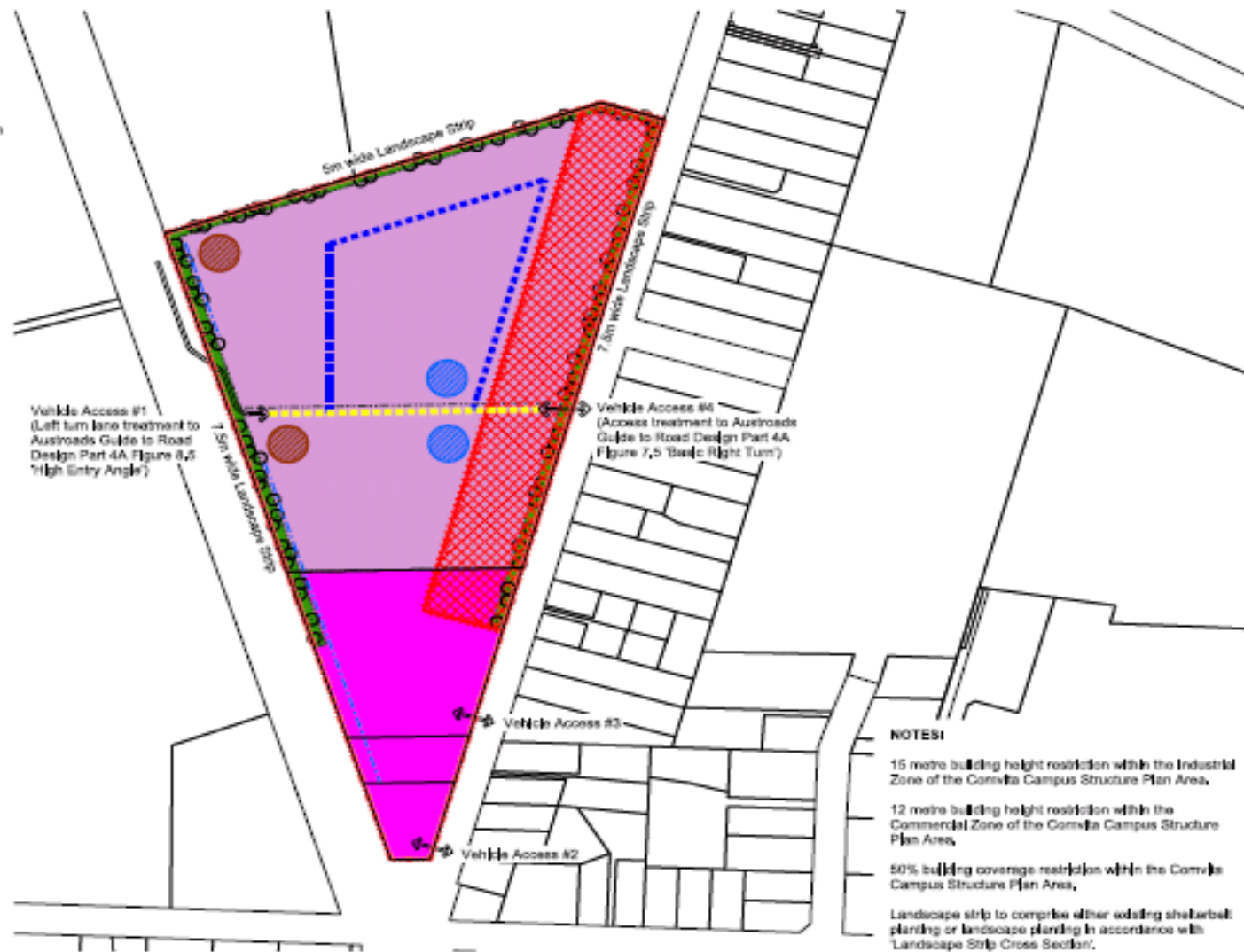
Add the following Infrastructure Table, Structure Plan, Staging Plan, and Landscape Strip Cross Section to Appendix 7:

Comvita Campus Structure Plan – Infrastructure Prerequisite Table

<u>Stage as shown on staging plan in Appendix 7)</u>	<u>Prerequisite to subdivision 224 certificate being granted or to any land use or building consent activity being established</u>
<p><u>Stage 1</u> <u>(1.90ha)</u></p>	<p><u>Roading and Access</u></p> <ul style="list-style-type: none"> • <u>Vehicle access #2 and #3 (main visitor entrances) and vehicle access #4 (staff, goods and service vehicle entrance) off Wilson Road South completed.</u> • <u>Internal spine road completed to the extent that it provides adequate access for staff, goods and service vehicles within Stage 1 from vehicle access #3.</u> <p><u>Stormwater Management</u></p> <ul style="list-style-type: none"> • <u>Internal stormwater pond or ponds with disposal via a wetland and swale system or soak holes designed, approved and completed.</u> <p><u>Wastewater</u></p> <ul style="list-style-type: none"> • <u>Internal wastewater pond or ponds and/or treatment system/s designed, approved and completed</u> <p><u>Water Supply</u></p> <ul style="list-style-type: none"> • <u>Provision of rain water collection tanks to complement existing Council reticulated supply from Wilson Road South completed</u> • <u>Provision of additional connection/s to Council reticulated supply from Wilson Road South as required</u> <p><u>Landscaping</u></p> <ul style="list-style-type: none"> • <u>Landscape strip along Stage 1 boundaries with State Highway 33 and Wilson Road South completed in accordance with Comvita Campus Structure Plan</u>
<p><u>Stage 2</u> <u>(4.20ha)</u></p>	<p><u>Roading and Access</u></p> <ul style="list-style-type: none"> • <u>Vehicle access #1 (inclusive of slip lane requirements) off State Highway 33 or alternative vehicle access off Wilson Road South for staff, goods and service vehicles only completed</u> • <u>Internal spine road and Stage 2 internal roading completed</u> <p><u>Stormwater Management</u></p> <ul style="list-style-type: none"> • <u>Internal stormwater pond or ponds with disposal via a wetland and swale system or soak holes designed, approved and completed</u> <p><u>Wastewater</u></p> <ul style="list-style-type: none"> • <u>Internal wastewater pond or ponds and/or treatment system/s designed, approved and completed</u> <p><u>Water Supply</u></p> <ul style="list-style-type: none"> • <u>Provision of rain water collection tanks to complement existing Council reticulated supply from Wilson Road South completed</u> • <u>Provision of additional connection/s to Council reticulated supply from Wilson Road South as required</u> <p><u>Landscaping</u></p> <ul style="list-style-type: none"> • <u>Landscape strip along Stage 2 boundaries with State Highway 33 and Wilson Road South completed in accordance with Comvita Campus Structure Plan</u>

LEGEND

-  Comvita Campus Structure Plan Area Boundary
-  Industrial Zone
-  Commercial Zone
-  Indicative Wastewater Management
-  Indicative Stormwater Management
-  Indicative Vegetated Stormwater Swale
-  Landscape Strip
-  Indicative Internal Spine Road
-  Indicative Stage 2 Internal Roading
-  Indicative Vehicle Access
-  Acoustic Certification Area



NOTES:

- 15 metre building height restriction with the Industrial Zone of the Comvita Campus Structure Plan Area.
- 12 metre building height restriction with the Commercial Zone of the Comvita Campus Structure Plan Area.
- 50% building coverage restriction with the Comvita Campus Structure Plan Area.
- Landscape strip to comprise either sodding/shrubbed planting or landscape planting in accordance with 'Landscape Strip Cross Section'.



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COMVITA CAMPUS STRUCTURE PLAN
Structure Plan
Date: 07 October 2013 | Revision: D |
Graphic prepared for Comvita New Zealand (prepared by Boffa Miskell Limited)
Author: anna.hughes@boffa miskell.co.nz | Checked: AMZ

Figure 2





Note:
 Landscape strip to comprise either existing shelterbelt planting or landscape planting in accordance with 'Landscape Strip Cross Section' as indicated. Mature plants are to be used in the landscape strip to reduce the growth period required to achieve optimal amenity screening in accordance with Rule 4C.5.3.2(g)



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Scale: 1:2500 @ A3



COMVITA CAMPUS STRUCTURE PLAN
Landscape Strip Cross Section
 Date: 03 October 2011 | Revision: 0 |
 Graphic prepared for Comvita New Zealand Limited by Boffa Miskell Limited
 Author: neme.hugo@boffa miskell.co.nz | Checked: MML

Figure 4

Part C: Changes to the Operative District Plan 2012

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

Add a new performance standard to Rule 4C1.3.2(d) – Acoustic Certification – to read as follows:

- (iv) those lots within the Comvita Campus Structure Plan area that are zoned Industrial and located within 50m of Wilson Road South as indicated on the Comvita Campus Structure Plan.

Amend Rule 4C.1.3.2(d) to read as follows:

Prior to commencement of activities on the site or building consent being approved an acoustic design report prepared by a suitably qualified and experienced acoustical engineer ~~may~~ shall be required by the *Council*.

Add a new performance standard to Rule 4C.5.3.2 – Screening in Industrial and Commercial Zones – to read as follows:

- (g) Comvita Campus Structure Plan

- (i) Any subdivision or development of land within the Comvita Campus Structure Plan area shall incorporate amenity screen landscaping in accordance with the requirements of the Comvita Campus Structure Plan in Appendix 7 for the particular area of land to be developed.

Except that:

For new or replacement landscaping along the boundary adjoining the State highway, within 9 metres of the carriageway, species must be of a type that the trunk diameter shall not exceed 100mm at maturity.

- (ii) Prior to any building/structure being established a landscape plan shall be prepared by a suitably qualified landscape architect and be provided to the consent authority for approval. The landscape plan shall be assessed by the consent authority in accordance with the requirements of Rule 4C.5.3.1(b)
- (iii) For (i) and (ii) above, where the existing shelterbelt is retained for screening, it shall be lowered and maintained at a height of 6m.

Add a new performance standard to Rule 12.4 – Activity Performance Standards – to read as follows:

12.4.20 Comvita Campus Structure Plan

12.4.20.1 General

- (a) Any subdivision or development (including staging) within the Comvita Campus Structure Plan area shall be undertaken in general accordance with the Structure Plan and specifications set out in Appendix 7.

- (b) Maximum *Building Coverage* within the Comvita Campus Structure Plan Area shall be 50%.

12.4.20.2 Subdivision and *Development*

- (a) Any subdivision or *development* of land zoned Industrial within the Comvita Campus Structure Plan area shall occur sequentially from stage 1 to stage 2 as shown on the staging plan in Appendix 7.
- (b) The provision of *infrastructure* shall be undertaken in accordance with the Comvita Campus Structure Plan Infrastructure Prerequisites Table in Appendix 7.
- (c) Any subdivision or *development* of land within the Comvita Campus Structure Plan area shall incorporate amenity screen planting in accordance with the requirements of the Comvita Campus Structure Plan in Appendix 7 for the particular area of land to be developed.

12.4.20.3 Roading and Access

- (a) Provision shall be made for roading and access generally in accordance with the Comvita Campus Structure Plan in Appendix 7.
- (b) The provision of all new or upgraded roading and access works shall be undertaken in accordance with the Comvita Campus Structure Plan Infrastructure Prerequisites Table in Appendix 7.
- (c) The only vehicle access from State Highway 33 shall be via a single left turn only access point as shown on the Comvita Campus Structure Plan, regardless of whether a site has legal frontage to State Highway 33.
- (d) The single left turn only access point from State Highway 33 shall be designed and submitted to the New Zealand Transport Agency (NZTA) for approval prior to *construction*.
- (e) The portion of Wilson Road South adjoining the Structure Plan area shall be provided with kerb and channel in accordance with *Council's* Development Code.

12.4.20.4 Stormwater Management

- (a) Any subdivision or *development* of land shall make provision for stormwater detention and treatment *infrastructure* in general accordance with the Comvita Campus Structure Plan in Appendix 7. Stormwater areas shall be provided as part of the *development* of each stage.

12.4.20.5 Wastewater

- (a) Any subdivision or *development* of land shall make provision for wastewater detention and treatment infrastructure in general accordance with the Comvita Campus Structure Plan in Appendix 7. Wastewater areas shall be provided as part of the *development* of each stage.

12.4.20.6 Water Supply

- (a) Any subdivision or *development* of land shall make provision for water supply infrastructure in general accordance with the Comvita Campus Structure Plan Infrastructure Prerequisites Table in Appendix 7. Water supply shall be provided as part of the *development* of each stage.

Subsequent re-numbering of Rule 12.4.20, Rule 12.4.20.1, Rule 12.4.20.2 and Rule 12.4.20.3.

Add a new performance standard to Rule 19.4.1(a) – Building height, setback, alignment and design – to read as follows:

(iv) Comvita Campus Structure Plan Area

The maximum *building height* in the Comvita Campus Structure Plan area shall be 12.0m.

Subsequent re-numbering of Rule 19.4.1(a)(iv), Rule 19.4.1(a)(v), Rule 19.4.1(a)(vi) and Rule 19.4.1(a)(vii).

Add to the explanatory statement for the industrial zone in Chapter 21 to read as follows:

... Industrial Zones in the District are established at Katikati, Te Puna, Te Puke and Rangiuru with new zones proposed at Waihi Beach, Omokoroa and Paengaroa. The Comvita Campus Structure Plan area at Paengaroa provides for the expansion of existing Comvita activities and other complementary activities.

...

Add to Rule 21.3.1 to read as follows:

Permitted Activities (all areas except for the Comvita Campus Structure Plan Area (see 21.3.4) and where otherwise specified).

Add a new rule to Rule 21.3 – Activity Lists – to read as follows:

21.3.4 Permitted Activities (Comvita Campus Structure Plan Area only)

- (a) *Industry, storage and warehousing relating to food, health and pharmaceuticals that;*
- (i) is produced in the Structure Plan Area, or
(ii) is associated with activities undertaken within the Structure Plan Area.
- (b) Research and development facilities and *medical or scientific facilities* relating to food, health and pharmaceuticals.
- (c) Works and network utilities as provided for in Section 10.
- (d) *Educational facilities* complementary to the foregoing.
- (e) *Offices and buildings accessory to the foregoing.*

Subsequent re-numbering of Rules 21.3.4 to 21.3.12.

Add a new performance standard to Rule 21.4.1(a) – Height and daylighting – to read as follows:

- Comvita Campus Structure Plan Area – 15.0m;

Add a new performance standard to Rule 21.4.1(c) – Visual amenity – Streetscene – to read as follows:

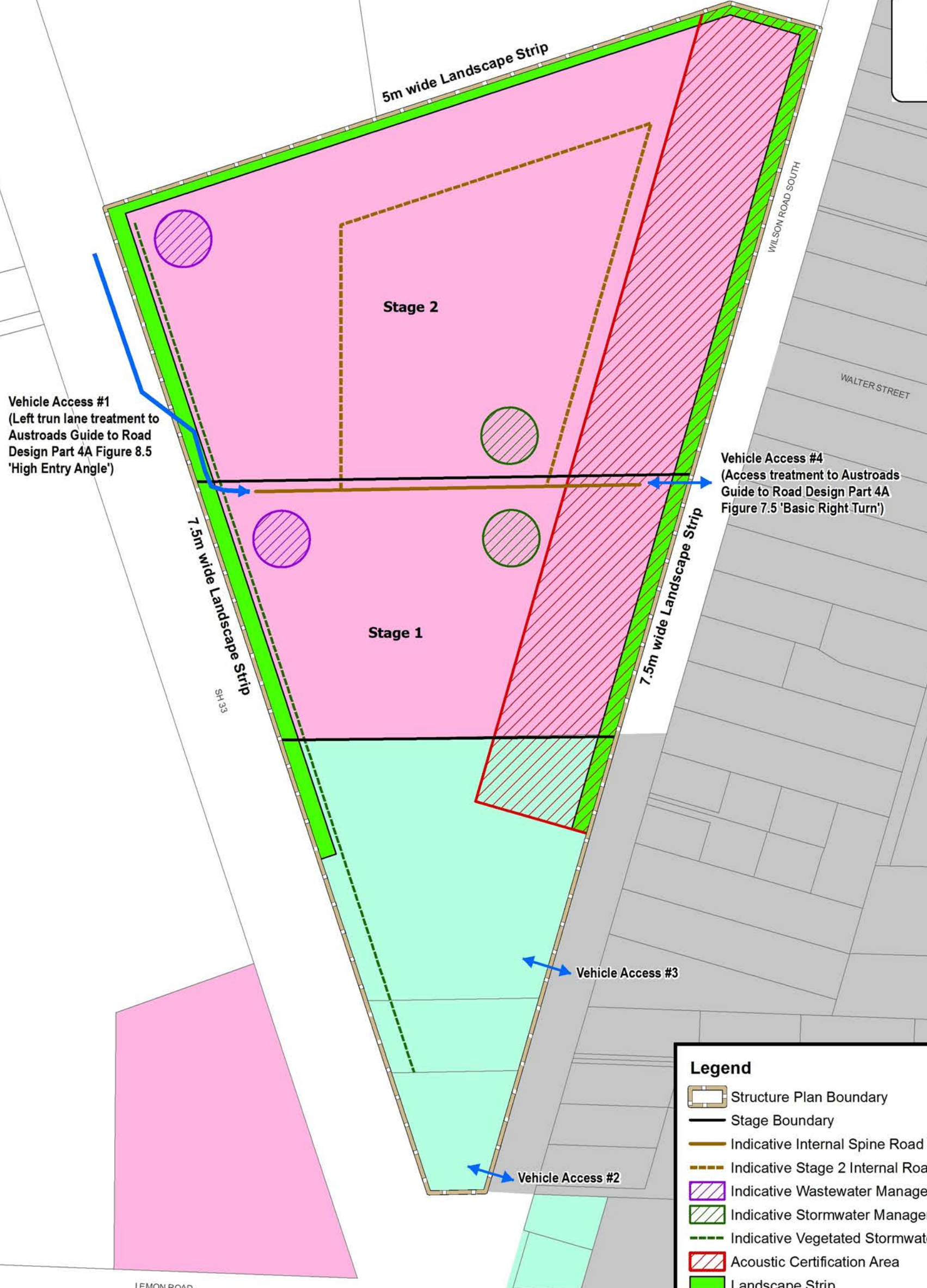
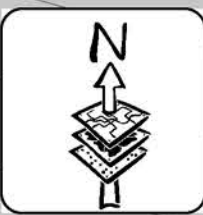
- Comvita Campus Structure Plan Area in respect of any boundary adjoining either State Highway 33 or Wilson Road South.

Add the following Infrastructure Table, Structure Plan, Staging Plan, and Landscape Strip Cross Section to Appendix 7:

Comvita Campus Structure Plan – Infrastructure Prerequisite Table

<u>Stage as shown on staging plan in Appendix 7)</u>	<u>Prerequisite to subdivision 224 certificate being granted or to any land use or building consent activity being established</u>
<p><u>Stage 1</u> <u>(1.90ha)</u></p>	<p><u>Roading and Access</u></p> <ul style="list-style-type: none"> • <u>Vehicle access #2 and #3 (main visitor entrances) and vehicle access #4 (staff, goods and service vehicle entrance) off Wilson Road South completed.</u> • <u>Internal spine road completed to the extent that it provides adequate access for staff, goods and service vehicles within Stage 1 from vehicle access #3.</u> <p><u>Stormwater Management</u></p> <ul style="list-style-type: none"> • <u>Internal stormwater pond or ponds with disposal via a <i>wetland</i> and swale system or soak holes designed, approved and completed.</u> <p><u>Wastewater</u></p> <ul style="list-style-type: none"> • <u>Internal wastewater pond or ponds and/or treatment system/s designed, approved and completed</u> <p><u>Water Supply</u></p> <ul style="list-style-type: none"> • <u>Provision of rain water collection tanks to complement existing <i>Council</i> reticulated supply from Wilson Road South completed</u> • <u>Provision of additional connection/s to <i>Council</i> reticulated supply from Wilson Road South as required</u> <p><u>Landscaping</u></p> <ul style="list-style-type: none"> • <u>Landscape strip along Stage 1 boundaries with State Highway 33 and Wilson Road South completed in accordance with Comvita Campus Structure Plan</u>
<p><u>Stage 2</u> <u>(4.20ha)</u></p>	<p><u>Roading and Access</u></p> <ul style="list-style-type: none"> • <u>Vehicle access #1 (inclusive of slip lane requirements) off State Highway 33 or alternative vehicle access off Wilson Road South for staff, goods and service vehicles only completed</u> • <u>Internal spine road and Stage 2 internal roading completed</u> <p><u>Stormwater Management</u></p> <ul style="list-style-type: none"> • <u>Internal stormwater pond or ponds with disposal via a <i>wetland</i> and swale system or soak holes designed, approved and completed</u>

	<p><u>Wastewater</u></p> <ul style="list-style-type: none">• <u>Internal wastewater pond or ponds and/or treatment system/s designed, approved and completed</u> <p><u>Water Supply</u></p> <ul style="list-style-type: none">• <u>Provision of rain water collection tanks to complement existing <i>Council</i> reticulated supply from Wilson Road South completed</u>• <u>Provision of additional connection/s to <i>Council</i> reticulated supply from Wilson Road South as required</u> <p><u>Landscaping</u></p> <ul style="list-style-type: none">• <u>Landscape strip along Stage 2 boundaries with State Highway 33 and Wilson Road South completed in accordance with Comvita Campus Structure Plan</u>
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Vehicle Access #1
(Left turn lane treatment to
Austroads Guide to Road
Design Part 4A Figure 8.5
'High Entry Angle')

Vehicle Access #4
(Access treatment to Austroads
Guide to Road Design Part 4A
Figure 7.5 'Basic Right Turn')

7.5m wide Landscape Strip
SH 33

7.5m wide Landscape Strip

5m wide Landscape Strip

Stage 2

Stage 1

Vehicle Access #3

Vehicle Access #2

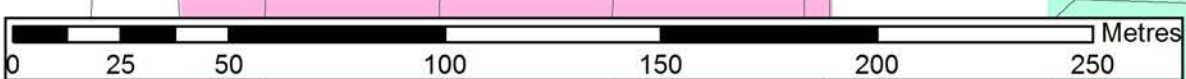
WALTER STREET

WILSON ROAD SOUTH

LEMON ROAD

Legend

- Structure Plan Boundary
- Stage Boundary
- Indicative Internal Spine Road
- Indicative Stage 2 Internal Road
- Indicative Wastewater Management
- Indicative Stormwater Management
- Indicative Vegetated Stormwater Swale
- Acoustic Certification Area
- Landscape Strip
- Commercial
- Industrial
- Residential





Note:

Landscape strip to comprise either exiting sheltered planting or landscape planting in accordance with "Landscape Strip Cross Reference" as indicated. Mature plants are to be used in the landscape strip to reduce the growth period required to achieve optimal amenity screening in accordance with Rule 4C.5.3.2(g).