

### UNRESOLVED ISSUES IN RELATION TO THE CNEA PSP

Item	Affected	Issue	Submission Number	Summary of Submission
1	PSP	Adequacy of Background Reports	12a3 12a4 & 12a14 12a10, 12a11, 12a13	The Restricted Retail Study  The Valuation Report is incomplete as it has not valued each individual land holding nor has it factored in improvements  Further Studies are required to inform the PSP
2	PSP	Adequacy of Consultation	12a1	Adequacy of consultation with landowners
3	PSP	Amendment is Premature	10.1, 10.2, 10.3 & 18.6	The Amendment ought be delayed or abandoned pending completion of various reports
4	PSP	Development Opportunity	4.3	Designation of land as GGF Conservation area fetters opportunity to commercially develop
5	PSP	Alternative Land Use & Development Options	12a6.1 - 5 & 12a7	Five alternate land use & developments
6	PSP	Native Vegetation	11.2 18.8 18.9	Update Habitat Compensation Layer in relation to LP3 and LP4  Areas of existing native vegetation to be incorporate into conservation areas and/or open space  Incorporation of an east/west habitat link into the precinct

7	PSP	Parkland, Drainage & Wetland Allocation	5.1	Unfair and excessive parkland, drainage & wetland allocation
8	PSP	Management of Water Flows	18.11 18.12	Utilise innovative methods to ensure that storm water flows are kept to pre-development levels and patterns  The Amendment ought aim to exceed current best practice storm water quality treatment
9	PSP	Extent and Management of Conservation Area	10.4 & 18.4 18.10 11.62	Extent of conservation area setback from the Merri Creek  Open space delivery  Transfer of conservation land to a public authority during subdivision
10	PSP	Infrastructure Implementation	12a5	There are roads within the precinct which are unsafe and should be constructed immediately
11	PSP	Road Bridge over the Merri Creek	11.2 11.3	A Cultural Heritage Management Plan (CHMP) and Geotechnical Assessment ought be produced before the PSP is completed  Information sought from the Registered Aboriginal Party
12	PSP	Zoning	10.5, 10.6, & 18.2 1.1, 12a6, 12a9, 12a15 &	Rural Conservation Zone  Precinct should be zoned for residential land use

			12a16 3.1  4.1  9.1, 9.4 & 9.5  4.2	Extension of commercially zoned land to the south of the existing high voltage lines  Rezoning of the land within the GGF Conservation area to facilitate commercial enterprises  The zoning of land for commercial use is inconsistent with the strategic planning for the locality  The Flood Zone Overlay ought be deleted
13	PSP	Restricted Retail Allocation	9.2 & 9.3	The zoning of land for commercial use is inconsistent with the retail hierarchy for the region
14	PSP	Oversupply of Industrial land	1.1 & 12a2	Amendment will result in an oversupply of industrial land
15	PSP	Depreciation of Assets	12a8	PSP has resulted in a depreciation of existing land assets
16	PSP	Oversupply of Jobs	12a12	PSP has resulted in a depreciation of existing land assets
17	PSP	Land Acquisition	4.4, 10.8, 11.1, 11.74 & 18.5	The land in the conservation area and open space corridor ought be acquired by a public authority

**UNRESOLVED ISSUES IN RELATION TO NCEA DRAFT SCHEDULES**

Item	Affected	Issue	Submission Number	Submission
1	Draft Schedules	UGZ8	11.63	Clause 4.6 ought be amended to require an Environmental Site Assessment to be submitted as part of the information required for the subdivision permit
2	Draft Schedules	ESO2 & 10	10.7 & 18.3	Deletion of ESO2 & ESO10