

**The Resource Management Act 1991**

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Revision 3

**Selwyn District Council**

**Selwyn District Plan  
(Volume 1: Townships)**

**Proposed Plan Change 10  
Business 2A Zone at  
Rolleston**

A Plan Change to rezone 49ha of rural land  
for business purposes  
and to introduce a new Business 2A Zone  
at Rolleston

Date of Notification: \_\_\_\_\_

# Contents

| Section                                                                   | Page      |
|---------------------------------------------------------------------------|-----------|
| <b>1. PROPOSED PLAN CHANGE .....</b>                                      | <b>1</b>  |
| INTRODUCTION .....                                                        | 1         |
| PURPOSE OF PLAN CHANGE .....                                              | 2         |
| REASONS FOR PLAN CHANGE .....                                             | 2         |
| <b>2. SCHEDULE OF PROPOSED AMENDMENTS TO THE SELWYN DISTRICT PLAN....</b> | <b>4</b>  |
| EXPLANATION OF AMENDMENTS .....                                           | 29        |
| <b>3. STATUTORY FRAMEWORK.....</b>                                        | <b>30</b> |
| FRAMEWORK FOR PLAN CHANGE PROPOSALS .....                                 | 30        |
| Canterbury Regional Policy Statement .....                                | 31        |
| Regional Policy Statement Proposed Change 1 .....                         | 32        |
| Regional Land Transport Strategy (RLTS) .....                             | 34        |
| Proposed Natural Resources Regional Plan (NRRP) .....                     | 35        |
| Rolleston Structure Plan .....                                            | 35        |
| SECTION 31 RMA .....                                                      | 35        |
| SECTION 32 RMA .....                                                      | 36        |
| PART II RMA .....                                                         | 36        |
| <b>4. ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE) .....</b>                 | <b>38</b> |
| THE SITE .....                                                            | 38        |
| EFFECTS ON THE AMENITY VALUES OF THE SURROUNDING LOCALITY .....           | 40        |
| TRAFFIC ASSESSMENT.....                                                   | 48        |
| EFFECTS ON INFRASTRUCTURAL SERVICES .....                                 | 49        |
| OTHER MINOR CHANGES.....                                                  | 49        |
| SUMMARY OF EFFECTS.....                                                   | 50        |
| <b>5. SECTION 32 ASSESSMENT .....</b>                                     | <b>51</b> |
| LEVEL OF ANALYSIS.....                                                    | 51        |
| ALTERNATIVES CONSIDERED .....                                             | 54        |
| ANALYSIS OF BENEFITS AND COSTS OF THE ZONE CHANGE.....                    | 54        |
| CONCLUSION .....                                                          | 56        |
| <b>6. CONSULTATION.....</b>                                               | <b>58</b> |
| <b>7. CONCLUSIONS.....</b>                                                | <b>59</b> |

## Appendices

- A) Site Location Plans
- B) Proposed Business 2A Zone Outline Development Plans
- C) Amended Planning Maps
- D) Infrastructure Report
- E) Stormwater Management Assessment
- F) Traffic Impact Assessment
- G) Outline Development Plan Report
- H) Visual Impact Assessment
- I) Consultation Summary

## Figures

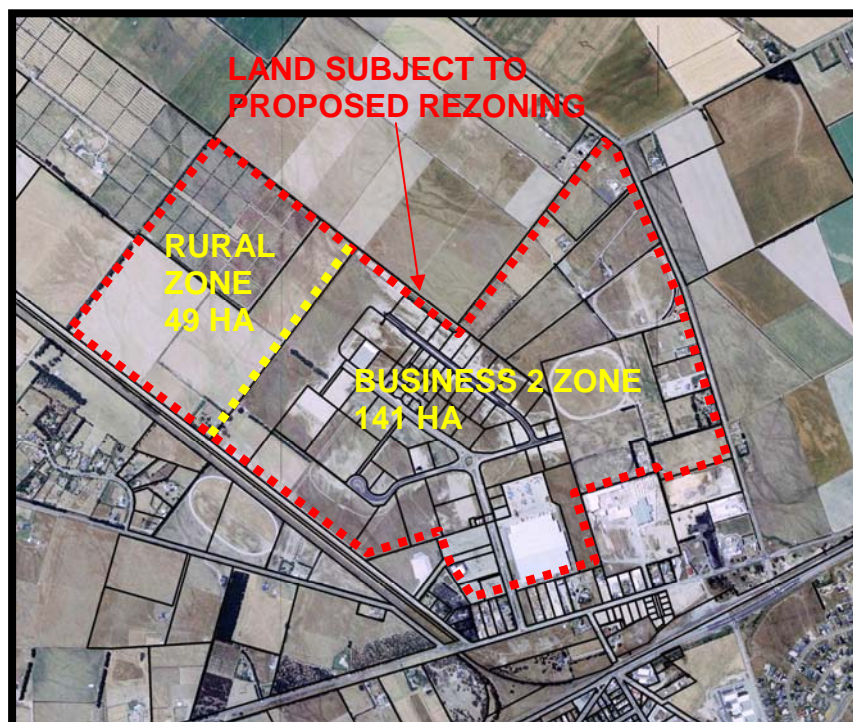
- 1. Aerial Image of Site – Existing Zoning of Subject Site
- 2. Map 1.H4 of Proposed Change 1 to the Regional Policy Statement
- 3. Aerial View of Site

# 1. Proposed Plan Change

## Introduction

- 1.1 Selwyn District Council proposes changes to the Partially Operative Selwyn District Plan (“the District Plan”) by rezoning land between Railway Road, Jones Road and Hoskyns Road from the existing Rural and Business 2 zoning to a new Business 2A zoning. The proposed zone is similar to the Business 2 Zone at Railway Road and Hoskyns Road North, Rolleston, however, it provides the opportunity for an increased efficiency in the use of the land resource through the adoption of some different development controls over those that apply in the Business 2 Zone. These are set out at Section 2 of this report.
- 1.2 A key component of the proposed plan change is the rezoning of approximately 49ha of rural land for business purposes. The other land (approximately 141ha) subject to the proposed rezoning is currently zoned Business 2 (referred to as the Izone Southern Business Hub), and as such, business development is permitted on this land, as will be the case in the proposed Business 2A Zone. The proposed development controls that differ between the Business 2 Zone and the proposed Business 2A Zone are also assessed in detail, as they too also represent a key aspect of the plan change.
- 1.3 In addition, the plan change incorporates a requirement for development over the land in question to be in accordance with a specific and single Outline Development Plan to be included at Appendix 22 to the District Plan. This is to replace the existing Outline Development Plan's at Appendices 22 and 33 of the District Plan.
- 1.4 Rules relating to the abovementioned Outline Development Plan will control the location of main road connections, pedestrian walkways, roading upgrades, amenity hubs, as well as requirements for various landscaping treatments along boundaries with the Rural Zone.
- 1.5 The site is identified on the following Figure 1 and is identified in the Site Location Plans attached at **APPENDIX A**.

**Figure 1: Aerial Image of Site – Existing Zoning of Subject Site**



## Purpose of Plan Change

- 1.6 The purpose of the plan change is two fold; the first being to rezone 'Rural' zoned land along Railway Road and adjoining the Izone Southern Business Hub for business purposes to cater for the anticipated demand for business land, and the second being to rezone the existing Business 2 zoned land comprising the Izone Southern Business Hub (and the above rural land) to a new Business 2A Zone. A new Business 2A Zone which encompasses all of Izone is considered appropriate in order to reflect the nature and scale of activities already established and establishing within the park, which are significantly different from other Business 2 Zones.
- 1.7 The subject site is located north of the Rolleston Town Centre and State Highway 1 and encompasses approximately 49ha of Rural zoned land and approximately 141ha of Business 2 zoned land. The adjoining properties to the south of the subject site are zoned Business 2, whereas the properties to the north, east and west are zoned Rural (Inner Plains). Refer to Section 4 for a further description of the site and its locality.

## Reasons for Plan Change

- 1.8 The existing Izone Southern Business Hub comprises some 141ha and is in a prime location for business and industrial activities. Since its inception in 2001 the Izone Southern Business Hub has experienced a positive reception from the industry. The current rate of sales of lots within the Izone Southern Business Hub is at 15.7ha per annum, and this is expected to increase as the Park continues to develop. The existing Izone Southern Business Hub is largely developed, with only a handful of sites remaining available to the market. The 56ha portion of Izone rezoned by Plan Change 5 ('PC5'), and as identified as 'Precinct 2' on the Outline Development Plan attached at **APPENDIX B** has significant portions of land committed to end uses, and based on current take up rates, all currently zoned land would be exhausted within 3 years.
- 1.9 To meet future demand it is necessary to expand the business park. Selwyn District Council have acquired adjoining land to the north west of the current Izone Southern Business Hub site to provide for development that meets the existing and future needs of the surrounding community.
- 1.10 Presently the Izone Southern Business Hub is specifically controlled through two Outline Development Plans (Appendices 22 and 33 of the District Plan), and several rules applicable only to Izone (such as noise, lighting, types of activities, retailing and landscaping). As a consequence of PC5 (which rezoned some 56ha of rural land to business to the east of Izone), several changes to the District Plan are now considered appropriate which address Izone in its entirety and endorse the use of a single Outline Development Plan. In addition, in order to better reflect the types of activities establishing at Izone, and to ensure the most efficient and sustainable use of the land resource, some provisions in the District Plan need to be amended.
- 1.11 In order to achieve this, a new Business 2A Zoning over the existing Izone Southern Business Hub, as well as the 49ha of rural land adjoining Railway Road is considered appropriate.
- 1.12 Given the uptake of the existing Izone Southern Business Hub land there is predicted to be a lack of appropriately zoned land available in the locality that is capable of meeting future needs (beyond the short term) for commercial growth of this nature. As such, it is appropriate to rezone further land adjacent to the existing business area to provide for the improved services being proposed. Given the lead in time involved with rezoning land and then obtaining subdivision consent, completing site works and obtaining new Titles it is necessary to begin that process now to avoid a lack of availability of appropriately zoned land in the near future. To ensure the future viability of the Izone Southern Business Hub it is vital to maintain the supply of appropriately zoned land to continue the momentum of the market response to the existing Izone Southern Business Hub.

- 1.13 Through the development of the existing Izone Southern Business Hub area it has become evident that the strongest market demand has been for larger lots (10,000m<sup>2</sup>) where businesses can establish larger warehouse/storage buildings. As a result, larger allotments in Izone are well sought after. This demand continues and is in part driven by Izone's good access to SH1, close proximity to Christchurch City, easy access to the Airport and to SH73 to the West Coast and the South Island Main Trunk Railway Line. The proposed Business 2A Zone is intended to cater for this demand into the future and reflects the recognition that the Izone Southern Business Hub has become a business area of regional importance given the role it can play in supporting economic growth in the Greater Christchurch area.
- 1.14 Under the current zoning of the 49ha rural block, any proposed future business or industrial development would require resource consent to enable its construction and operation.
- 1.15 Amendments to the District Plan are considered to be the most appropriate method by which to provide for the proposed development of the rural portion of the site, to adequately provide for a new Business 2A Zone, and to provide for the on-going operation of a business park of regional importance at this location in a manner that ensures an efficient and sustainable use of the land resource.

## 2. Schedule of Proposed Amendments to the Selwyn District Plan

- 2.1 For the purposes of the identification of the required changes, any text proposed to be added by this plan change is shown as **bold underlined** and text to be deleted as plain text with ~~strike through~~.
- 2.2 The following changes are proposed to the Partially Operative Selwyn District Plan to enable the proposed rezoning to proceed.

### AMENDMENTS TO PLANNING MAPS:

- Amendment 1** Amend Planning Maps 13, 95, 96 and 97 to identify the zoning of the site as Business 2A. See amended planning maps attached at **APPENDIX C**.

### AMENDMENTS TO PART B – ISSUES, OBJECTIVES AND POLICIES:

- Amendment 2** Amend Policy B3.2.3 on page B3-018 as follows:  
Policy B3.2.3  
Mitigate any adverse effects on the environment from the manufacture, use or storage of hazardous substances in Business 2 **and 2A** zones or the Business 3 zone.
- Amendment 3** Amend the Explanation and Reasons for Policy B3.2.3 on page B3-018 as follows:  
Explanation and Reasons  
Business 2 **and 2A** Zones and the Business 3 Zone are areas where manufacturing, use or storage of hazardous substances may be an integral part of some activities. These zones provide areas for these activities which may not be able to be located in Living or Business 1 Zones because of their effects. Other effects that may need managing include (but are not limited to) potential contamination of land; incompatibility of activities on adjoining sites; or offensive odours, discharges or dust nuisances.
- Some Business 2 and 3 zones are located close to Business 1 or Living zones, therefore some management of hazardous substances is needed to accommodate the requirements of business activities whilst ensuring that adverse effects on people and activities at other sites and on the rest of the environment are avoided, remedied or mitigated. The threshold quantities in Part E, Appendix 9 for hazardous substances are therefore higher for Business 2, **2A** and 3 zones, but are not unlimited, and site storage and location criteria also apply.
- Amendment 4** Amend third bullet point under 'Zones' under 'Quality of the Environment – Strategy' on page B3-034 and B3-035 as follows:  
Business 2 **and 2A** zones have lower standards for aesthetics and nuisance effects, but people's health and safety are protected. Activities in Business 2 **and 2A** zones are protected from 'reverse sensitivity' effects.
- Amendment 5** Amend Policy B3.4.5 on page B3-037 as follows:  
Policy B3.4.5  
(a) To provide Business 2 Zones with few requirements for aesthetic or amenity values, but which have sufficient provisions: to safeguard people's health and well-being and to avoid pollution of natural resources or potential 'reverse sensitivity' effects.  
**(b) To provide a Business 2A Zone which can cater for business activities requiring large footprint buildings and/or sites but which have sufficient provisions to safeguard people's health and well-**



**being and avoid pollution of natural resources or potential 'reverse sensitivity' effects.**

**Amendment 6**

Amend the Explanation and Reasons for Policy B3.4.5 on page B3-038 as follows:

Explanation and Reasons

Business 2 Zones are areas where activities may be able to locate that have effects which are incompatible with the character or amenity values of Living, Business 1 or Rural Zones. Activities which may be sensitive to these effects, such as residential activities, are managed in Business 2 **and 2A** Zones to avoid potential 'reverse sensitivity' issues. Business 2 Zones tend to adjoin or be close to townships, so effects of some activities still need to be managed or may be inappropriate in Business 2 Zones. The Rural (Outer Plains) Zone may be an alternative location for "rural-based" industrial activities. **The Business 2A Zone does not adjoin any residential area and as such caters for a larger scale of activities than other Business 2 Zones.**

**In the case of Rolleston the Business 2A Zone is surrounded by rural zoned land with the nearest Living Zone being located on the southern side of SH1 and the South Island Main Trunk Railway Line. A rural residential enclave (Armack Drive) exists to the west of the Business 2A Zone (beyond Railway Road and the Midland Railway) and this has been recognised in the development controls that apply along the western boundary of the Business 2A Zone.**

**The Business 2A Zone at Rolleston provides for a range of business activities in particular those requiring larger allotment sizes with good access to State Highway 1 and/or the Main Trunk Railway Line. In this regard this zone has an important role in the economic prosperity of the Greater Christchurch area as well as providing significant employment opportunities for Selwyn District residents.**

Business 2 Zones currently exist at: Leeston, Rolleston, Darfield and Coalgate. **The Business 2A Zone exists at Rolleston.**

**Amendment 7**

Amend the Method for Policy B3.4.5 on page B3-038 as follows:

Method

District Plan Rules

- Business 2 Zone
- **Business 2A Zone**

**Amendment 8**

Amend the Explanation and Reasons for Policy B3.4.15 on page B3-042 as follows:

Explanation and Reasons

Policy B3.4.15 provides that non-residential activities which are located in Living zones do not adversely affect residential properties, particularly at night. The policy is implemented by a rule which applies to non-residential activities in a Living zone. The rule specifies hours of operation for activities. Any activity which cannot comply with the rule may still be able to locate in or adjoining a Living zone if the activities outside the 'hours of operation' are unlikely to disturb surrounding allotments. There are no restrictions on the hours of operation for activities in Business zones. There are however increased building setback standards for sites in Business 2 and 3 Zones adjoining a Living zone and more stringent noise, light spill and recession plane standards for all Business zones adjoining a Living zone.

**In the case of the Business 2A Zone there are more stringent controls on noise, light spill, recession planes, setbacks and landscaping where adjoining the Rural zone.**

- Amendment 9** Amend the Explanation and Reasons for Policy B3.4.22 on page B3-046 as follows:  
Explanation and Reasons  
For most places, the District Plan does not have provisions that tell people what colour, shape or materials to use when building structures. The Council thinks this is a matter of personal choice. The Plan does, however have rules for the height, bulk of buildings and recession planes, to avoid adverse effects of shading and loss of privacy or outlook, on adjoining sites. **In the case of the Business zones some of these provisions are either relaxed or do not exist where adjoining another business zoned site.**  
...
- Amendment 10** Amend the Method for Policy B3.4.22 on page B3-046 as follows:  
Method  
District Plan Rules  
– Height of Buildings (All Zones)  
– Size of Buildings (Living zones)  
– Recession Planes (All **Living** Zones **and some Business Zones**)
- Amendment 11** Amend Policy B3.4.24 on page B3-047 as follows:  
Policy B3.4.24  
In all zones in townships, ensure buildings:  
– Do not shade adjoining properties **in rural or living zones**; and  
– Maintain a predominantly low rise skyline.
- Amendment 12** Amend the Explanation and Reasons for Policy B3.4.24 on page B3-047 as follows:  
Explanation and Reasons  
Policy B3.4.24 describes effects which all buildings should have, in any zone in a township. Access to sunlight is important to most sites, to make them attractive. Even if activities are predominately indoors, sunlight is a potential source of light or heating.  
  
Townships in Selwyn District have predominately low rise buildings, except for Lincoln University **and some business areas**. In consultation (township surveys and landscape workshops) many residents considered multi-storey apartment blocks or other high rise buildings will adversely affect the amenity values of townships in Selwyn District because they are characteristic of more 'metropolitan' areas, and because they reduce the outlook on to the rural area.  
  
**Within the Business 2A Zone and the Business 3 Zone at Lincoln provision is made for taller buildings to reflect needs of both locations given the importance of both to the District and the Greater Christchurch area.**  
  
**In the case of the Business 2A Zone at Rolleston whilst it has the same permitted height limit (15m) as the Business 2 Zones, provision is made for buildings between 15m to 20m to be considered as a restricted discretionary activity. In addition, there is no recession plane applicable within the Business 2A Zone recognising the nature and character of this Zone. The location of the Business 2A Zone is well separated from Living zones to ensure that the lack of recession plane will not result in any unacceptable effects.**  
  
**In the case of the Business 3 Zone at Lincoln provision is made for multi stored buildings which is a distinctive character of the existing development in this area.**



- Amendment 13** Amend the Method for Policy B3.4.24 on page B3-047 and B3-048 as follows:  
Method  
District Plan Rules
- Recession Planes (**All Living Zones and some Business Zones**)
  - Building Height (all zones)
  - Building Setbacks (all zones)
- Amendment 14** Amend Policy B3.4.32 on page B3-052 as follows:  
Policy B3.4.32  
Encourage sites in Business 2 **and 2A** Zones and the Business 3 Zones which adjoin a road to have the road frontage of the site landscaped or screened.
- Amendment 15** Amend the Explanation and Reasons for Policy B3.4.24 on page B3-052 as follows:  
Explanation and Reasons  
Living and Business 1 Zones are areas where people live and work. Tidy sites with gardens, lawns or sealed grounds help to maintain the aesthetic values of these zones and make them attractive places to live.
- In Business 2 **and 2A** Zones and the Business 3 Zone the Plan places less emphasis on aesthetic values as Living and Business 1 Zones. When sites in these zones are located adjacent to roads, untidy yards can affect the amenity values of the township and peoples appreciation of the place as a 'nice' area to live.
- ...
- Amendment 16** Amend Policy B3.4.36 on page B3-053 as follows:  
Policy B3.4.36  
Encourage Business 2 **and 2A** Zones to be consolidated in one area, in each township.
- Amendment 17** Amend the Explanation and Reasons for Policy B3.4.36 on page B3-054 as follows:  
Explanation and Reasons  
If each Business zone in a township is consolidated in one area it:
- Reduces the number of boundaries between residential and business areas and associated potential for 'reverse sensitivity' effects.
  - Enables a zone to be created where the quality of the environment and amenity values reflect the requirements of business activities.
- Business zones are provided for activities which have effects that will detract from the amenity values of Living zones. If several, small Business 1 or 2 Zones are 'scattered' throughout a township, then there is much greater potential for adverse effects and 'reverse sensitivity' issues than if the activities are clustered into one area.
- In the case of the Business 2A Zone this exists in one discrete location at Rolleston, and is well separated from any Living Zones.**
- Policy B3.4.36~~5~~ has an exception for larger townships which, may grow large enough to support two, separate Business 1 Zones within the next 20 years.
- Amendment 18** Amend Policy B3.4.37 on page B3-054 as follows:  
Policy B3.4.37  
Avoid establishing activities in Business 2 **and 2A** Zones or the Business 3 Zone at Lincoln, which are likely to be sensitive to the effects of other

activities in the zone, unless any potential for ‘reverse sensitivity’ effects will be minor.

- Amendment 19** Amend the Explanation and Reasons for Policy B3.4.37 on page B3-054 as follows:  
Explanation and Reasons  
The activities which are accommodated in Business 2 **and 2A** Zones and the Business 3 Zone at Lincoln may have effects which are incompatible with other activities. For example, in Business 2 **and 2A** Zones the visual effects of sites; vibration from heavy vehicles; dust from the stockpiling of materials; or noise from machinery, may be incompatible with residential activities, other forms of accommodation, schools or restaurants. In the Business 3 Zone, odour from livestock or fertilisers, chemical sprays, noise and heavy vehicles are some of the effects which may be incompatible with residential activities, other forms of accommodation or restaurants.
- The Business 2, **2A** and 3 Zones are created specifically to accommodate activities which have these effects away from the activities which they can potentially affect.

- Amendment 20** Amend Method for Policy B3.4.37 on page B3-054 as follows:  
Method  
District Plan Rules
- Business 2 Zone
  - **Business 2A Zone**
  - Business 3 Zone

- Amendment 21** Amend the Explanation and Reasons for Policy B3.4.39 on page B3-055 as follows:  
Explanation and Reasons  
Rezoning land for new residential development around townships should not create ‘reverse sensitivity’ issues with existing activities in any zone. Policy B3.4.39 does not preclude rezoning of land for residential development adjoining Business 2 **and 2A** Zones or sites in the Rural Zone which have activities with incompatible effects provided appropriate methods are used to address potential ‘reverse sensitivity’ issues. Appendix 14 suggests information on activities in the surrounding area be included with any plan change request to rezone land.

- Amendment 22** Amend the Anticipated Environment Results on Page B3-056 as follows:  
Quality of the environment — Anticipated Environmental Results  
The following environmental results should occur from implementing Section B3.4:
- Townships develop with zones of distinctive character.
  - Living zones maintain a quality of the environment and amenity values compatible with residential areas.
  - Most new residential activities occur in Living zones, with some higher density living areas in Business 1 Zones.
  - Any new residential activities in Business 2 **and 2A** Zones or the Business 3 Zone are ancillary to other activities in the zone.
  - Increases in the variety of small scale businesses and other non-residential activities in Living zones.
  - Business 1 Zones have more variety in activities and associated infrastructure.
  - Business 1 Zones are attractive places for people to visit, work in or reside in.
  - Lower standards of aesthetic and amenity values are maintained in Business 2 **and 2A** Zones.
  - The Business 3 Zone remains dominated by specialist research, education and associated activities.

- No increase in ‘reverse sensitivity’ issues in townships.

- Amendment 23** Amend Policy B4.3.62 on page B4-059 as follows:  
Policy B4.3.62  
Avoid rezoning land for new residential or business development (other than Business 2 **and 2A** Zoning), west of SH1 and the South Island Main Trunk Line (SIMTL).
- Amendment 24** Amend the Explanation and Reasons for Policy B4.3.62 on page B4-059 as follows:  
Explanation and Reasons  
Rolleston Township is currently confined to one side of SH1 and the SIMTL except for the Business 2 **and 2A** Zones. Policy B4.3.62 is consistent with Policy B2.1.17.
- Amendment 25** Amend Policy B4.3.65 on page B4-059 as follows:  
Policy B4.3.65  
Encourage additional Business 2 **or 2A** Zones to locate west of SH1, preferably adjoining the existing Business 2 **or 2A** Zone.
- Amendment 26** Amend the Explanation and Reasons for Policy B4.3. 65 on Page B4-059 and B4-060 as follows:  
Explanation and Reasons  
Rolleston contains two Business 1 Zones. That part of the Business 1 Zone bounded by Rolleston Drive, State Highway 1, and Dick Roberts Place has site specific rules and it is intended to provide for the Selwyn District Council’s district headquarters and for civic and community activities undertaken by the Council. It is not intended that commerce and retailing will locate in this part of the Business 1 Zone.
- Policy B4.3.64 encourages any additional business development to adjoin these zones and create consolidated Business zones in the township, rather than the creation of several isolated zones. This policy is consistent with policies B3.4.35 and B3.4.36.
- Keeping the Business 2 **and 2A** Zones west of SH1 provides a “buffer” area between these activities and the township, which may help reduce potential “reverse sensitivity” issues. Policy B4.3.65 is consistent with Policy B3.4.38.

#### **AMENDMENTS TO PART C - RULES:**

- Amendment 27** Amend Rule 13.1.3 on page C13-001 and C13-002 as follows:  
Controlled Activities — Status of Activities  
13.1.3 ~~In those parts of the Business 2 Zone at Railway Road, Rolleston, as is depicted on the Outline Development Plans at Appendices 22 and 33, all of the following activities shall be controlled activities, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.~~
- Within the Business 2A Zone the following activities shall be controlled activities, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.**
- (a) Meat processing
  - (b) Cement manufacture
  - (c) Hot mix, asphalt paving manufacture
  - (d) Glass or fibreglass manufacture
  - (e) Foundry processes, electroplating works, melting of metal, steel manufacture and galvanising
  - (f) Natural gas, oil or petroleum distillation or refining

- (g) Manufacture of hardboard, chipboard or particle board
- (h) Timber treatment
- (i) Thermal power generation
- (j) Any other industry using the combustion of coal, wood or any other bio-mass for space heating or as a source of energy.

**Amendment 28** Amend Rule 13.1.6 on page C13-002 as follows:

13.1.6 The following activities shall be discretionary activities in Business 2 **and 2A** Zones:

13.1.6.1 Any activity which is specified in Rules 14 to 23, as a discretionary activity.

13.1.6.2 Any of the activities listed in (a) to (g) below, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.

(a) Any activity that requires an offensive trade licence issued under the Health Act 1956.

(b) Audible bird-scaring devices

(c) Forestry

(d) Mineral exploration

(e) ~~Processing, e~~Composting or disposal on to land of any organic matter

(This rule does not apply to the application of compost or organic fertilizers to fertilise gardens or land).

(f) Visitor accommodation

(g) Hospitality activities

**(h) Tannery, fellmongering or hide curing, wool scouring or washing in the Business 2A Zone**

**(i) Scrap yards – including automotive dismantling or wrecking yard or scrap metal yard in the Business 2A Zone**

**Amendment 29** Amend Rule 13.1.9 page C13-003 as follows:

13.1.9 The following activities shall be non-complying activities in Business 2 **and 2A** Zones:

**Amendment 30** Amend Rule 16.1.2 on page C16-001 and C16-002 as follows:

16.1.2 Any principal building in ~~that part of the Business 2A Zone located at Railway Road, Rolleston as is shown on the Outline Development Plan at Appendix 22~~ shall be a permitted activity if the following standards ~~are~~**is** met:

~~16.1.2.1 The area between the common boundary of the Business 2 Zone and the Rural Zone, as depicted on the Outline Development Plan at Appendix 22, and the principal building shall be landscaped to the following standards:~~

~~(a) The landscaping shall be planted along the Business 2 Zone side of the common boundary.~~

~~(b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.~~

~~(c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.~~

~~(d) The landscaping shall consist of one or more of the following species:~~

~~— Macropcarpa~~

~~— Leyland cypress~~

~~— Radiata pine~~

- 16.1.2.21 A landscaping strip of at least 3 metres in width shall be provided along every road frontage, **except along the frontage with Railway Road**, in that part of the Business 2 Zone located at Railway Road, Rolleston, as depicted on the Outline Development Plan at Appendix 22. The landscaping shall meet the following standards:
- (a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:
    - A minimum of two trees from Group A for every 10 metres of road frontage. **For boulevard roads the species selected shall match any Group A species in the adjacent road.**
    - At least 35% of the required area shall be planted in species from Group C.
    - At least 10% of the required area shall be planted in species from Group D.
    - **Group B and C species shall be used when screening tall blank walls and vehicle courts.**
  - (b) All plants shall be of the following maximum spacings:
    - Group B – 1.5 metre centres;
    - Group C – 1.5 metre centres;
    - Group D – 700mm centres.
  - (c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.
  - (d) No fences or structures shall be erected within the 3 metre landscaping strip. **Footpaths of up to 1.5m in width and generally at right angles to the road frontage may be provided in the landscape strip.**
  - (e) **All new planting areas shall be mulched.**

**Amendment 31**

Delete Rule 16.1.5 on Page C16-003 as follows:

~~16.1.5 Any principal building in that part of the Business 2 Zone as is shown on the Outline Development Plan at Appendix 33 if the following standards are met:~~

- ~~16.1.5.1 A landscaping strip of at least 3 metres width be planted along every road frontage of the site in accordance with (a) to (d) below.~~
- ~~(a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:
 
    - A minimum of two trees from Group A for every 10 metres of road frontage.
    - At least 35% of the required area shall be planted in species from Group C.
    - At least 10% of the required area shall be planted in species from Group D.~~
  - ~~(b) All plants shall be of the following maximum spacings:
 
    - Group B – 1.5 metre centres;
    - Group C – 1.5 metre centres;
    - Group D – 700mm centres.~~
  - ~~(c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.~~
  - ~~(d) No fences or structures shall be erected within the 3 metre landscaping strip.~~

- Amendment 32** Amend Rule 16.1.7 on page C16-004 as follows  
 Non-Complying Activities — Buildings and Landscaping  
 16.1.7 ~~6~~ Any principal building which does not comply with Rule 16.1.2 or 16.1.3 or 16.1.4 or ~~16.1.5~~ shall be a non-complying activity.

- Amendment 33** Amend the numbering of the following rules of the Business Zone Rules – Buildings and Landscaping to that described below:

| Existing Rule Reference | Amended Rule Reference |
|-------------------------|------------------------|
| 16.1.6                  | 16.1.5                 |
| 16.1.7                  | 16.1.6                 |

- Amendment 34** Amend heading of Rule 16.6 on page C16-005 as follows:  
 16.6 Buildings and Building Height **and Reflectivity**  
 Permitted Activities – Building Height **and Reflectivity**

- Amendment 35** Amend Rule 16.6.1 on page C16-005 and C16-006 as follows:  
 16.6.1 Any building or structure which complies with the maximum height standards set out in Table C16.1 shall be a permitted activity.

Table C16.1 – Maximum Heights of Buildings and Structures

| Zone                                                                                                                                     | Building                        | Structure            |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|
| Business 1 Zone                                                                                                                          | 10 metres                       | 25 metres            |
| Business 1 Zone in Prebbleton (except Lots 1 and 2 DP 17591 and Lot 1 DP 13679)                                                          | 8 metres (plus roof allowance)  | 25 metres            |
| Lots 1 and 2, DP 17591 and Lot 1 DP 13679 in the Business 1 Zone at Prebbleton                                                           | 10 metres (plus roof allowance) | 25 metres            |
| Business 1A Zone                                                                                                                         | 8 metres                        | 20 metres            |
| Business 2 Zone                                                                                                                          | 15 metres                       | 25 metres            |
| <del>At that part of the Business 2 Zone at Railway Road, Rolleston, as is depicted on the Outline Development Plan at Appendix 22</del> | <del>15 metres</del>            | <del>25 metres</del> |
| Business 3 Zone                                                                                                                          | 30 metres                       | 30 metres            |

## Notes:

Height for either a building(s) or structure(s) is measured vertically from the ground surface to the highest point of the building or structure, including any attachments.

The roof allowance permitted in the Business 1 Zone at Prebbleton provides for an additional 2 metres of building height where a pitched roof form is provided (see diagrams in Appendix 30).

- Amendment 36** Insert new Rule 16.6.2 as follows:  
**16.6.2 Any building or structure which complies with the maximum height standards set out in Table C16.2 shall be a permitted activity.**

**Table C16.2 – Maximum Heights of Buildings and Structures**

| <b><u>Zone</u></b>             | <b><u>Building</u></b>  | <b><u>Structure</u></b> |
|--------------------------------|-------------------------|-------------------------|
| <b><u>Business 2A Zone</u></b> | <b><u>15 metres</u></b> | <b><u>25 metres</u></b> |



**Note:**

**Height for either a building(s) or structure(s) is measured vertically from the ground surface to the highest point of the building or structure, including any attachments.**

- Amendment 37** Insert new Rule 16.6.3 as follows:  
**Restricted Discretionary Activities — Buildings and Building Height and Reflectivity**  
**16.6.3 Any building which does not comply with Rule 16.6.2 shall be a restricted discretionary activity if the following conditions are met:**  
**16.6.3.1 The building does not exceed 20m in height; and**  
**16.6.3.2 The exterior building materials on all parts of the building above 15m in height do not exceed a reflectivity value of 40%.**
- Note: Rule 16.6.3.2 does not apply to windows, window frames, stormwater guttering, downpipes or doors.**
- Amendment 38** Insert new Rule 16.6.4 as follows:  
**16.6.4 Any resource consent application for a building which is a restricted discretionary activity under Rule 16.6.3 and is setback at least 150m from Railway Road or Hoskyns Road shall not be notified and shall not require the written approval of affected parties.**
- Amendment 39** Insert new Rule 16.6.5 as follows:  
**16.6.5 Under Rule 16.6.3, the Council shall restrict the exercise of its discretion to consideration of:**  
**16.6.5.1 The extent to which the additional building height may enable the more efficient and/or practical use of the remainder of the site;**  
**16.6.5.2 The extent to which the additional building height is necessary in order to undertake the proposed activities on site;**  
**16.6.5.3 The design, appearance and location of the building, and the quality and scale of any mitigation that can be implemented to reduce its visual impact particularly as viewed from land or roads outside the Business 2A Zone;**  
**16.6.5.4 The extent to which the exterior building surfaces exceed the reflectivity value;**  
**16.6.5.5 The proportion and overall dimensions of the external surface of the building which exceeds the reflectivity value;**  
**16.6.5.6 Whether the effect of the reflectivity can be reduced or mitigated by shadows from eaves, surface texturing, panels or proximity to surfaces with lower reflectivity values.**
- Amendment 40** Amend existing Rule 16.6.2 on page C16-006 as follows:  
Discretionary Activities — Buildings and Building Height  
**16.6.26 Any activity which does not comply with Rule 16.6.1 or Rule 16.6.3 shall be a discretionary activity.**  
**16.6.7 Any structure which does not comply with Rule 16.6.2 shall be a discretionary activity.**
- Amendment 41** Amend Rule 16.7.1 on page C16-006 and C16-007 as follows:  
Permitted Activities — Buildings and Building Position  
Recession Planes

- 16.7.1 Any building which complies with the relevant recession plane requirements set out in Appendix 11 shall be a permitted activity.
- Note:
1. Recession Plane A – applies along any internal boundary adjoining any Living Zone or Rural Zone and along the common boundary of the Business 2A Zone located at Railway Road, Rolleston and the Rural Zone, as depicted on the Outline Development Plan at Appendix 22.
  2. Recession Plane B – applies along any internal boundary NOT adjoining any Living Zone or Rural Zone, ~~except along the common boundary of the Business 2 Zone located at Railway Road, Rolleston and the Rural Zone as depicted on the Outline Development Plan at Appendix 22 where recession plane A applies.~~

**16.7.1.1 Notwithstanding Rule 16.7.1 above, Recession Plane B shall not apply to the internal boundaries of the Business 2A Zone.**

**Amendment 42** Amend Rule 16.7.2.4 on page C16-007 as follows:

- 16.7.2.4 ~~In that part of the Business 2A Zone at Rolleston as is depicted on the Outline Development Plan at Appendix 22~~
- Road Boundaries: 10 metres
  - Internal Boundaries **adjoining a rural zoned property: 10 metres, except that this requirement shall be 15 metres in the locations identified on the Outline Development Plan at Appendix 22.** ~~40 metres (only along the common boundary of the Business 2 Zone at Rolleston as shown on the Outline Development Plan at Appendix 22 and the Rural Zone)~~
  - ~~Within area Z on the Outline Development Plan attached at Appendix 22: 30 metres until the shelter planting reaches a height of 3 metres across its length. 10 metres thereafter.~~

**Amendment 43** Delete Rule 16.7.2.8 on page C16-008 as follows:

- ~~16.7.2.8 In that part of the Business 2 Zone as is shown on the Outline Development Plan at Appendix 33:~~
- ~~– Road Boundaries: 10 metres~~
  - ~~– Internal Boundaries: 15 metres (only along the common boundary with land within a Rural Zone)~~

**Amendment 44** Amend Rule 16.7.5 on page C16-008 as follows:

- 16.7.5 Any activity which does not comply with Rules 16.7.2.2–16.7.2.87 shall be a restricted discretionary activity.

**Amendment 45** Amend the Reasons for Rules (Landscaping) on page C16-009 and C16-010 as follows:

Reasons for Rules  
Landscaping

A common feature of urban areas is a tidy area between the house and road frontage. There is a ‘market’ incentive for property owners to keep this area tidy, as it can add value to their property. There is not, however, such a direct market incentive for some businesses and community facilities, to retain a tidy ‘front yard’. The objective of Rule 16.1 is to

ensure that activities locating in the Business 1A, 2 and 3 Zones maintain at least a minimum standard of street appeal.

**In the case of the Business 2A Zone a higher level of landscaping is required so as to contribute to the higher level of amenity to be provided within this zone.**

**Amendment 46** Amend the Reasons for Rules (Building Height) on page C16-010 and C16-011 as follows:  
Building Height **and Reflectivity**

...

Parts of the amenity values of townships in Selwyn District is relatively low density of buildings and views across townships to rural areas, the Southern Alps/Ka Tiritiri o te Moana and Port Hills. Rule 16.6 helps to maintain those values by limiting the height of buildings and structures.

**Within the Business 2A Zone at Rolleston there is the ability for buildings to be established up to 20m as a restricted discretionary activity. Given the scale of activities establishing within the Business 2A Zone, and its location (which is well separated from any Living Zone and State Highway 1), there is provision within the rules to provide for additional building height which reflects in part the modern trend in warehouse building design. A 20m height will enable the installation of modern racking systems, fire fighting installation, and provide some clearance under the ceiling. Given the warehousing nature of buildings provided for within the Business 2A Zone it has been necessary to provide the ability to increase the height limit over the 15m control which applies in the Business 2 Zone. A resource consent is required for a breach of this height, where any effects of the same can be assessed at that time.**

The Business 3 Zone at Lincoln provides for multi-storied building which is a distinctive character of the existing development in the area and therefore this scale of development should continue to be provided for. Accordingly a 10 metre height control (except for Castle Hill) will permit the construction of a 2-3 storey building, depending on the roof pitch and any structures installed on the roof.

**Within the Business 2A Zone at Rolleston there is an additional control on buildings above 15m in height in terms of the maximum reflectivity value of the exterior building surfaces. Rule 16.6.3.2 requires exterior building surfaces above 15m in height to have a maximum reflectivity value of 40%. This rule is proposed to reduce the potential visual impact of buildings within the Business 2A Zone on account of the additional height (up to 20m) allowable as a restricted discretionary activity in that Zone. This rule will ensure that the potential visual impact of these larger buildings in the Business 2A Zone is mitigated.**

**It is considered that buildings that are setback from Hoskyns Road and Railway Road will have lesser adverse visual effects than those buildings established in close proximity to those public roads. Accordingly, providing for buildings that are between 15 and 20m in height (and setback 150m from Railway Road and Hoskyns Road) to be assessed on a non-notified basis is considered appropriate on account of the reduced visual dominance created by such buildings.**

**Amendment 47** Delete Rule 17.1.1.5 on page C17-001 and C17-002 as follows:  
~~17.1.1.5 In that part of the Business 2 Zone at Rolleston as is depicted on the Outline Development Plan at Appendix 22~~

~~the following street plantings are to be planted in the roads prior to vesting of the roads in the Council.~~

~~(a) Izone Drive:~~

- ~~— Planting in the median of the road.~~
- ~~— A planting strip of 2 metres down each side of the road.~~
- ~~— Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Rule 16.1.2.2.~~

~~(b) Distributor Roads:~~

- ~~— A planting strip of 2 metres down each side of the road.~~
- ~~— Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Rule 16.1.2.2.~~

**Amendment 48** Amend Rule 17.2.1.2 on page C17-002 as follows:

**17.2.1.2** The site within which the vehicular accessway is formed does not have access directly on to Railway Road, Rolleston from that part of the Business 2A Zone located at Railway Road, Rolleston as is depicted on the Outline Development Plan at Appendix 22.

**Note:** Rule 17.2.1.2 does not prevent individual rail crossings from the Midland Line into the Business 2A Zone, or prevent a legal road extension to Railway Road.

**Amendment 49** Insert new Rule 17.6 as follows:

**17.6 Road / Rail Crossings in the Business 2A Zone**  
**Restricted Discretionary Activities – Road / Rail Crossings in the Business 2A Zone**

**17.6.1** The establishment of a road or rail crossing requiring a break in the existing primary shelter belt required by Landscape Treatment 3 in Rule 24.1.3.13 along the Railway Road frontage of the Business 2A Zone shall be a restricted discretionary activity.

**Amendment 50** Insert new Rule 17.6.2 as follows:

**17.6.2** Under Rule 17.6.1, the exercise of discretion shall be restricted to consideration of:

**17.6.2.1** The likely impact on the health of the adjoining sections of the existing primary shelterbelt;

**17.6.2.2** The extent and nature of any other planting to mitigate the potential impact on amenity of the removal of a portion of the existing primary shelterbelt;

**17.6.2.3** The extent to which sites within the Business 2A Zone become visible from sites outside of the Business 2A Zone;

**17.6.2.4** Any cumulative effects of multiple breaks in the existing primary shelterbelt.

**Amendment 51** Insert new Rule 17.6.3 as follows:

**Discretionary Activities – Road / Rail Crossings in the Business 2A Zone**

**17.6.3** The establishment of a road or rail crossing requiring a break in the existing primary shelter belt along the Railway Road frontage of the Business 2A Zone that exceeds 30m in length shall be a discretionary activity.

**Amendment 52** Insert new Reasons for Rules on page C17-005 as follows:

**The Business 2A Zone is screened from the land to the west through the existing primary shelterbelt along Railway Road. The creation of breaks within this shelterbelt for road or rail crossings are identified to occur on the Outline Development Plan at Appendix 22 of the District Plan. Rule 17.6.1 recognises that whilst such breaks in the existing primary shelterbelt are appropriate to create access for road and rail linkages, such breaks will allow views into the Business 2A Zone from that land to the west to a limited extent, and as such, the potential adverse effects of such breaks in this screening need to be considered.**

- Amendment 53** Amend Rule 18.2.1.1 on page C18-003 as follows:
- 18.2.1.1 The height of the utility building shall not exceed the following standards:
- (a) Business 1A Zone; 8m
  - (b) Business 1 Zone; 10m
  - (c) Business 2 Zone; 15m
  - (d) **Business 2A Zone; 15m**
  - (e) Business 3 Zone; 25m
- Amendment 54** Amend Rule 18.2.1.2 on page C18-004 as follows:
- 18.2.1.2 The setback of the utility building shall not be less than the following standards:
- (a) Business 1A Zone – 6m from a road boundary, or from the boundary of Lots 1 and 2 DP 22544.
  - (b) Business 2 Zone ~~(excluding the areas at Rolleston that are depicted on the Outline Development Plans at Appendix 22 and 33)~~: 2m from a road boundary, or any boundary adjoining a Living Zone.
  - (c) Business 2A Zone at Rolleston as is depicted on the Outline Development Plans at Appendices 22 and 33):
    - Road Boundaries: 10m
    - Internal Boundaries **adjoining a rural zoned property: 10m, except that this requirement shall be 15m in those locations identified on the Outline Development Plan attached at Appendix 22.** 40m (only along the common boundary of the Business 2 Zone at Rolleston as shown on the Outline Development Plan at Appendix 22 and the Rural Zone).Within area Z on the Outline Development Plan attached at Appendix 22: 30m until the shelter planting reaches a height of 3m across its length; and 10m thereafter.
  - (d) Business 3 Zone: 10m from a road boundary or a Living Zone boundary.
  - (e) In all Business Zones, the building shall be positioned so that it complies on a Living Zone boundary, with the recession plane angles in Appendix 11.
- Amendment 55** Amend Rule 18.3.1.1 on page C18-005 as follows:
- 18.3.1 Any utility structure (except dish antenna) which complies with all of the following conditions shall be a permitted activity:
- 18.3.1.1 The structure does not exceed the following heights:
- (a) Business 1 and 2 Zones: 25m
  - (b) Business 1A Zone: 20m
  - (c) **Business 2A Zone: 25m**
  - (d) Business 3 Zone: 30m
- Amendment 56** Amend Rule 18.5.2 on page C18-007 and C18-008 as follows:

- 18.5.2 Any principal building in ~~those parts of the Business 2A Zone located at Rolleston as is shown on the Outline Development Plans at Appendices 22 and 33~~ shall be a permitted activity if the following standards ~~are~~<sup>is</sup> met:

**Amendment 57** Delete Rule 18.5.2.1 on page C18-007 and C18-008 as follows:

- ~~18.5.2.1 The area between the common boundary of the Business 2A Zone and the Rural zone, as depicted on the Outline Development Plan at Appendices 22 and 33 Appendix 22, and the principal building shall be landscaped to the following standards:~~
- ~~(a) Landscaping shall be planted along the Business 2A Zone side of the common boundary.~~
  - ~~(b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.~~
  - ~~(c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.~~
  - ~~(d) The landscaping shall consist of one or more of the following species:~~
    - ~~— Macropcarpa~~
    - ~~— Leyland cypress~~
    - ~~— Radiata pine~~
    - ~~— Kahikatea~~
    - ~~— Totara~~

**Amendment 58** Amend Rule 18.5.2.2 on page C18-007 and C18-008 as follows:

- ~~18.5.2.2~~<sup>1</sup> A landscaping strip of at least 3 metres width shall be provided along every road frontage, **except along the frontage with Railway Road.** ~~in those parts of the Business 2 Zone located at Railway Road, Rolleston and Hoskyns Road, Rolleston including the western side of Hoskyns Road, as depicted on the Outline Development Plans at Appendices 22 and 33.~~ The landscaping shall meet the following standards:
- (a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:
    - A minimum of two trees from Group A for every 10 metres of road frontage. **For boulevard roads the species selected shall match any Group A species in the adjacent road.**
    - At least 35% of the required area shall be planted in species from Group C.
    - At least 10% of the required area shall be planted in species from Group D.
    - **Group B and C species shall be used when screening blank walls and vehicle courts.**
  - (b) All plants shall be of the following maximum spacings:
    - Group B – 1.5 metre centres;
    - Group C – 1.5 metre centres;
    - Group D – 700mm centres.
  - (c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.
  - (d) No fences or structures shall be erected within the 3 metre landscaping strip. **Footpaths of up to 1.5m in width and generally at right angles to the road frontage may be provided in the landscape strip.**
  - (e) All new planting areas shall be mulched.**



- Amendment 59** Amend Rule 18.5.3 on page C18-008 as follows:  
 18.5.3 Any activity which does not comply with Rule 18.5.1 **or** **18.5.2** shall be a discretionary activity.
- Amendment 60** Amend Rule 20.2.2.1 on page C20.003 as follows:  
 20.2.2 The following shall be discretionary activities:  
 20.2.2.1 The manufacture of any hazardous substance in the Business 2 **or 2A** Zone as either a product or by-product.
- Amendment 61** Amend Rule 22.3.2.1 on page C21-002 as follows:  
 21.3.2 The use of any land or the establishing of any facilities for the disposal of solid waste which does not comply with Rules 21.3.1.1 or 21.3.1.2 shall be a discretionary activity if any one of the following standards and terms is met:  
 21.3.2.1 The site is located in a Business 2 **or 2A** or 3 Zone; and
- Amendment 62** Amend Rule 22.2.3 on page C22-002 as follows:  
 22.2.3 In Business 2 **and 2A** Zones, the following shall be discretionary activities:
- Amendment 63** Delete Rule 22.4.1.1 on page C22-003 as follows:  
 22.4.1 Any activity conducted on any day, except any residential activity, shall be a permitted activity, provided that the following noise limits are not exceeded with the time-frames stated.

~~In those parts of Business 2 Zone at Rolleston as is depicted on the Outline Development Plans at Appendices 22 and 33:~~

- ~~22.4.1.1 Applying at the boundary of any site adjoining the Rural zone:  
 7.30 am – 8.00 pm 60dBA L10  
 8.00 pm – 7.30 am 40dBA L10  
 7.30 am – 8.00 pm 80dBA Lmax  
 8.00 pm – 7.30 am 65dBA Lmax~~

- Amendment 64** Amend the numbering of the following rules of the Business Zone Rules – Activities and Noise on Pages C22-003 and C22-004 to that described below:

| Existing Rule Reference | Amended Rule Reference |
|-------------------------|------------------------|
| 22.4.1.2                | 22.4.1.1               |
| 22.4.1.3                | 22.4.1.2               |
| 22.4.1.4                | 22.4.1.3               |
| 22.4.1.5                | 22.4.1.4               |

- Amendment 65** Insert new Rule 22.4.1.5 as follows:  
**Business 2A Zone:**  
**22.4.1.5 Applying at the boundary of any site adjoining the Rural zone:**  
**7.30 am – 8.00 pm 60dBA L10**  
**8.00 pm – 7.30 am 40dBA L10**  
**7.30 am – 8.00 pm 80dBA Lmax**  
**8.00 pm – 7.30 am 65dBA Lmax**

- Amendment 66** Amend Rule 22.6.1.2 on page C22-005 as follows:  
 22.6.1.2 Any other lighting if it does not exceed:  
 (a) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in a Living zone or within the notional boundary of any dwelling within any Rural zone; and

- (b) 10 lux spill (horizontal or vertical) on to any part of any adjoining property within the same Business zone.
- (c) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in the Rural zone which has a common boundary with the Business 2A Zone at ~~Railway Road, Rolleston~~ as depicted on the Outline Development Plan at Appendix 22.

**Amendment 67** Amend Rule 22.6.1.3 on page C22-005 as follows:

- 22.6.1.3 ~~Lighting in the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 22 which is designed so that:~~
- (a) ~~All outdoor lighting is shielded from above in such a manner that the light source is not visible from the outside of the Business 2A Zone at Railway Road and from adjacent properties.~~
  - (b) ~~All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone at Railway Road and from adjacent properties.~~

**Amendment 68** Delete Rule 22.6.1.4 on page C22-005 as follows:

- ~~22.6.1.4 Any lighting in the Business 2 Zone at Hoskyns Road – North, Rolleston as depicted on the Outline Development Plan at Appendix 33 shall be designed so that:~~
- ~~(a) All outdoor lighting shall be shielded from above in such a manner that the light source is not visible from any property within the Rural Zone.~~
  - ~~(b) All fixed outdoor lighting shall be directed away from adjacent roads outside of the Business 2 Zone and from adjacent properties within the Rural Zone.~~

**Amendment 69** Amend Rule 22.9.1 on page C22-007 as follows:

- 22.9.1 The erection of any dwelling in a Business 2 **or 2A** Zone shall be a controlled activity if the following standard and term is met:

**Amendment 70** Amend Rule 22.10.1 on page C22-008 as follows:

22.10 Development within the Business 2A Zone, Rolleston  
Permitted Activities – Development within the Business 2A Zone, Rolleston

22.10.1 Development in the Business 2A Zone shall be a permitted activity provided that the following conditions ~~are~~**is** met:

22.10.1.1 **The area along the common boundary of the Business 2A Zone and the Rural Zone, as depicted in the respective landscape treatment areas identified on the Outline Development Plan at Appendix 22, and the principal building, shall be landscaped in accordance with the requirements of Rule 24.1.3.13.**

All development is in general accordance with the Outline Development Plan at Appendix 22 (to the extent that this plan applies).

~~22.10.1.2 Within area ZA on the Outline Development Plan attached at Appendix 21 a 30m landscaping strip is maintained. For the purposes of this rule, landscaping shall include the construction of an acoustic mound, and~~

- ~~(a) Area ZA shall be used for landscaping purposes only.~~
- ~~(b) The landscaping planted shall be maintained and if dead, diseased or damaged, shall be removed and replaced.~~

**Amendment 71** Insert new Rule 22.10.2 as follows:

**Controlled Discretionary Activities — Development within the Business 2A Zone, Rolleston**

**22.10.2 Any outdoor storage of materials within 5m of the centreline of the existing primary shelterbelt as required by Landscape Treatment 3 in Rule 24.1.3.13 shall be a controlled activity.**

Any activity which does not comply with Rule 22.10.1 shall be a discretionary activity.

**Amendment 72** Insert new Rule 22.10.3 as follows:

**22.10.3 The matters the Council has reserved control over are:**

**22.10.3.1 Any actual or potential effects on the health of the existing primary shelterbelt and the effectiveness of any measures to mitigate any such effects.**

**Amendment 73** Insert new Rule 22.10.4 as follows:

**Restricted Discretionary Activities – Development within the Business 2A Zone, Rolleston**

**22.10.4 The creation of impermeable surfaces within 5m of the centreline of the existing primary shelterbelt as required by Landscape Treatment 3 in Rule 24.1.3.13 shall be a restricted discretionary activity.**

**Amendment 74** Insert new Rule 22.10.5 as follows:

**22.10.5 Under Rule 22.10.4 the Council shall restrict the exercise of its discretion to consideration of:**

**22.10.5.1 Any actual or potential effects on the health of the existing primary shelterbelt and the effectiveness of any measures to mitigate any such effects.**

**Amendment 75** Amend Rule 22.10.2 on page C22-008 as follows:

Discretionary Activities – Development within the Business 2A Zone, Rolleston

**22.10.2** Any activity which does not comply with Rule 22.10.1 shall be a discretionary activity.

**Amendment 76** Amend Rule 22.12.1 on page C22-009 as follows:

22.12 Retailing within the Business 2A Zone, Rolleston

Permitted Activities — Retailing within the Business 2A Zone, Rolleston

22.12.1 The following shall be a permitted activity:

22.12.1.1 Any retail activity undertaken from an allotment in the Business 2A Zone at Rolleston as depicted on the Outline Development Plans at Appendices 22 and 33 provided that it only occupies up to 20% of the gross floor area of building on that allotment or 2,000m<sup>2</sup>, whichever is the lesser.

**Amendment 77** Amend Rule 22.12.2 on page C22-009 as follows:

Discretionary Activities — Retailing within the Business 2A Zone, Rolleston

22.12.2 Any activity which does not comply with Rule 22.12.1.1 shall be a discretionary activity.

**Amendment 78** Insert new Reasons for Rules on page C22-012 as follows:

**Development within the Business 2A Zone at Rolleston**  
**The reasons for the restriction on activities (outdoor storage of materials and the establishment of impermeable surfaces) occurring within 5m of the existing primary shelterbelt is to ensure appropriate mechanisms are in place to maintain the health of the existing primary shelterbelt in instances where development occurs in close proximity to the existing primary shelterbelt.**

**Amendment 79** Amend Rule 24.1.3.11 on page C24-003 as follows:

24.1.3.11 In the Business 2A Zone at Hoskyns Road – North, Rolleston as depicted on the Outline Development Plan at Appendix 33 road connections and shall be provided to Hoskyns Road and the land to the west and north and a pedestrian links shall be provided to the adjacent B2 Zone to the west generally in accordance with those locations identified on the Outline Development Plan at Appendix 22. The roads shall be constructed in general accordance with the road cross section examples also included in Appendix 3322 (and where any conflict occurs with rule E13.3.1 these cross sections shall take precedence). Furthermore, lots created which abut Hoskyns Road in the locations shown on the Outline Development Plan at Appendix 3322 should be designed in such a way that buildings will likely be encouraged to front onto and access onto Hoskyns Road.

**Amendment 80** Amend Rule 24.1.3.12 on page C24-003 as follows:

24.1.3.12 In the Business 2A Zone at Hoskyns Road – North as is depicted on the Outline Development Plan at Appendix 33 the following street plantings shall be planted in the new roads in accordance with the following requirements:

- (i) Boulevard Road:
  - Planting in the median of the road.
  - A planting strip of 2 metres down each side of the road.
  - Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Business Zone Rule 46.1.5.1.
- (ii) Secondary roads:
  - A planting strip of 2 metres down each side of the road.
  - Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Business Zone Rule 46.1.5.1.

- A planting strip of not less than 1 metre in width shall be established within the roadside berm on each side of the road;
- A planting strip shall be established occupying the full width of any median within a boulevard road;
- Planting shall consist of the species listed in Groups A, C and D in Appendix 21;
- Planting in any service berm shall consist of grass and/or Group D plantings only;
- Group A trees shall be planted in the outer berm at a provision of not less than one tree for every 20 metres of road length;
- Grassed breaks in the planting of the outer berm shall be provided to enable crossing between a parked car and the footpath;
- All plants shall be of the following maximum spacings:
  - Group C – 1.5 metre centres;
  - Group D – 700mm centres.

**Amendment 81** Amend Rule 24.1.3.13 on page C24.003 and C24-004 as follows:

- 24.1.3.13 The area ~~between~~ **along** the common boundary of the Business 2A Zone and the Rural Zone, as depicted **in the respective landscape treatment areas identified** on the Outline Development Plan at Appendix 33**22**, and the principal building shall be landscaped to the following standards:

**Landscape Treatment One**

- (a) The landscaping shall be planted along the Business 2A Zone side of the common boundary.
- (b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.
- (c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.
- (d) The landscaping shall consist of one or more of the following species:
  - Macrocarpa
  - Leyland cypress
  - Radiata pine
  - Kahikatea
  - **Totara**

**Landscape Treatment Two**

- (a) The landscaping shall be planted along the Business 2A Zone side of the common boundary.**
- (b) The landscaping shall achieve, once matured, a minimum width of 5 metres and a minimum height of 6.5 metres.**
- (c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.**
- (d) The landscaping shall consist of one or more of the following species:**
  - Macrocarpa**
  - Leyland cypress**
  - Radiata pine**
  - Kahikatea**
  - Totara**

**Landscape Treatment Three**

- (a) The existing primary shelter belt along Railway Road shall be retained along the full extent of the Business 2A Zone boundary in this location.**
- (b) The existing primary shelterbelt shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.**
- (c) A secondary planting strip consisting of the species Leyland cypress shall be located to the west of the existing primary shelterbelt on the opposite side of Railway Road in generally that location as identified in the Outline Development Plan at Appendix 22.**
- (d) The secondary planting strip shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.**
- (e) The secondary planting strip shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.**

**Note:** Common boundary landscaping is required along the full extent of the relevant boundaries as depicted on the Outline Development Plan at Appendix 22 except across vehicle, rail, or pedestrian crossings. Refer to Rule 17.6.1 in respect of road or rail crossings that require breaks in the existing primary shelterbelt along Railway Road.

**Amendment 82** Amend Rule 24.1.3.14 on page C24-004 as follows:  
24.1.3.14 Existing established hedgerows and vegetation located within the area indicated on the Outline Development Plan at Appendix 33~~22~~ shall be retained until such time as the new planting required by Rule 24.1.3.13 achieves a height of 3 metres in that identified location.

**Amendment 83** Amend Rule 24.1.3.15 on page C24-004 as follows:  
24.1.3.15 In ~~that part of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 33~~ at the time subdivision consent is sought for the creation of the 'Boulevard Road' within Precinct 2 as depicted on the Outline Development Plan at Appendix 22, the upgrading of Hoskyns Road as depicted on the 'Hoskyns Road Upgrade Plan' included at Appendix 33~~22~~, which includes an off-road shared cycleway/pedestrian link, must be provided for as part of the works associated with that subdivision.

**Note:** The detailing of the intersection between Hoskyns Road and the proposed 'boulevard road' should be designed with regard to integrating the external cycle/pedestrian link with pedestrian and cycle routes on the internal road system.

**Amendment 84** Amend Rule 24.1.3.16 on page C24-004 as follows:  
24.1.3.16 In ~~that part of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 33~~ at the time that the first subdivision consent is sought within Precincts 2 or 3, each that application must include an allotment that is to be set aside for the purposes of an Amenity Hub. This allotment is to be a minimum of 1000m<sup>2</sup> and is to be located generally in accordance with one of the ~~four~~ locations identified on the Outline Development Plan at Appendix 33~~22~~. The allotment shall be bounded on at least 50% of the length of its boundaries by public roads. The use of the allotment for the purpose of an Amenity Hub is to be secured by way of consent notice being registered on the Certificate of Title for the allotment identified as the Amenity Hub site.

**Amendment 85** Amend Rule 24.1.3.17 on page C24-004 as follows:  
24.1.3.17 In ~~that part of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 33~~ at the time subdivision consent is sought for any allotment that is to gain access to Hoskyns Road north of the proposed 'boulevard road' the upgrading of Hoskyns Road beyond that required by Rule 24.1.3.15 to the intersection with Maddisons Road as depicted on the 'Hoskyns Road Stage 2 Upgrade Plan' included at Appendix 33~~22~~ must be provided for.

**Amendment 86** Amend Rule 24.1.3.18 on page C24-004 as follows:  
24.1.3.18 Any subdivision of land within Precinct 2 ~~that part of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 33~~~~22~~ shall provide for the upgrading of the Hoskyns Road/Maddisons Road intersection in accordance



with the Traffic Design Group drawing 7030-3-5A dated 02/12/2008 “Proposed Intersection” as included at Appendix 33~~22~~ prior to any new certificates of title being issued for land within this area.

**Amendment 87** Insert new Rule 24.1.3.19 as follows:

**24.1.3.19 In the Business 2A Zone at the time that the first subdivision consent is sought for land contained within Precinct 3, the secondary landscaping strip required by Landscape Treatment 3 must be planted prior to any new certificates of title being issued for land within this area.**

**Amendment 88** Insert new Rule 24.1.3.20 as follows:

**24.1.3.20 In Precincts 2 and/or 3 in the Business 2A Zone, before Certificates of Title can be issued for any subdivision that creates allotments that in total exceed 57ha, the upgrade of the Hoskyns Road / Jones Road intersection shall be provided in accordance with the ‘Proposed Roundabout Jones Road and Hoskyns Road’ Plan included at Appendix 22.**

**Note: Rule 24.1.3.20 only applies to allotments used for business purposes, and excludes balance, utility or roading allotments.**

**Amendment 89** Amend Rule 24.1.4.18 on page C24-007 as follows:

**24.1.4.18 Whether subdivision in the Business 2A Zone at Hoskyns Road – North, Rolleston, as depicted on the Outline Development Plan at Appendix 33 creates a lot or lots which are of a suitable size and dimension to facilitate the development of an Amenity Hub to serve the day to day needs of employees and is generally in one of the those locations in each precinct shown on the Outline Development Plan attached at Appendix 22.**

#### **AMENDMENTS TO PART D – DEFINITIONS:**

**Amendment 90** Amend the definition of ‘Amenity Hub’ on page D-001 as follows:

Amenity Hub: in relation to the Business 2A Zone means a recreation reserve and potentially associated development intended to serve the day to day recreation and convenience needs of employees. An Amenity Hub shall include a recreation reserve with a minimum area of 1000m<sup>2</sup>. It may also include retail/service activities (such as but not limited to a bakery, café, dairy, takeaway bar, child care and learning centre, or fitness centre) that serve the day to day needs of employees within the surrounding area. Any such associated retail/service activity shall be located adjacent to or opposite, if separated by a road, the recreation reserve required.

**Amendment 91** Amend the definition of ‘Height’ on page D-005 as follows:

Height: in relation to any building or structure means the vertical distance between the ground level at any point and the highest part of the building or structure immediately above that point.

For the purpose of calculating height in any zone, no account shall be taken of any:

- Radio or television aerial provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m.
- Chimney or flue not exceeding 1m in any direction.

- Utility, or part of a utility with a horizontal dimension less than 25mm.
- Lift shaft, plant room, water tank, air conditioning unit, ventilation duct and similar architectural features on any building in the Business zones **(except the Business 2A Zone)** provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2m.
- **Lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, cooling towers, chimney stacks, water tanks and similar architectural features on any building in the Business 2A Zone provided that the maximum height normally permitted by the rules is not exceeded by more than 5m and no more than 10% of the plan area of a building.**

...

## AMENDMENTS TO PART E – APPENDICES:

**Amendment 92** Amend Appendix 11 'Recession Planes' as follows:

### Recession Plane A

Applicable to all buildings along all internal boundaries in all Living zones and Business zones adjoining any Living or Rural zones and boundaries along the common boundary of the Business 2A Zone ~~located at Railway Road, Rolleston~~ and the Rural zone as depicted in the Outline Development Plan in Appendix 22.

### Recession Plane B

Applicable to all buildings along all internal boundaries in all Business zones NOT adjoining any Living or Rural zones, ~~except along the common boundary of the Business 2 Zone located at Railway Road, Rolleston and the Rural zone as depicted on the Outline Development Plan in Appendix 22 where Recession Plane A applies.~~

**Note: Recession Plane B shall not apply to the internal boundaries of the Business 2A Zone.**

**Amendment 93** Amend Appendix 21 'Planting Requirements for the Business 2 Zone' on Page E21.001 as follows:

- Amend the title of the Appendix as follows:
  1. Planting Requirements for the Business 2A Zone (Appendix 22) at Rolleston
- Delete 'Abbreviations' Column
- Amend Group A as follows:
 

| Group A                                | High canopy trees with an ultimate height of 6.0m to 10.0m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|---------------------|-----------------------|------------------------------------|--------------------------------------------------|-------------------|------------------------------------------------|----------------------------------------|----------------------------|--------------------|-------------------|
|                                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Scientific Name</th> <th style="text-align: left;">Common Name</th> </tr> </thead> <tbody> <tr> <td>Cordyline australis</td> <td>Cabbage Tree/Ti kouka</td> </tr> <tr> <td><b><u>Hoheria angustifolia</u></b></td> <td><b><u>Narrow Leaved<br/>Lacebark/Houhere</u></b></td> </tr> <tr> <td>Hoheria sextylosa</td> <td><b><u>Long Leaved<br/>Lacebark/Houhere</u></b></td> </tr> <tr> <td><b><u>Liriodendron tulipifera*</u></b></td> <td><b><u>Tulip Tree *</u></b></td> </tr> <tr> <td>Plagianthus regius</td> <td>Ribbonwood/Manatu</td> </tr> </tbody> </table> | Scientific Name | Common Name | Cordyline australis | Cabbage Tree/Ti kouka | <b><u>Hoheria angustifolia</u></b> | <b><u>Narrow Leaved<br/>Lacebark/Houhere</u></b> | Hoheria sextylosa | <b><u>Long Leaved<br/>Lacebark/Houhere</u></b> | <b><u>Liriodendron tulipifera*</u></b> | <b><u>Tulip Tree *</u></b> | Plagianthus regius | Ribbonwood/Manatu |
| Scientific Name                        | Common Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| Cordyline australis                    | Cabbage Tree/Ti kouka                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| <b><u>Hoheria angustifolia</u></b>     | <b><u>Narrow Leaved<br/>Lacebark/Houhere</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| Hoheria sextylosa                      | <b><u>Long Leaved<br/>Lacebark/Houhere</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| <b><u>Liriodendron tulipifera*</u></b> | <b><u>Tulip Tree *</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| Plagianthus regius                     | Ribbonwood/Manatu                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |

**Platanus orientalis\*****Oriental Plane \***

Podocarpus totara

Totara

Quercus robur\*

English Oak \*

**Tilia x europaea\*****Common Lime \*****\*Note: These species only to be used in public areas.**

- Amend Group B as follows:

| Group B | Medium canopy trees with an ultimate height of 4.0m to 6.0m |                                |
|---------|-------------------------------------------------------------|--------------------------------|
|         | Scientific Name                                             | Common Name                    |
|         | Dodonaea viscosa                                            | Akeake                         |
|         | Kunzea ericoides                                            | Kanuka                         |
|         | Pittosporum eugenioides                                     | Lemonwood/Tarata               |
|         | Pittosporum tenuifolium                                     | Kohuhu                         |
|         | Pseudonopanax arboreus                                      | Fivefingers/Puakao             |
|         | Pseudopanax crassifolium                                    | Lancewood/Horoeka              |
|         | <b><u>Pseudopanax ferox</u></b>                             | <b><u>Fierce Lancewood</u></b> |
|         | Sophora micophylla                                          | South Island Kowhai            |

- Amend Group C as follows:

| Group C | Shrub canopy trees of 1.0m to 4.0m   |                                 |
|---------|--------------------------------------|---------------------------------|
|         | Scientific Name                      | Common Name                     |
|         | <b><u>Carmichaelia australis</u></b> | <b><u>New Zealand Broom</u></b> |
|         | <b><u>Cassinia leptophylla</u></b>   | <b><u>Tauhinu</u></b>           |
|         | <b><u>Coprosma crassifolia</u></b>   | <b><u>Mikimiki</u></b>          |
|         | Coprosma lucida                      | Shining Karamu                  |
|         | Coprosma propinqua                   | Mikimiki                        |
|         | <b><u>Coprosma robusta</u></b>       | <b><u>Karamu</u></b>            |
|         | Coprosma rugosa                      | Mikimiki                        |
|         | Coprosma virescens                   | Mikimiki                        |
|         | Corokia cotoneaster ^                | Korokio ^                       |
|         | Cortaderia richardii                 | Toetoe                          |

|                                     |                               |
|-------------------------------------|-------------------------------|
| Griselinia littoralis ^             | Broadleaf ^                   |
| Hebe salicifolia                    | Koromiko                      |
| Hebe stricta                        | Koromiko                      |
| <b><u>Hebe strictissima</u></b>     | <b><u>Koromiko</u></b>        |
| Leptospermum scoparium              | Tea Tree/Manuka               |
| <b><u>Lophomyrtus obcordata</u></b> | <b><u>Rohutu</u></b>          |
| Muehlenbeckia astonii               | Pohuehue                      |
| Olearia odorata                     | Scented Shrub Daisy           |
| <b><u>Olearia paniculata</u></b> ^  | <b><u>Golden Akeake</u></b> ^ |
| Phormium tenax                      | Flax/Harakeke                 |

**^ Note: plant species suitable for hedging**

- Amend Group D as follows:

| Group D | Groundcovers                                |                               |
|---------|---------------------------------------------|-------------------------------|
|         | Scientific Name                             | Common Name                   |
|         | Anemanthele lessoniana                      | Orizopsis/Windgrass           |
|         | Astelia fragrans                            | Bush Flax (green form)/Kakaha |
|         | Carex flagellifera                          | Tussock/Sedge                 |
|         | <b><u>Carex secta</u></b>                   | <b><u>Tussock/Sedge</u></b>   |
|         | Chionochloa conspicua                       | Tussock/Hunangamoho           |
|         | <b><u>Coprosma acerosa</u></b>              | <b><u>Sand Coprosma</u></b>   |
|         | Dianella nigra                              | Turututu                      |
|         | <b><u>Dietes grandiflora</u></b> *          | <b><u>Wild Iris</u></b> *     |
|         | <b><u>Juncus gregiflorus</u></b>            | <b><u>Rush</u></b>            |
|         | Libertia ixioides                           | New Zealand Iris/Mikoikoi     |
|         | <b><u>Melicytus alpinus</u></b>             | <b><u>Porcupine Shrub</u></b> |
|         | <b><u>Phormium cookianum</u></b>            | <b><u>Wharariki</u></b>       |
|         | Poa cita                                    | Silver Tussock                |
|         | <b><u>Trachelospermum jasminoides</u></b> * | <b><u>Star Jasmine</u></b> *  |

**\* Note: These species only to be used in public areas**

- Amendment 94** Replace Appendix 22 with the Outline Development Plans attached at **APPENDIX C** to this document.
- Amendment 95** Delete Appendix 33
- Amendment 96** Include and update the Road Upgrade/Road Cross Section Plans from Appendix 33 of the District Plan within Appendix 22 of the District Plan.
- Amendment 97** Include the Road Upgrade (Hoskyns / Jones Road Roundabout Upgrade Plan) attached at **APPENDIX C** to this document at Appendix 22 of the District Plan.

## Explanation of Amendments

- 2.3 The new zone is proposed on account of the characteristics of the activities establishing at Izone and the nature of the Izone development itself that set it apart from other Business 2 zoned land elsewhere in the District.
- 2.4 The District Plan (A4-011) identifies Business 2 Zones as  
*“areas where activities likely to be considered less pleasant by people are located. Aesthetic and amenity standards are less than those in Living or Business 1 Zones. Activities are still managed to protect natural resources and people’s health and well-being. Activities likely to cause ‘reverse sensitivity’ issues are discouraged in Business 2 Zones e.g. residential activities”*
- 2.5 In instances where a particular zone has some special rules or requirements applicable to it (identified in the policies and/or rules for each Zone), the District Plan anticipates this to be recognised through the placement of an ‘A’ after the zone number reference (see page A4-011 of the District Plan).
- 2.6 Given the size and typically larger sites and buildings being established at Izone, and the specific rules and multiple outline development plans applicable to the Business 2 Zone at Rolleston occupied by the Izone Southern Business Hub, it is considered that a new Business ‘2A’ Zone is more in line with the policy framework of the District Plan than the existing Business 2 Zoning. The Business 2A Zoning of Izone will also provide for the simplification of the rule framework presently in place which addresses the Izone Southern Business Hub. The controls at Izone are aimed at achieving a higher level of amenity than that required in the other Business 2 Zones in the District.
- 2.7 The vast majority of the proposed amendments relate to aspects of the District Plan which refer to the existing Business 2 Zones at Railway Road (Appendix 22) and Hoskyns Road North (Appendix 33). Changes are required to remove these references to reflect the new Business 2A Zone that will apply over these areas.
- 2.8 In addition, several changes are required to the District Plan to reflect the introduction of a new zone, that being the Business ‘2A’ Zone. These changes are considered minor and are simply required to recognise the new zoning within the District Plan.
- 2.9 Other amendments to the policies and rules of the District Plan are sought on the basis that they are considered to better meet the purpose of the Act than the present zone rules. These amendments and their potential effects are discussed in greater detail in Section 4 of this report.

### 3. Statutory Framework

- 3.1 The Resource Management Act 1991 ("the RMA") provides the legislative framework that defines the responsibilities of territorial/local authorities for managing natural and physical resources.

#### Framework for Plan Change Proposals

- 3.2 Section 73(1A) identifies that Schedule 1 of the RMA provides the manner in which the District Plan may be changed by a territorial authority:

*"73 Preparation and change of district plans*

*...*

*(1A) A district plan may be changed by a territorial authority in the manner set out in Schedule 1."*

- 3.3 The First Schedule, Part 2, clause 21(4) of the RMA provides that:

*"Where a local authority proposes to prepare or change its policy statement or plan, the provisions of this Part shall not apply and the procedure set out in Part I shall apply."*

- 3.4 The First Schedule 1, Part 1 sets out the framework within which a territorial authority may undertake a plan change to the District Plan. This specifies (among other matters) the consultation to be undertaken and procedures regarding notification of the Plan Change. Refer to Section 6 of this report for discussion of consultation undertaken to date.

- 3.5 Regard must also be given to the matters set out in sections 74 and 75 of the RMA in relation to decision making by territorial authorities. Matters raised in these sections that are relevant to the present proposal are as follows:

*Section 74 - Matters to be considered by territorial authority*

- (1) *A territorial authority shall prepare and change its district plan in accordance with its functions under section 31, the provisions of Part 2, a direction given under section 25A(2), its duty under section 32, and any regulations.*
- (2) *In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—*
- (a) *Any—*
- (i) *Proposed regional policy statement; or*
- (ii) *Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and*
- (b) *Any—*
- (i) *Management plans and strategies prepared under other Acts; and*
- ...*
- (iia) *Relevant entry in the Historic Places Register; ...*
- ...*
- (c) *The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*
- (2A) *A territorial authority, when preparing or changing a district plan, must—*
- (a) *take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on resource management issues of the district...*

*Section 75 - Contents of district plans*

- (3) *A district plan must give effect to—*



- ...  
(c) any regional policy statement.
- (4) A district plan must not be inconsistent with—
- ...  
(b) a regional plan for any matter specified in section 30(1).
- (5) A district plan may incorporate material by reference under Part 3 of Schedule 1.
- 3.6 The relevant regional planning documents are the Regional Policy Statement, Proposed Change 1 to the Regional Policy Statement, the Proposed Natural Resources Regional Plan and the Regional Land Transport Strategy. The Rolleston Structure Plan has also been considered. There are no entries in the Historic Places Register which are impacted on by the current proposal. Furthermore, the proposal does not impact on any resource management issue identified in the Ngai Tahu Resource Management Strategy for the Canterbury Region (Te Whakatau Kaupapa).

### Canterbury Regional Policy Statement

- 3.7 The Canterbury Regional Policy Statement (“RPS”) has been operative since 26 June 1998. The RPS provides an overview of the resource management issues of the region and is a general guide as to how natural and physical resources are to be managed in an integrated way to promote sustainable management.
- 3.8 The issue requiring consideration is whether the expansion and modification of the Izone Southern Business Hub through the provisions of a Business 2A Zone would result in the District Plan not giving effect to the RPS. For the purposes of this assessment, it is assumed that the District Plan currently gives effect to the RPS.
- 3.9 Chapter 7 of the RPS is concerned with soils and land use. Objectives and policies in this section relate to safeguarding the life supporting capacity of soil and the protection of land and the surrounding environment from contamination. The soils of the subject site are considered to be of a low quality and are characterised by a stony soil structure. As identified in the Infrastructure Assessment attached at **APPENDIX D**, sewerage discharge from the site will be directed to the Council’s reticulated system. As identified in the Stormwater Management Assessment attached at **APPENDIX E**, it is considered that there are no stormwater issues that are a barrier to the proposal subject to the identified methods being put in place. Furthermore resource consent will be the required from the Regional Council to develop the rural zoned portion of the site for business purposes which provides a sufficient safeguard to ensure this aspect of the proposal will not offend the RPS. Resource consents already exist for stormwater disposal within the area zoned Business 2 at present (i.e. Precinct’s 1 and 2 on the Outline Development Plan).
- 3.10 Chapter 9 of the RPS is concerned with water. Objectives and policies in this section relate to the sustainable use of water and water quality. The attached Stormwater Management Assessment provides comments and an assessment of the stormwater infrastructure against Chapter 9 of the RPS. As stated above, resource consent will be required from the Regional Council in order to develop the rural zoned portion of the site, which will provide a sufficient safeguard to ensure this aspect of the proposal will not offend the RPS.
- 3.11 Chapter 12 of the RPS includes objectives and policies concerned with settlement and the built environment in the context of managing effects of development on the environment and natural and physical resources. Objective 1 relates to enabling sustainable urban development and provision of network utilities. The policies of this chapter relate to managing effects of urban development and settlement expansion on amenity values. As identified in the following AEE, compliance with District Plan performance standards in combination with the proposed site and zone specific controls and the proposed landscape treatment along Rural zone boundaries will adequately mitigate any potential adverse amenity effects.

- 3.12 Policies 1 and 7 of Chapter 12 seek to promote urban development and the development of towns in a way that makes efficient and effective use of resources. The AEE and other material that follows address how the proposal is consistent with such outcomes. In short the Rural zoned portion of the site has Business zoning to the south east, and there is sufficient capacity in the infrastructure serving the area to enable the expansion to occur.
- 3.13 Objective 2 and Policy 3 of Chapter 12 seek to ensure adverse effects on the region's transport infrastructure arising from urban development are avoided. As detailed in the traffic assessment attached at **APPENDIX F**, the proposal will have no more than minor effects on the road network and existing traffic safety levels in the locality of the subject site.
- 3.14 Chapter 15 of the RPS includes objectives and policies concerned with transport. Objective 1 and Policy 1 seek to enable a safe, efficient and cost effective transport system where future strategic requirements are provided for. In this regard, the development of Precinct 2 of the business park (as identified on the Outline Development Plan) requires road upgrades to Hoskyns Road, including the intersections of the same at Maddisons and Jones Road. As part of the present plan change proposal, the intersection of Hoskyns Road and Jones Road is proposed to be upgraded to a roundabout formation when the anticipated level of demand requires the same. The trigger for the creation of the roundabout is when more than 57ha of land within Precincts 2 and 3 is subdivided for business development (i.e. excluding balance lots, roading and utility lots). This ensures that as traffic volumes increase in the area (which corresponds to the release of business land through subdivision), the appropriate intersection formation can be established to ensure an efficient and safe road network.
- 3.15 The traffic assessment attached at **APPENDIX F** identifies that the road network within the park and adjoining areas will be capable of catering for the anticipated traffic generation whilst ensuring a safe and efficient outcome. The Traffic Impact Assessment recommends a roundabout at the Hoskyns and Jones Road intersection, which is consistent with future roading plans identifying an overbridge from Rolleston to the industrial area, of which a roundabout at this location will be consistent with. The provision within the Business 2A Zone for rail sidings off the Midland Rail Line adjacent to Railway Road will ensure that cost effective and sustainable transport opportunities are available.
- 3.16 Objective 2 and Policies 2 and 4 seek to avoid, remedy or mitigate the adverse effects on the environment from transport use and provision. Policy 3 seeks changes in movement patterns which reduce the demand for transport. The road networks within the business park are proposed to be controlled through the use of cross sections (attached as an Appendix to the District Plan) which reflect the anticipated usage and intent of various roadways within the park. These cross sections present an attractive and pleasant road network with street plantings and pedestrian linkages prevalent, and serve to avoid and mitigate any adverse effects on the environment from transport use and provision. The use of rail and road ways of a sufficient width capable of accommodating public transport, and the provision of pedestrian linkages all seek to reduce the pressure on the road network.
- 3.17 In summary, the proposed plan change is considered to be consistent with and gives effect to the relevant objectives and policies of the RPS.

### Regional Policy Statement Proposed Change 1

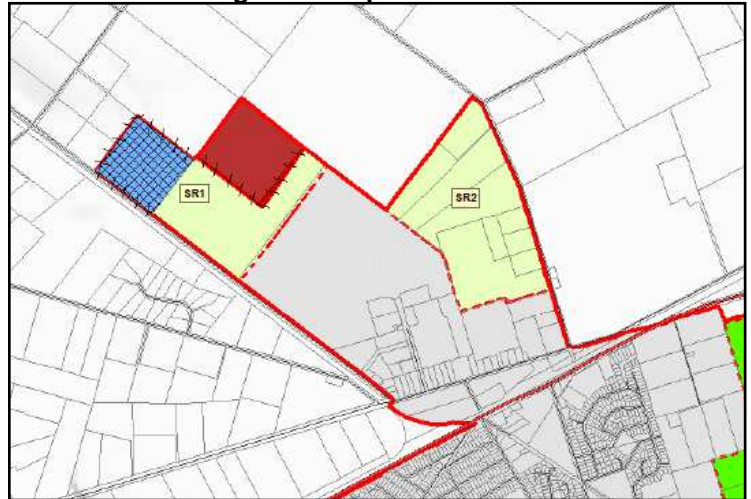
- 3.18 Proposed Change 1 to the Canterbury Regional Policy Statement ("PC1") was publicly notified on 28 July 2007. PC1 amends the Regional Policy Statement through the insertion of a new chapter – 'Chapter 12A Development of Greater Christchurch'. This chapter provides the sub-regional policy framework to implement the Greater Christchurch Urban Development Strategy which has been adopted by the Selwyn District Council (among others). The purpose of Chapter 12A is to

provide for development in a way which achieves quality outcomes and takes a sustainable development approach to managing growth.

- 3.19 With regard to PC1, the subject site is largely within the proposed Urban Limits and is identified as a “Greenfield Outline Development Plan Area – Business”. The rural zoned portion of the site is specifically referenced as “SR1” (identified as Precinct 3 on the Outline Development Plan) and the area referenced as ‘SR2” (identified as Precinct 2 on the Outline Development Plan) has recently been rezoned for business activities by Plan Change 5 to the Selwyn District Plan (see Map 1.H4 of the Officers Report on Proposed Change 1 to the Regional Policy Statement below).

- 3.20 It is noted that PC1 as notified sought that SR1 should also occupy that area identified by the blue hatched square in the Map 1.H4. The Izone Planning Group made submissions on PC1 requesting a modified urban limit which sought to “square off” the proposed extension. The ‘squaring off’ would give the urban and business park boundary in this location a more logical shape and layout, would not significantly increase the area of

**Figure 2: Map 1. H4 of PC1**



‘Greenfield Outline Development Plan Area – Business’ in this location, and would reduce the extent of the urban boundary in this area. Given these benefits, this ‘squaring off’ was recommended to be accepted by the Officers Report on PC1. The Officers Report also recommended that both SR1 and SR2 be identified as being available for development in the first planning period (2007-2016).

- 3.21 PC1 has been notified, and hearings have been held on submissions to the same. It is likely that through the public participation and the decision making processes amendments will be made to the proposed provisions. Thus only limited weight can be applied to the proposed provisions of PC1 as notified.
- 3.22 Given that the provisions of PC1 are very much in their infancy, it is appropriate to assess the proposed rezoning in light of the general tenets of PC1 rather than against every section of the proposed policies. The relevant matters in PC1 are discussed as follows.
- 3.23 Objective 1 relates to managing urban development to achieve consolidation of existing urban areas and to avoid unsustainable expansion outside these areas. Rolleston is identified as an existing urban area where sustainable and self sufficient growth is provided for, and the proposed area to be rezoned is within the urban limits as recommend by the Officer Report on PC1. In this regard the area recommended by the Officer is approximately the same size as that area to be removed from SR1 as notified.
- 3.24 Objectives 2 and 3 relate to providing for sustainable urban growth and recognising amenity values and urban growth limitations. The proposal is considered to be consistent with these objectives. As discussed the subject site is identified as being within the Urban Limits and as a ‘Business Greenfield Development Area’. Furthermore, the proposed provisions to be applied to the subject site, particularly the Rural zoned portion of the site incorporate stringent rules that relate directly to

amenity which includes rules regarding setbacks, landscaping, noise generation and light spill. These will result in future development over the site being consistent with the amenity values anticipated for the business park, whilst protecting the amenity values of rural zoned land to the west, east and north.

- 3.25 Objectives 4 to 9 relate to efficient land use planning to provide for growth and the integration of transport infrastructure and land use. Policies 3 and 5 relate to the provision of business land and key activity centres and commercial activities. The proposal is consistent with these objectives and policies. The proposal will provide for additional employment and business growth opportunities within close proximity to Rolleston (identified as a Key Activity Centre in PC1), SH1 and the South Island Main Trunk Railway Line.
- 3.26 Policy 1 identifies that urban activities should only occur within the urban limits. The rural area to be rezoned, as well as the existing business park is within the proposed urban limits as recommended by the Officer Report on PC1.
- 3.27 The Officers Report to PC1 recommends development sequencing for business land be identified within Policy 6 of PC1. Both SR1 and SR2 are identified for development within the first planning period (2007-2016), and the proposed rezoning facilitates development within this time period.
- 3.28 Policy 8 requires that development of urban activities within the described Greenfield areas defined in Map 1 shall occur in accordance with an Outline Development Plan when proposed to amend the District Plan. An Outline Development Plan and its associated report are attached at **APPENDICES C** and **G** respectively.
- 3.29 In summary, the proposed rezoning is considered to be consistent with, and gives effect to the relevant objectives and policies of PC1. Further assessment of the proposal against PC1 is provided in the Outline Development Plan report attached at **APPENDIX G**.

### **Regional Land Transport Strategy (RLTS)**

- 3.30 Policy 1.1 seeks to support greater use of walking. Policy 1.5 seeks to support rail as an integral part of the Canterbury transportation network. The proposed plan change includes a single and coordinated Outline Development Plan which provides for pedestrian linkages and rail crossings from the Midland Railway Line into the park.
- 3.31 Policy 4.1 seeks to promote the location of employment areas that support sustainable transport choices and reduce the need to travel, especially by private motor vehicle. Policy 4.4 seeks to ensure a high level of accessibility to business destinations, including town centres and industrial areas. The proposal is consistent with these provisions, as the proposed plan change will enable the ongoing success of a modern business park, thus providing for the needs of the surrounding community which will help reduce the number of people having to travel outside of the locality for employment opportunities. The subject site is located within close proximity to SH1 and the South Island Main Trunk Railway Line which provides a high level of accessibility to the Rolleston town centre and further afield.
- 3.32 It is estimated that Izone creates in the order of 13.1 to 17 jobs per hectare. Thus, the proposed rezoning will enable Izone, once fully developed, to create between 2423 and 3153 jobs. Given this significant employment base, the Izone Southern Business Hub will create a node from which future public transport can be based upon.
- 3.33 Policy 5.1 seeks the effective movement of freight which is efficient, safe and sustainable. The plan change provides for rail crossings into the site which will facilitate the use of the railway, thus ensuring the sustainable and efficient transportation of freight. The subject site is in close proximity to SH1, and the Christchurch International Airport and the Port of Lyttelton are readily accessible.

- 3.34 Given the above, it is considered that the subject site has high connectivity to the surrounding environment and provides opportunities for sustainable transport choices. Therefore, it is considered that the proposed plan change is consistent with the RLTS.

### **Proposed Natural Resources Regional Plan (NRRP)**

- 3.35 Any activity over the Rural zoned portion of the site will need to be assessed against the provisions of the NRRP before development can proceed. Whilst sewerage effluent will be generated from the site this will be directed to Council's existing reticulated network in the locality of the subject site. In the case of stormwater, a resource consent will be required from Environment Canterbury and this will be sought once detailed design is completed. In any event the consent will be considered against the NRRP at the time it is sought which will be before development of the site can proceed. The existing Business 2 zoned land (being Precincts 1 and 2 on the Outline Development Plan) presently has existing resource consents for the discharge of stormwater from roads and individual allotments.
- 3.36 Given the above, it is considered that the proposed plan change is consistent with the NRRP as a subsequent stormwater consent will be assessed against those provisions before any development on the Rural zoned portion of the site can proceed.

### **Rolleston Structure Plan**

- 3.37 The Rolleston Structure Plan was initiated as part of delivering the Greater Christchurch Urban Development Strategy (adopted by the Council in April 2007). The Structure Plan seeks to manage the rapid growth that has and will likely occur in Rolleston, which could be a town as large as 50,000 by 2075. The Council adopted the Rolleston Structure Plan on the 23 September 2009.
- 3.38 The Rolleston Structure Plan identifies the subject area as being within the proposed urban limits of Rolleston. It also anticipates that a much expanded Izone will provide additional business land required to meet the demand for large parcels of business zoned sites.
- 3.39 It is anticipated that the Structure Plan will be implemented through changes to the District Plan in due course. The present plan change is consistent with the Rolleston Structure Plan, and will in fact represent the implementation of some of the aspirations of the Rolleston Structure Plan into the District Plan in this location.

## **Section 31 RMA**

- 3.40 The relevant clauses from Section 31 of the RMA are as follows:

- “(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
- (a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
  - (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
    - (i) the avoidance or mitigation of natural hazards;...*

- 3.41 The District Plan has been prepared to give effect to these functions, and the proposed plan change makes changes that are consistent with these functions of the Council. The proposed Business 2A Zone is similar to that of the existing Business 2 Zone, however, the new zone removes some provisions which have been seen to be creating an inefficient use of the land resource. The Business 2A Zone adopts the majority of the existing Business 2 Zone rules and the changes to the existing



provisions are in the form of controls over the site directed at achieving the integrated management of the effects of activities.

## Section 32 RMA

3.42 Section 32 of the RMA sets out the manner in which any proposed objective, policy, rule or other method is to be evaluated. The parts of Section 32 relevant to the proposed plan change are as follows:

- “(1) In achieving the purpose of this Act, before a proposed plan, proposed policy statement, change, or variation is publicly notified, a national policy statement or New Zealand coastal policy statement is notified under section 48, or a regulation is made, an evaluation must be carried out by –*
- ...*
- (c) the local authority, for a policy statement or a plan (except for plan changes that have been requested and the request accepted under clause 25(2)(b) of Part 2 of Schedule 1);*
- ...*
- (3) An evaluation must examine—*
- (a) the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
- (b) whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*
- ...*
- (4) For the purposes of the examinations referred to in subsections (3) and (3A), an evaluation must take into account—*
- (a) the benefits and costs of policies, rules, or other methods; and*
- (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.”*
- ...*

3.43 The assessment required under Section 32(3)(a) is whether the provisions promoted by the proposed change are the most appropriate way to achieve the purpose of the RMA. This matter is addressed in Section 5 of this assessment.

3.44 Other relevant matters relating to efficiency and effectiveness (Section 32(3)(b)), benefits and costs (Section 32(4)(a)), and any potential risks arising from uncertain or insufficient information (Section 32(4)(b)) are also addressed at Section 5 of this assessment.

## Part II RMA

3.45 Part II of the RMA includes the purpose of the Act, which is to promote the sustainable management of natural and physical resources. Sustainable management is defined in section 5(2) as:

- ...managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems;*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*



- 3.46 Sections 6 through 8 of the Act provide further guidance as to what sustainable management is concerned with.
- 3.47 Section 6 of the Act contains seven matters that a territorial authority must recognise and provide for as “Matters of National Importance”. None of these matters are affected by the present proposal.
- 3.48 Section 7 outlines a number of “Other Matters” to which a territorial authority shall have particular regard to. Of these, the following are considered to be of relevance to this plan change:
- *The efficient use and development of natural and physical resources (7(b));*
  - *The maintenance and enhancement of amenity values(7(c));*
  - *The maintenance and enhancement of the quality of the environment (7(f)).*
- 3.49 Section 8 requires that a territorial authority shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) when exercising its functions under the RMA. The principles of the Treaty of Waitangi have been taken into account where appropriate in the proposed rezoning.
- 3.50 The following definitions (contained within section 2 of the RMA are instructive for the purpose of obtaining a comprehensive understanding of sections 5 and 7:
- “Natural and physical resources” includes land, water, soil, minerals and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.*
- “Environment” includes –*
- (a) *Ecosystems and their constituent parts, including people and communities; and*
  - (b) *All natural and physical resources; and*
  - (c) *Amenity values; and*
  - (d) *The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.*
- “Amenity Values” means those natural or physical qualities or characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.*
- 3.51 The above matters will be addressed in the following sections of this assessment. In summary, from the conclusions reached in the following sections, it is considered that the proposal is consistent with Part II of the RMA.

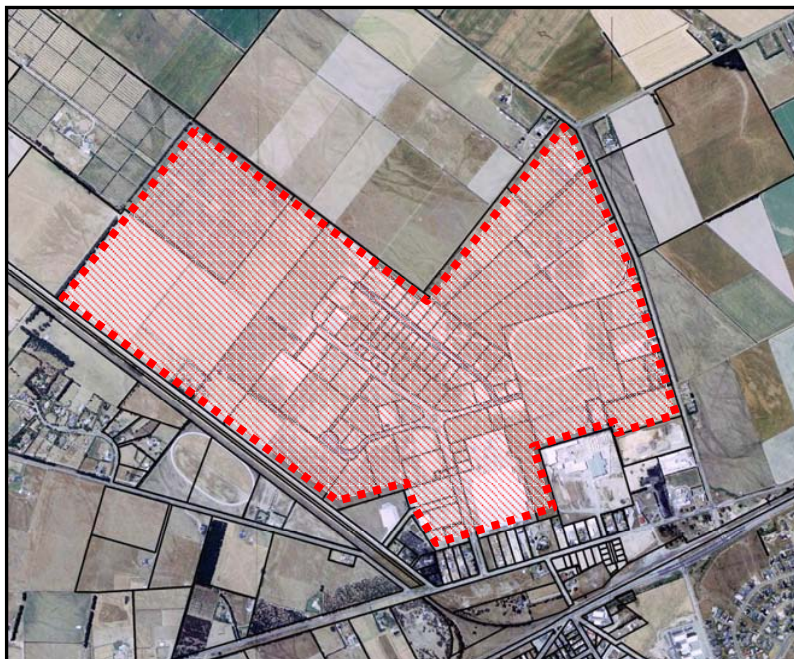
## 4. Assessment of Environmental Effects (AEE)

- 4.1 This AEE is largely a summary of the specialist reports/technical documents supporting the plan change proposal. These include:
- Outline Development Plan Report (**APPENDIX G**)
  - Visual Impact Assessment (**APPENDIX H**)
  - Traffic Assessment (**APPENDIX F**)
  - Stormwater Management Assessment (**APPENDIX E**)
  - Infrastructure Assessment (**APPENDIX D**)
- 4.2 This AEE does not relate to rules regulating the use of hazardous substances and installations. The existing rules addressing these matters are not being altered through the present proposal. A risk assessment, as required by clause 1(e) of the Fourth Schedule, is not therefore required. Likewise, clause 1(f) of the Fourth Schedule is not relevant.
- 4.3 This AEE will concentrate on Precinct 3, being that area to be rezoned from Rural to Business, and the proposed rule changes as sought through the new Business 2A Zoning. The environmental effects of rezoning the existing Izone area (being Precincts 1 and 2 on the Outline Development Plan and already being zoned Business 2 under the District Plan) will not be assessed in any great detail, given business use is permitted presently, and will continue to be permitted as a result of the present plan change. That said the actual and potential environmental effects of the proposed rule changes as sought through the new Business 2A zoning are assessed.

### The Site

- 4.4 The site is located between Railway Road, Jones Road, and Hoskyns Road, Rolleston, approximately 1.5km from the Rolleston Town Centre. The Rural zoned portion of the site has an area of approximately 49ha, and the Business 2 zoned portion of the site has an area of approximately 141ha. As such the total area affected by this plan change is approximately 190ha.

**Figure 3: Aerial View of Subject Site (shown hatched in red)**



- 4.5 The site is bounded by Rural zoned land to the north, east and west. Land to the south of the subject site is zoned Business 2. See Figure 3 for an aerial perspective of the subject site.
- 4.6 The site is relatively flat with a gentle fall from the north-west to the south-east and as with the majority of the surrounding area, has a stony soil structure. There are a variety of rural buildings over Precinct 3 as well as typical rural shelter plantings. A range of business activities and associated services are established, or are in the processing of establishing on the Business 2 zoned portion of the site in accordance with its zoning. Many of these include buildings with large footprints, such as the Warehouse Distribution Centre, PGG Wrightsons, DesignLine and Westland Dairy.

### Planning Background

- 4.7 In September 2001 the Rural Volume of the Proposed Selwyn District Plan was publicly notified. Around the same time the District Council acquired approximately 130 hectares of rural land located north of State Highway 1 adjoining existing business zoned land along Jones Road, Rolleston. Council rezoned some 72 hectares of this land for business purposes (through Variation 2) to facilitate further business development and employment opportunities in the Rolleston area.
- 4.8 Given the success of Izone, Council rezoned a further 56ha of rural zoned land (being SR2 as identified by PC1) to the east of the original Izone Southern Business Hub to Business 2 over 2008 and 2009. Development of the existing Izone area and the SR2 area are governed by separate Outline Development Plans attached at Appendices 22 and 33 of the District Plan respectively.
- 4.9 Based on the current level of interest, the Council has seen it necessary to rezone SR1 now to ensure it can continue to cater for market demand.
- 4.10 The plan change will provide an extension to the Izone Southern Business Hub at Rolleston as depicted in the Outline Development Plan at **APPENDIX B** of this document. In addition to providing an expanded business park, the proposed Business 2A zoning over the entire park will ensure that development within the same occurs in an efficient and sustainable manner.
- 4.11 As part of the proposed plan change, the Council has canvassed with neighbouring property owners and others on the proposal. Refer to Section 6 of this report for a record on the feedback received and what action has been taken in response to the same.

### Existing Business Activities

- 4.12 The site that is subject to this proposed plan change is currently zoned a mixture of Rural and Business. The 49ha Rural zoned portion of the site is identified as Precinct 3 on the Outline Development Plan attached at **APPENDIX B**. Historically Precinct 3 has been predominantly used for rural purposes. The 56ha portion of the site recently rezoned and identified as Precinct 2 on the Outline Development Plan is yet to be developed, and has historically been predominantly used for rural purposes including horse agistment and pastoral farming activities.
- 4.13 Various businesses have established or are in the process of establishing in the original Izone area (being Precinct 1 on the Outline Development Plan) including large scale warehouses and manufacturing entities. The largest building in the existing Izone area is the Warehouse South Island distribution centre covering approximately 3.8 hectares. Other businesses recently established, or in the process of establishing include Combined Rural Traders, Westland Milk Products, Designline and PGG Wrightsons.

- 4.14 The number of business activities over the Izone site will continue to increase as Certificates of Title become available for purchasers and building consents are obtained.
- 4.15 The existing and proposed roading network is identified on the Outline Development Plan attached at **APPENDIX B**. The proposed road serving the rural portion of the site is represented as an extension of Izone Drive. In addition, a proposed road running along a south-west to north-east axis provides access to the properties to the northern end of Precinct 3. Roadways identified in Precincts 1 and 2 are either already constructed or are in the early stages of design/development.

### Extent of Development Proposed

- 4.16 The exact nature of development to follow once the land has been rezoned is not known at this stage. However, the development will comprise a range of business entities typical of such areas which are consistent with the activities being developed within the existing Izone area.
- 4.17 The proposed lots sizes will be created with consideration to the Izone Southern Business Hub as a whole. The Izone Southern Business Hub contains a range of allotment sizes to provide flexibility for prospective tenants. Stage 4 includes mostly smaller lots being within the range of 2000m<sup>2</sup> to 8000m<sup>2</sup>. However, the most recent stage of development (Stage 5) includes allotments of between 5000m<sup>2</sup> and 1.5ha in area. Based on current expressions of interest it is expected that future lots will in all likelihood be similar to these or larger. All future development will be subject to the proposed rules identified in Section 2 of this report and the remaining Business Zone provisions in the District Plan that apply across the various business zones.
- 4.18 The proposed development will involve the construction of roading as illustrated in the Outline Development Plan, attached at **APPENDIX B**. The proposed roading will connect to the existing roading at Izone. A road connection to Railway Road is identified, and the nature of the various roads in the park are described in the Outline Development Plan Report attached at **APPENDIX G**. In addition, provision is made within the Outline Development Plan for rail crossings into Izone, albeit that such rail crossings will require individual agreements with Ontrack as required.
- 4.19 Newly developed civil infrastructure that serves the Izone Southern Business Hub will be extended to service the area to be rezoned from Rural to Business.

### Effects on the Amenity Values of the Surrounding Locality

- 4.20 The rural zoned portion of the site can be described as a typical rural allotment characterised by open fields and shelterbelt planting. Rural land is located to the east of the site across Hoskyns Road and to the west of the site across Railway Road, and directly to the north. A walnut farm is located adjacent to the north western boundary of Precinct 3.
- 4.21 A small number of dwellings and accessory buildings are located within Precinct 2 and adjacent to the site on the eastern side of Hoskyns Road. A few buildings associated with farming activities are located within Precinct 2 and 3. Several rural residential properties are located off Armack Drive approximately 120m to 200m to the west of the site. A macracarpa shelter belt extends along the majority of the Hoskyns Road and Railway Road boundaries of the site. A shelter belt also exists along the rural zoned boundaries of Precinct 3. Other vegetation of a shelter belt nature is distributed throughout and along common boundaries.
- 4.22 The potential impact on the existing amenity values and character of the locality was recognised as an issue which has been addressed. In this regard, a Visual Impact Assessment has been prepared by Harrison Grierson which is attached at **APPENDIX H**. The recommendations made in this report have fed into the proposed

controls set out in Section 2. In addition, controls on noise, light spill, landscaping, reflectivity, building bulk and location have been designed to protect amenity.

- 4.23 The proposed provisions to be applied to the rezoned rural land incorporate rules directed to matters of amenity and which include rules regarding larger building setbacks, more extensive landscaping, and more stringent noise generation and light spill controls than what are typically required in industrial business areas. In addition to these controls, the inclusion of a single Outline Development Plan into the District Plan provides a further layer of control to ensure an acceptable outcome in terms of the amenity and character of the area.
- 4.24 The following table identifies the proposed rules relating to amenity values against those that apply to similar business zones in the Christchurch City Plan:

| ACTIVITY                | PROPOSED RULES TO APPLY TO SUBJECT SITE                                                                                                                                                                                                                                                                                                                                                                                                     | CHRISTCHURCH CITY PLAN RULES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LIGHT SPILL</b>      | <p>Maximum of 3 lux spill onto any part of any adjoining property in the Rural Zone.</p> <p>All lighting to be designed so that:</p> <ul style="list-style-type: none"> <li>All outdoor lighting is shielded from above in such a manner that the light source is not visible from the outside of the Business 2A Zone.</li> <li>All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone</li> </ul> | <p>Maximum of 4 lux spill into any adjoining property (measured 2m inside of the boundary) in the Rural Zone.</p> <p>All exterior lighting shall be directed away from adjacent properties and roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>BUILDING SETBACK</b> | <p><u>Road boundaries:</u> 10 metres</p> <p><u>Internal boundaries adjoining a rural zoned property:</u> 10m, except that this requirement shall be 15m in those locations identified on the Outline Development Plan.</p>                                                                                                                                                                                                                  | <p>Business 5 Zone:</p> <p><u>Road boundaries:</u> 6m, except for sites with more than one road boundary, the setback from one road boundary may be reduced to 1.5m</p> <p><u>Internal boundaries adjoining a rural zoned property:</u> no setback required from boundaries with the Rural Zone.</p>                                                                                                                                                                                                                                                                                                        |
| <b>NOISE</b>            | <p>Measured at the boundary of an adjoining Rural Zone boundary:</p> <p>7.30 am – 8.00 pm 60dBA L<sub>10</sub></p> <p>8.00 pm – 7.30 am 40dBA L<sub>10</sub></p> <p>7.30 am – 8.00 pm 80dBA L<sub>max</sub></p> <p>8.00 pm – 7.30 am 65dBA L<sub>max</sub></p>                                                                                                                                                                              | <p>Measured at the boundary of an adjoining rural zone boundary:</p> <p>Development Standards:</p> <p>7.00 am – 10.00 pm 49dBA L<sub>10</sub></p> <p>10.00 pm – 7.00 am 42dBA L<sub>10</sub></p> <p>7.00 am – 10.00 pm 75dBA L<sub>max</sub></p> <p>10.00 pm – 7.00 am 65dBA L<sub>max</sub></p> <p>Critical Standards:</p> <p>7.00 am – 10.00 pm 60dBA L<sub>10</sub></p> <p>10.00 pm – 7.00 am 48dBA L<sub>10</sub></p> <p>7.00 am – 10.00 pm 85dBA L<sub>max</sub></p> <p>10.00 pm – 7.00 am 75dBA L<sub>max</sub></p> <p>Construction Noise is exempt from the noise requirements of the City Plan.</p> |



- 4.25 As can be seen, the proposed rules to apply to the subject site that relate to light spill and building setbacks are more onerous than those that apply to other similar zones in Christchurch City. Furthermore, detailed landscaping will be required to be undertaken in accordance with proposed rules included at Section 2 of this assessment.
- 4.26 In respect of noise, the requirements that will apply within the Business 2A Zone are both higher (development standards) and lower (critical standards) than those noise controls that are applicable in Christchurch City. However, the times at which the 'night-time' and 'day-time' noise controls apply are somewhat different between Christchurch and Selwyn, where within Christchurch City the 'day-time' noise controls apply up until 10.00pm, where in Selwyn, they apply up until 8.00pm.
- 4.27 With regards to noise within the rural environment of Selwyn District, it is noted that the noise controls that will apply in the Business 2A Zone at the Rural Zone boundary are actually lower than what can occur as a permitted activity between properties in the Rural Zone. It is also noted that the light spill requirements for the Business 2A Zone are the same as those that apply between boundaries in the Rural Zone.
- 4.28 It is recognised that the rezoning of the site will lead to a greater level of development over the Precinct 3 land than can occur under the current rural zoning. In addition, the proposed Business 2A zone provisions will lead to greater flexibility for business development. Having said that, it is also evident that the quality of the Izone development is much higher than the older industrial area along Jones Road and it is this higher quality development that will occur over Precinct 3 as well. This will come about through the landscaping and setback provisions that will apply to the area and the fact that new and modern buildings will be erected.
- 4.29 The potential visual and amenity effects from business development on Precinct 3 are considered in detail in the Visual Impact Assessment attached at **APPENDIX H**, and as such, are covered in a succinct manner within this assessment.
- 4.30 Given the existing business zoning of the vast majority of the subject site, the potential visual and amenity effects need to be considered in terms of the land to the south west (Armack Drive), north (Tunlaw Farm) and north east (Cockburn) of that rural area proposed to be rezoned.
- 4.31 In respect of the several smaller rural residential allotments within Armack Drive, mitigation measures in respect of the potential for adverse visual effects involve the retention of shelterbelt planting ('primary shelterbelt') and the establishment of a secondary planting strip as discussed in detail in the Visual Impact Assessment attached at **APPENDIX H**.
- 4.32 The existing primary shelterbelt along the Railway Road frontage of Izone will be retained, along with measures to ensure that the health and screening function of the shelterbelt planting is maintained. The only exception to the retention of the existing shelterbelt is in instances where road links or rail connections require breaks in the same, as discussed in Section 4.33 below. These breaks are provided for within the Business 2A Zone rules, albeit resource consent must be obtained for the same at which time an assessment of the effects of such a break can be considered. In addition to the retention of this shelterbelt, it is proposed to establish a secondary planting strip located outside of the Izone Southern Business Hub to the west of the existing shelterbelt to be retained in that location identified on the Outline Development Plan (immediately west of the carriageway of Railway Road or located on the water race reserve in this location). This secondary planting strip will involve landscaping capable of reaching a minimum height of 6.5m and a width of 2.5m.
- 4.33 Given that a road link and rail sidings are provided for within Izone along Railway Road there will be the need to create gaps in the existing primary shelterbelt. Gaps in the proposed secondary landscaping strip will also be required in respect of the



creation of rail sidings. Controls are proposed in order to limit the extent of gaps within the existing primary shelter belt, and given that rail sidings need to be curved in order to provide for safe haulage of train carriages, any required gaps in the shelterbelts will be oblique to each other, thus preventing significant and direct views into Izone from those properties to the west. In any event, any gaps in the existing primary shelterbelt will require a resource consent, at which time the potential adverse effects of any such gap can be assessed.

- 4.34 The above controls, in addition to those other controls identified in Section 2 of this assessment, are considered appropriate to mitigate the adverse effects of the proposed rezoning on these properties to the south west.
- 4.35 In respect of the property to the north of Precinct 3, specific landscaping requirements are proposed involving a 5m wide double row of landscaping. This landscape treatment, along with the other various controls proposed along Rural Zone boundaries is considered sufficient to ensure that any potential adverse effects of the proposed rezoning on the property to the north are mitigated to a significant extent.
- 4.36 In respect of the larger land holdings to the north-east and east (Cockburn and Whitham) it is relevant to note these land owners have sought that these areas also be included within Greenfield Development Areas for Business Growth in the RPS through submissions on PC1 to the same. Therefore, it can be seen that the owners of the major land holdings in the area are supportive of business growth in this locality.

#### **Existing on-site Landscaping**

- 4.37 As described above, the existing landscaping on Precinct 3 is limited to shelter belts along allotment boundaries along with plantings associated with the walnut farm. It is expected that the majority of the existing shelterbelts/plantings over the subject site will be removed (except in specific circumstances i.e. along Railway Road and the corner of Hoskyns Road as identified by those rules identified in Section 2 and as identified on the Outline Development Plan) and replaced with new plantings of a higher quality as has occurred through the existing Izone area.

#### **Prominence and Visibility**

- 4.38 The rural area occupied by Precinct 3 currently has low prominence to the surrounding area. This is largely as a result of the land not been highly visible beyond its boundary and it being of a rural nature similar to the surrounding environment. The visibility of the site from Railway Road to the west and the land to the north and east is largely obscured by shelterbelt planting.
- 4.39 The proposed rezoning and eventual development of Precinct 3 will involve the retention of the existing primary shelterbelt along the Railway Road boundary and the establishment of a secondary planting strip along the western side of Railway Road, as described further in the Visual Impact Assessment attached at **APPENDIX H**. As such, the visibility of the rural area proposed to be rezoned will remain low. In instances where a road connection and/or rail crossings are to be established from Railway Road the site will be visible, however, these stretches of boundary where no landscaping is evident will be short and intermittent, and for the most part, other landscaping will remain to obscure views of future buildings to be established. Visual and physical linkages from the existing Izone Southern Business Hub to the site will be created to incorporate the rural zoned portion of the site into the business park.
- 4.40 In addition to the matters of discretion afforded to Council in respect of buildings establishing at a height over 15m (discussed further later in this report), it is proposed to limit the exterior building surfaces above 15m in height to a maximum reflectivity value of 40%. This is proposed in order to mitigate the visual impact of buildings above 15m in height, and will ensure that larger buildings do not appear as dominant features in the landscape.

- 4.41 It is recognised that the rezoning of the site will lead to a greater level of development over the rural land in question than can occur under the current zoning. However, it is considered that the site will be able to absorb such development given its flat nature, proximity to other business activities, and the landscaping and setback provisions being proposed in respect of Railway Road and the adjacent rural areas to the east, west and north of the Park.

### **Proposed Landscape Treatment**

- 4.42 The proposed landscaping is an important component of the suite of controls developed to reduce the overall dominance of the proposed development and to create a high-level of amenity for workers and visitors to the area and surrounding properties.
- 4.43 Landscaping of the site will be in accordance with the proposed provisions as described in Section 2 of this report. These provisions are largely consistent with those developed for the existing Izone area which are extensive and require more than what would typically be required for such a business area. Along the Railway Road boundary additional controls are proposed in order to adequately mitigate any potential adverse visual effects on those rural-residential properties within Armack Drive as described in the Visual Impact Assessment attached at **APPENDIX H**.
- 4.44 Several changes to the list of scheduled planting species provided for Izone at Appendix 21 of the District Plan provide for a variety of unique environments whilst ensuring the ecological function of the park will remain prominent. The addition of several species provides flexibility in planting regimes and all are seen as being an appropriate species over the area in question.
- 4.45 In the development of the landscape components of the concept for the site significant attention has been paid to creating an attractive business park which provides landscaping that is complimentary to the surrounding environment. The landscaping required includes the provision of a 3m planting strip along each road boundary of sites (except along Railway Road, where more stringent controls will apply) as well as additional planting within the road reserve. Additional landscape controls apply along Rural Zone boundaries. In addition to the planting strip required along road boundaries, a 10m building setback from road boundaries applies so as to avoid large buildings being sited near roads to provide a sense of open space and a greater level of amenity for road users and others nearby.
- 4.46 The proposed landscape rules are provided to mitigate any potential adverse effects of future development on the site on the character and amenity of the surrounding environment. The proposed provisions provide specific treatment to mitigate potential adverse effects on the rural-residential properties located to the west along Armack Drive. The landscape provisions also seek to enhance the landscaping amenity of the site to create an attractive work place for employees and visitors to the area.

### **Noise**

- 4.47 In rezoning and developing the site it is important to ensure that the adjacent rural properties continue to maintain their health, wellbeing and a level of amenity consistent with the locality. One aspect of this is whether noise generated by future activities would impact on the amenity of the area.
- 4.48 An Acoustic Assessment was undertaken as part of Variation 2 to the Selwyn District Plan, assessing the noise effects of what is the original Izone Southern Business Hub i.e. Precinct 1 on the Outline Development Plan. This resulted in the suite of noise rules that now apply to the Izone Southern Business Hub. Those noise rules will also apply over Precinct 3. This includes the requirement that noise levels are to be measured at any boundary adjoining a different zone, which results in no internal noise limits. This approach is consistent to rules applied to similar business zones such as those in the Christchurch City Plan.

- 4.49 We also note that the noise limits to be applied to the Business 2A Zone are more restrictive than those noise limits that apply between properties in the Rural Zone. The imposition of such noise limits will ensure that any potential for adverse noise effects from activities operating within the Business 2A Zone will be mitigated to a significant extent.

### **Building Height and Definition of Height**

- 4.50 The control of height is one of the key differences between the Business 2 Zone provisions which currently apply across the existing Izone area, and the proposed Business 2A Zone provisions. The maximum building height remains at 15m, however, provision has been made for buildings to be built above 15m, but less than 20m as a restricted discretionary activity, provided the portion of the building above 15m in height complies with the reflectivity requirement. Buildings above 20m in height are to be assessed as a discretionary activity. The reason for this is that the existing building height limit of 15m restricts the ability to operate an efficient and effective modular racking storage system that has become common among the potential warehouse/storage and transport/distribution companies looking to establish at Izone. These are typically 15m in height themselves and sit on concrete pads above ground level. Increasing the building height to 20m is beneficial to such a storage system and enables standardisation throughout the site and the provision of more effective fire sprinkler services attached to the ceiling. In any event, exceeding the 15m building height in the Business 2A zone attracts the requirement for a restricted discretionary resource consent, where Council's discretion is restricted to matters identified in Section 2 which will ensure a focused assessment of the adverse visual effects of the intrusion. Further, it is considered that such a height limit appropriately reflects the intended business land use on the site.

- 4.51 In terms of the reasoning given for the present height limits in the District Plan the following is relevant (Page C16-010):

*“Rule 16.6 sets maximum height and bulk requirements for buildings and structures, to ensure they are in keeping with the visual character of townships. The permitted maximum height of buildings and structures is greater than that allowed for in the Living zones. This acknowledges that issues associated with the protection of sunlight and privacy to adjoining properties is less of an issue in industrial areas in comparison with residential areas. This rule differentiates between the height of buildings and other structures because of the differences in effects they will create on these urban areas.”*

- 4.52 The reasoning for Rule 16.6 relates to the effects of building height on visual character, protection of sunlight and privacy to Living Zones and residential areas. As identified in the reasoning, these effects are less of an issue in business areas. Land to the south of the Izone Southern Business Hub is zoned Business 2, which provides for industrial and business activities. Factors that favour the increased height limit over the subject site are the separation of the site from Living Zones, SH1 and the comprehensive landscape treatment provided along the Rural Zone boundaries as identified in Section 2 of this report. It is important to note that the 20m height limit represents a potential outcome, which in order to be achieved must go through a resource consent process where an assessment of the effects of the height intrusion must still be undertaken. The 15 metre maximum permitted building height presently applicable in the Business 2 Zone remains in the proposed Business 2A Zone.
- 4.53 The provision for buildings that have restricted discretionary activity status under proposed Rule 16.6.3 and are setback at least 150m from Hoskyns Road and Railway Road to be processed on a non-notified basis and without the need for neighbour approvals is proposed on account of the nature of the Business 2A Zone. Given the nature of the zone, and the specific provisions that provide for larger size buildings (i.e. through the lack of a recession plane and specific building height provisions), it is considered appropriate that a building that is less than 20m in height

(and greater than 150m from Railway and Hoskyns Roads) can be assessed non-notified and without the need for neighbour approvals.

- 4.54 Whilst any building between 15 and 20m which complies with the reflectivity value requirement is to be assessed as a restricted discretionary activity (regardless of its location within the Business 2A Zone), it is considered that buildings that are setback from Hoskyns Road and Railway Road will have lesser adverse visual effects than those buildings established in close proximity to those public roads. Accordingly, providing for buildings that are between 15 and 20m in height (and setback 150m from Railway Road and Hoskyns Road) to be assessed on a non-notified basis is considered appropriate on account of the reduced visual dominance created by such buildings. In any event, it is noted that such a building will still require resource consent, at which time an assessment of the effects of such a building can take place.
- 4.55 Proposed amendments to the explanation and reason for the height rule have been included in this Proposed Plan Change and are set out at Section 2 of this report.
- 4.56 In addition to the above, a review of other District Plans that provide for similar business areas identifies that a potential building height limit of 20m is not out of character for such areas. Perhaps of most relevance is the Christchurch City Plan.

**Christchurch City Plan:** Business 4 Zone (PC29) – 15m (development standard)  
20m (critical standard)  
Business 5 Zone – no maximum building height

- 4.57 In respect of the Christchurch City Plan, Plan Change 29 has recently introduced a height limit for the Business 4 (Suburban Industrial) and Retail Park Zones. It is noted that the proposed 15m height limit in the proposed Business 2A Zone is consistent with that proposed in Plan Change 29, where breach of the same triggers restricted discretionary activity status. This is the same approach being proposed through this plan change.
- 4.58 In terms of the Business 5 Zone (General Industrial Zone) in Christchurch City, there is no height limit and the Zone description, purpose and location of this zone is more akin to the existing Business 2 (and subsequently the proposed Business 2A Zone at Rolleston) than the Business 4 Zone in Christchurch City, which is typically found within the urbanised area of the City. The Business 5 Zone is typically found at the edges of the City and often adjacent to rural areas.
- 4.59 It is also noted that buildings above 15m in height are restricted in respect of the maximum reflectivity of the exterior building surfaces utilised above this height. This is proposed to ensure that the visual impact of larger buildings establishing at Izone is further mitigated.
- 4.60 The proposed change to the definition of 'height' (which is only applicable in the Business 2A Zone) is proposed on account that many of the features identified (i.e. water tanks, air conditioning units) are located on the roofs of buildings within the park. In a business park where buildings are large, the current allowance for such features does not reflect in reality the requirements of industrial buildings and their ancillary features. As such, given the relatively small size of these features, it is considered that providing additional flexibility is appropriate and any potential adverse visual effects of these features will remain to be adequately controlled.

### **Recession Plane Control**

- 4.61 Another key difference between the Business 2 Zone and the proposed Business 2A Zone is that the internal recession plane requirements that apply in the Business 2 Zone will not apply to the proposed Business 2A Zone. The reason for this is that the internal recession plane controls are superfluous and represent an unnecessary and inappropriate control in such a zone.

- 4.62 Rule 16.7.1 from the Buildings and Building Positions section of the District Plan reads as follows:

*Rule 16.7.1 Building Recession Planes and Setbacks*

*Recession Planes*

*16.7.1 Any building that complies with the relevant recession plane requirements set out in Appendix 11 shall be a permitted activity.*

*Note:*

- 1. Recession Plane A – applies along any internal boundary adjoining any Living Zone or Rural Zone and along the common boundary of the Business 2 Zone located at Railway Road, Rolleston and the Rural Zone, as depicted on the Outline Development Plan at Appendix 22.*
  - 2. Recession Plane B – applies along any internal boundary NOT adjoining any Living Zone or Rural Zone) except along the common boundary of the Business 2 Zone located at Railway Road, Rolleston and the Rural Zone as depicted on the Outline Development Plan at Appendix 22 where recession plane A applies.*
- 4.63 Recession Plane 'B' commences 6m above internal boundaries, as illustrated in Appendix 11 of the District Plan. No change is sought to the recession plane applicable along the boundaries of the site where it adjoins the rural area.
- 4.64 In order to assess the actual and potential adverse shading effects of buildings not having to comply with an internal boundary recession plane, the permitted building height and setback controls from internal boundaries require consideration. Within the existing Business 2 Zone and the proposed Business 2A Zone there are no building setbacks required from internal Business Zone boundaries. The current 'Recession Plane B' originates at a height of 6m above an internal boundary. Accordingly, it is possible to erect two adjoining 6m high buildings along a common boundary and therefore a recession plane serves no purpose, as with adjoining 6m high buildings there will be no greater shading effect over either site from higher buildings.
- 4.65 The relevant parts of the reasoning for Rule 16.7.1 are as follows:
- Rule 16.7 is intended to give property owners maximum flexibility over the use of space on their properties while still providing protection for sunlight, privacy and outlook for any neighbouring properties in a Living or Rural zone. These requirements acknowledge that adjoining residential and rural properties have the potential to be adversely affected by developments undertaken within Business zones. Those effects are most suitably managed by ensuring that new buildings comply with the recession plane that is applicable to the Living and Rural zones.*
- 4.66 Relevantly, no mention is made of the effects on adjoining Business properties. The reasoning only refers to effects on adjoining Living and Rural Zones. The present proposal does not seek to change the recession plane requirements in respect of boundaries that adjoin the Rural Zone. Thus the deletion of the part of the rule as it applies to the Izone Southern Business Hub will still see future development meeting the intention of Rule 16.7.1 as expressed in the reasoning for the same. No adverse effects are considered to arise through the change sought in respect of recession plane requirements over the site.
- 4.67 In the case of the Business 2A Zone where larger buildings are anticipated it would be counter-productive to require an internal recession plane, and would represent an inefficient use of the land resource. As such, changes have been proposed to the relevant provisions (policies, explanations and reasons) as set out at Section 2 to



further support the absence of an internal recession plane control in the Business 2A Zone.

4.68 In addition to the above, a review of other District Plans in the region reveals that sunlight controls do not typically apply in comparable zones where they adjoin other Business or Rural zoned sites (see the following examples).

- **Christchurch City Plan:** no recession plane requirement in Business 3, 4, 5 and 6 Zones where a site does not adjoin a Living, Cultural, Conservation or Open Space Zone; no internal boundary setback in the Business 5 (General Industrial) Zone where a site does not adjoin a Living Zone;
- **Ashburton District Plan:** no recession plane or internal boundary setback requirements in the Business 5 (Industrial) Zone where a site does not adjoin a Residential or Rural-Residential Zone.
- **Timaru District Plan:** no recession plane or internal boundary setback requirements in the Industrial Zone where a site does not adjoin a Residential Zone.
- **Waimakariri District Plan:** no recession plane or internal boundary setback requirements in the Business Zones where a site does not adjoin a Residential Zone.

### Summary of Amenity Issues

4.69 It is acknowledged that the rezoning will see larger buildings and more activity over Precinct 3 than what the current rural zoning allows for. In recognition of this, particular setback, landscape, noise and light spill controls have been developed in respect of the surrounding Rural zoned properties as described in detail in the Visual Impact Assessment attached at **APPENDIX H**. In addition to these, the Council through covenants in its favour retains control over the design and appearance of buildings among other matters. The suite of controls in place that will govern development over the entire Izone Southern Business Hub is expected to create and maintain a high quality business park that will have higher amenity values consistent with those being generated within the existing Izone area.

### Traffic Assessment

4.70 In general terms, the sustainable management of District growth includes maintaining a safe and efficient land transport system both now and in the future. Consideration of the potential traffic effects of future activities establishing over Precinct 3 enabled through the rezoning is therefore necessary in order to ensure that the proposal is able to achieve the integrated management of natural and physical resources.

4.71 In the context of this rezoning, the issue of whether the specific provisions for the development of the rural land for commercial and business purposes would create adverse impacts on the functioning of the road network has to be addressed. This is addressed in detail in the attached traffic assessment (refer to **APPENDIX F**).

4.72 The key points to note from the traffic assessment are as follows:

- The transportation needs of the proposed plan change will not have any significant long term adverse effects on the transportation system;
- The road network surrounding Izone will have sufficient capacity, generally in its current form, to accommodate the traffic generated by the extended Izone with an acceptable level of service;



- The proposed connections between Izone and the surrounding road network will enable traffic to be distributed effectively onto the wider road network;
- The existing network and short term upgrades can accommodate this level of demand (being increased traffic volumes of approximately 6,100 vpd over a 7-12 year period) and the longer term projects associated with the Southern Motorway Extension will ensure that the future growth in general traffic demands can also be accommodated;
- The comprehensive well-designed business park road network is likely to have a better level of performance than equivalent provisions in smaller development schemes elsewhere in the District; and
- It is concluded that from a transportation viewpoint the Izone expansion enabled by the proposed plan change will facilitate the effective establishment of a comprehensive employment area for Rolleston that is consistent with the Government policies related to integrated land use / transport planning and the relevant transportation policies and objectives within the Selwyn District Plan and the Canterbury Regional Policy Statement.

4.73 The conclusions reached in the traffic impact assessment are such that there is no reason why the proposal can not proceed on transportation grounds.

## Effects on Infrastructural Services

### Sewerage and Water Reticulation

4.74 The Infrastructure Report attached at **APPENDIX D** concludes that there is sufficient capacity within the existing reticulation and plant capacity in forms of both water and sewerage to serve the proposed rezoning of Precinct 3 for business purposes. It is noted that Precincts 1 and 2 are presently zoned Business 2, and as such, sufficient capacity is already provided for in respect of the continued development of these two areas.

### Stormwater

4.75 The proposed plan change and development of Precinct 3 will result in an increase in non-permeable surfaces over the site. An assessment of stormwater management and the feasibility of providing for an effective and sustainable stormwater system has been undertaken by Kerr and Partners and is attached at **APPENDIX E**.

4.76 It is identified in the stormwater report that three 'global' stormwater discharge consents (CRC060440, CRC091842.1 and CRC091220) have been granted by Environment Canterbury covering the existing Izone Business Hub (Precincts 1 and 2). The consent covers the discharge of stormwater from each individual lot and all roads within the existing development.

4.77 The report identifies specific methods that can be used to address potential stormwater issues arising from the development of Precinct 3 and concludes that stormwater management is not be a barrier to the proposed development of the site.

## Other Minor Changes

4.78 The proposed Business 2A Zone also makes several minor amendments to the District Plan as set out in Section 2 of this report. The vast majority of these changes are related to formatting to reflect the fact that the Business 2A Zone will replace the Business 2 Zone at 'Railway Road' and 'Hoskyns Road – North', Rolleston.

4.79 The amendments to the list of discretionary activities are set out in Section 2 of this report. The plan change proposes to remove the word 'processing' from Rule 13.1.6.2(e), which presently reads '*processing, composting or disposal on to land of*

*any organic matter*'. The proposed amendment is considered appropriate as it has been found to capture any activity involving the processing of 'organic matter', which by lack of definition, stands as extremely broad. In modern food based or agricultural industries, the processing of organic matter is relatively common, and any adverse effects of the same are minimal. As such, this amendment to the list of scheduled discretionary activities is considered appropriate. Other amendments to the list of discretionary activities involve the addition of two more noxious activities (*h – tannery, fellmongering or hide curing, wool scouring or washing, i – scrap yards, including automotive dismantling or wrecking yard or scrap metal yard*), which are considered inappropriate to locate in the proposed Business 2A Zone as permitted activities.

- 4.80 Several amendments to the District Plan text are proposed to provide additional clarification and certainty as to the interpretation of the District Plan, and to provide support within the policies for the proposed rule changes. As such, they are considered appropriate, and will aid in the clear and concise reading of the District Plan.

## Summary of Effects

- 4.81 The technical reports referred to above all conclude that the potential effects associated with the proposed rezoning can be appropriately managed either by the provisions of the proposed plan change or through future Environment Canterbury resource consent processes in terms of stormwater. In terms of the maintenance of the amenity values of the locality, the adoption of several rules aimed at mitigating potential adverse amenity effects for the rezoned area will ensure that any potential effects will be mitigated to an acceptable level.
- 4.82 Given the above the proposed plan change provides the framework for the Council to achieve its statutory function under section 31 of the RMA to control potential effects resulting from the use and development of the site and to achieve the integrated management of such effects.

## 5. Section 32 Assessment

- 5.1 Section 32 of the RMA establishes a procedure to test the appropriateness of any proposed provision, including objectives, policies, rules and other methods when considering the merits of any plan change. This procedure has been developed to ensure that environmental issues are addressed and that the outcome will achieve the purpose of the RMA.
- 5.2 This assessment has been prepared to fulfil the requirements of section 32(1)(c) of the RMA. The RMA requires local authorities to undertake an evaluation of the plan change prior to public notification. A report summarising such an evaluation must be undertaken and publicly notified along with the plan change (Sections 32 (5) and (6)).
- 5.3 Section 32(3) states that the required evaluation must examine -
- (a) *The extent to which each objective is the most appropriate to achieve the purpose of this Act; and*
  - (b) *Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*
- 5.4 'Effectiveness' means how successful a particular option is in achieving the desired environmental outcome as stated in the objectives.
- 5.5 'Efficiency' means measuring by comparison of the benefits to costs. The most efficient method will achieve the environmental outcome at the least overall cost.
- 5.6 In addition section 32 (4) states that an evaluation must take into account:
- (a) *the benefits and costs of policies, rules, or other methods; and*
  - (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

### Level of Analysis

- 5.7 As there are no proposed alterations to the objectives of the District Plan, this assessment is limited to a focus on whether, having regard to the efficiency and effectiveness, the proposed amendments (including the use of the single Outline Development Plan) are the most appropriate methods for achieving the existing objectives contained within the District Plan. In this respect the key issue is whether the existing outcomes sought in the District Plan as they relate to rural and business areas will continue to be met through the adoption of the proposed Business 2A Zone over the land in question.
- 5.8 In terms of the Natural Resource objectives (Part B, Section 1), of particular relevance is Objective B1.1.2 which relates to avoiding the creation of new business activities that restricts the use of land for other activities in the future. Policy B1.1.8 relates directly to this objective:
- B1.1.8** *Avoid rezoning land which contains versatile soils for new residential or business development if:*
- the land is appropriate for other activities; and*
  - there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.*
- 5.9 The subject site is considered to be appropriate for business development. The rezoning of the rural zoned portion of the site to a Business 2A zoning and its specific provisions are not contrary to Policy B1.1.8 as the site exhibits a low quality stony soil structure which is a characteristic of the soils of the surrounding locality.

- 5.10 The relevant objective concerning water quality is identified in Part B, Section B1.2.2 of the Plan. The objective relates to activities on land not adversely affecting ground or surface water resources or waahi tapu or waahi taonga, amongst others. The policies which relate directly to the proposed plan change and future development of the site includes policy B1.2.2:

*B1.2.2 Ensure land rezoned to Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.*

- 5.11 The proposed plan change is consistent with the above policy. The existing Izone Southern Business Hub is serviced by a potable water supply and effluent disposal infrastructure. These services are to be extended to provide for the rural zoned portion of the site. Infrastructure services for the site are further discussed in the Infrastructure Services report attached at **APPENDIX D**. Stormwater treatment and disposal is to be provided onsite and the available options are identified in the Stormwater Management Assessment attached at **APPENDIX E**. Consultation has been undertaken with tangata whenua regarding the proposal, of which no responses were received.

- 5.12 In terms of the Physical Resources objectives (Part B, Section 2), of importance is Objectives B2.1.1, B2.1.2, B2.1.3 and B2.1.5. These objectives relate to the safe and efficient operation of the District's transport network not being impeded by growth or development, avoiding the potential of reverse sensitivity issues occurring and minimising adverse effects of transport networks on physical resources, amenity values and on adjoining land. Policies B2.1.1, B2.1.2, B2.1.3, B2.1.4(a) and (b) relate directly to these objectives:

*B2.1.1 Apply a road hierarchy in Selwyn District.*

*B2.1.2 Manage effects of activities on the safe and efficient operation of the District's road network, considering the classification and function of each road in the hierarchy.*

*B2.1.3 Manage roads classified as Strategic Roads in Appendix 7, primarily to ensure the safe and efficient flow of 'through' traffic en route to its destination.*

*B2.1.4(a) Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:- the number and type of vehicle movements generated by the activity;- the road classification and function; and – any pedestrian, cycle or stock access required by the activity.*

*B2.1.4(b) Avoid adverse effects on the safe flow of traffic along Strategic Roads and arterial roads from new property access, where the speed limit is more than 70 km/hr.*

- 5.13 A Traffic Impact Assessment has been undertaken and is attached at **APPENDIX F**. Particular road design and access provisions for individual sites will occur at the subdivision consent stage and there are adequate controls in the District Plan to ensure these are established to the appropriate standards.

- 5.14 In terms of Growth of Townships, Residential and Business Development (Part B Section B4.3), Objective B4.3.1 relates to ensuring that expansion of townships does not adversely affect natural or physical resources or the surrounding environment. The proposal has the potential to adversely affect the existing rural character of the site and surrounding locality through allowing business development on the Rural zoned portion of the site. As discussed above, the existing provisions that apply in

the Business 2 Zone at Railway Road and Hoskyns Road North (which to a large extent are repeated in the Business 2A Zone) and the further specific provisions proposed through the proposed Business 2A Zone provisions are designed to mitigate potential adverse effects on the environment.

- 5.15 Specific policies relating to the growth of Rolleston Township are provided at B4.3.62, B4.3.64 and B4.3.65 of the Plan. Those relevant to the present proposal are:
- B4.3.62 Avoid rezoning land for new residential or business development (other than Business 2 zoning), west of SH1 and the South Island Main Trunk Line (SIMTL)*
- B4.3.64 Encourage land rezoned for new business development to adjoin an existing Business zone of similar character, where sites are available and appropriate for the proposed activity.*
- B4.3.65 Encourage additional Business 2 zones to locate west of SH1, preferably adjoining the existing Business 2 zone.*
- 5.16 It is considered that the proposal is consistent with the identified policies. The site is located to the north of SH1 and South Island Main Trunk Line and adjoins the existing Business 2 Zone. The proposed Business 2A Zone remains a Business '2' Zoning, with the 'A' simply referring to a specific Zone with specific controls attached to the same.
- 5.17 General policies that are identified in the District Plan as being relevant to Rolleston and the present proposal relate to landscaping, amenity and reverse sensitivity issues. In consideration of these policies, this plan change proposes that the majority of the existing Business 2 Zone provisions be applied to the site in the form of the proposed Business 2A Zone (with the exception of the matters outlined in Section 2 of this report) along with the amended provisions relating to landscaping and amenity issues. It is noted that the vast majority of the site is presently zoned for business purposes, thus the proposed plan change represents a consolidation of a business area.
- 5.18 The objectives and supporting policies are implemented by a range of methods. These methods include the setting of performance standards in the Business Zones that establish maximum levels of effects acceptable in specific areas while giving recognition to the character of existing activities.
- 5.19 Under the proposed plan change, the development controls will be supplemented by the inclusion of an Outline Development Plan. This includes links to rules requiring comprehensive landscaping that reinforces the maintenance of rural amenity for rural and rural residential sites in the locality.
- 5.20 The proposed plan change has been assessed as being consistent with the relevant Business Zone objectives, policies and performance standards of the District Plan, subject to specific amendments to rules to reflect the proposed Business 2A zoning. Some changes have been proposed to policies and the explanations and reasons for policies as set out at Section 2 which provide further support for the rules proposed in the Business 2A Zone. Any actual or potential adverse effects have been assessed as likely to be appropriately managed by the existing and proposed District Plan framework, as supplemented by the inclusion of the single Outline Development Plan.
- 5.21 It is also noted that the present proposal will result in the extension of the Izone Southern Business Hub in a manner anticipated by PC1, and the draft Rolleston Structure Plan. The current proposal is considered to assist in fulfilling the reasonably foreseeable future needs of the Rolleston community in terms of business development in the locality.

## Alternatives Considered

- 5.22 In determining which is the most appropriate method of achieving the existing objectives of the Selwyn District Plan, the following alternatives were considered:
- **Option 1:** maintain the rural zoning of Precinct 3 (the 'do nothing' option);
  - **Option 2:** rezoning Precinct 3 as Business 2;
  - **Option 3:** creation of a new Business 2A Zone that is applicable to the wider Izone area (along with that rural area occupied by Precinct 3) with the adherence to a single concept plan and the creation of several specific rules and landscape buffers along boundaries with the Rural Zone only applicable to that specific zone.
- 5.23 Option 3 is considered the most appropriate means of achieving the overall objectives of the Selwyn District Plan for the following reasons.
- 5.24 Development of the site in accordance with the Outline Development Plan addresses the particular planning background and circumstances of the site and locality. Option 3 will ensure a comprehensive, as opposed to piecemeal, approach to the development of the site.
- 5.25 Option 3 provides for the mitigation of adverse effects to an acceptable level that will see the purpose of the RMA achieved.
- 5.26 Option 3 provides certainty as to the future use of the site and clear parameters by which such uses can be established. The Outline Development Plan addresses the location of primary roads and rules have been developed around specific and comprehensive landscape requirements.
- 5.27 There will be significant benefits to the Rolleston community in providing an expanded Izone Southern Business Hub that enables the development of the subject site to provide for employment and economic growth in the area. The central differences between the existing Business 2 Zone and the proposed Business 2A Zone are the ability to exceed the 15m height limit as a restricted discretionary activity (provided it does not exceed 20m in height) and the removal of the internal recession plane requirement as outlined above. These changes will provide for the more efficient use of the land resource in question.
- 5.28 In addition, the proposed plan change will create a simplified District Plan framework in which to guide and control development within the Izone Southern Business Hub.

## Analysis of Benefits and Costs of the Zone Change

### Option 1:- Do Nothing

#### COSTS

- 5.29 PC1 has identified Rolleston as one of two centres in Selwyn District to continue to provide for population growth. Further business zoned land is required to provide for the growth of the township and provide further employment opportunities for the District. The subject site provides an opportunity to help meet the future employment needs of Rolleston residents as well as others in the District, and will help provide for the self sufficiency of Rolleston in terms of work, live and play philosophies.
- 5.30 The cost of the do nothing option, leaving the site as rural land is a missed opportunity for redevelopment of relatively low quality rural land into a quality business hub that would better achieve the purpose of the RMA than leaving the site under its current zoning.



#### BENEFITS

- 5.31 The do nothing approach would leave the status-quo in place. The benefits arising from this would be retention of the existing character and amenity of the area for surrounding properties, albeit the current Rural Zone provisions allow for a range of different activities to occur over the site, some of which are of a business nature.

### Option 2:- Adopt Existing Business 2 Zone

#### COSTS

- 5.32 Whilst the current Business 2 Zone provisions would go a long way to meeting the needs of business activities over the site and address potential adverse effects they would not be efficient or indeed necessary to achieve the purpose of the RMA. This is because the existing height limit and recession plane requirements do not cater for the type of warehouse/storages facilities that have been seeking to establish in the Business 2 Zone at Rolleston. The change proposed in respect of the height limit and the removal of any internal recession plane requirement (apart from along the Rural Zone boundary where a 10 or 15m building setback also applies) have been assessed above and are considered to be both practical and appropriate over the subject site.
- 5.33 In addition, rezoning the rural zoned portion of the site Business 2 would result in a separate and third Outline Development Plan controlling development in the Izone Southern Business Hub. In addition, several additional rules would be required to address the matters of landscaping, which at the present time are specific to those locations at Railway Road and Hoskyns Road – North respectively. This would result in a complicated District Plan framework, and would result in a missed opportunity to address the Izone Southern Business Hub in an integrated manner within the framework of the District Plan.

#### BENEFITS

- 5.34 Providing for a Business Zoning over the site would facilitate the development of the rural zoned portion of the site for business purposes as set out in paragraph 5.32, albeit it would not represent the most efficient use of that resource.

### Option 3:- Plan Change as Proposed

#### COSTS

- 5.35 The costs of the present proposal extend to social, economic and environmental matters.
- Social
- 5.36 There will be a loss of rural character over the subject site which will be replaced with business activity. Although the rural area proposed to be rezoned is identified for Greenfield Business Development by PC1, this could be seen to be a social cost of the proposal.
- Economic
- 5.37 The economic costs arising will fall on the Council. These will be in the form of the preparation and processing costs and development contributions when development occurs. These are costs that the Council is willing to incur to generate further employment opportunities at Rolleston. These costs will be temporary in that the sale of the land in the future will cover such costs.
- Environmental
- 5.38 The environmental costs of the proposal have been assessed at Section 4 of this report. There it was concluded that whilst some rural and rural residential properties will have business activity closer to them than at present, the suite of Business Zone rules along with the new controls proposed for the Business 2A Zone will ensure that any effects generated will be no more than of a minor nature. To this end the environmental costs of the plan change are considered to be low.

#### BENEFITS

- 5.39 This option would assist in meeting predicted future demand for business zoned land at Rolleston and provide further employment opportunities in Selwyn District.
- 5.40 The benefits arising are predominantly in the form of social and economic for the Rolleston and wider Selwyn District communities through the expansion of a high quality commercial Business Hub that is located in close proximity to the Rolleston residential area. The Business Hub will be developed in accordance with a single Outline Development Plan and District Plan rules ensuring compliance with landscaping and other amenity related provisions to ensure an aesthetically pleasing commercial environment.
- 5.41 The proposed rezoning would result in enhanced employment opportunities for the Rolleston community as well as the wider Selwyn District. This includes both short-term related opportunities at the time of construction, together with long-term employment associated with the development to follow rezoning as discussed in paragraph 3.32 of this report.
- 5.42 The central differences with the existing Business 2 Zone (increased height limit as a restricted discretionary activity and deletion of the internal recession plane requirement) will enable the site to better provide for the type of larger warehouse/storage facilities that have shown interest in establishing within the business area at Rolleston. In addition, it will provide the opportunity to address the Izone Southern Business Hub in a manner that more accurately reflects the type of activities establishing at Izone, and provides an integrated District Plan framework to address activities in the park which will provide a clear and concise District Plan.
- 5.43 The identified benefits of Option 3 offset the costs identified for this option.

#### Conclusion

- 5.44 Retaining the current rural zoning over Precinct 3 is not considered to be as effective and efficient as Option 3, the proposed Business 2A zoning over the Rural zoned portion of the site and over the wider Izone Business Park. Option 3 provides a more efficient outcome, due mainly to the overall social and community benefits enabled through the application of a new Business 2A Zone to the area so that the future business development can occur with certainty. In addition, it will provide for a clear and concise District Plan framework which addresses the Izone Southern Business Hub. At the same time the potential adverse affects of business use over the site will not result in any effects on the rural, and rural residential properties to the west of Railway Road, that are of more than a minor nature. This will be achieved through the adoption of the suite of controls proposed in Section 2 and those that apply across all Business Zones generally as set out in the District Plan.
- 5.45 The rezoning proposed will allow a greater level of development to occur over the Rural zoned portion of the site than the present zoning provides for. Whether or not this change is necessary to achieve the purpose on the RMA ultimately turns of the adverse effects of the proposal. Such effects have been assessed at Section 4 and the conclusions reached have informed the costs and benefits assessment above.
- 5.46 Ultimately, it is considered that the benefits of the proposal are greater than the opportunity cost of not rezoning the land and leaving it for rural purposes, and not addressing the current deficiencies in the Business 2 Zone rules as they apply to the Izone Southern Business Hub.
- 5.47 It is considered that the present proposal will better achieve the purpose of the Act than the current zoning over the site in question does. This is on the basis that the change seeks to provide for greater development opportunities than currently exist and a clear and concise District Plan framework on which activities in the business park are to be assessed. This is because of the enabling intention of the legislation

that stems from the provisions of sections 5, 9 and 32 of the Act. It is understood that the above provisions require that people's aspirations and property rights must only be interfered with or controlled to the extent necessary to achieve the purpose of the Act. Therefore, if a plan change is in line with the purpose of the RMA, i.e. the adverse effects of the new activities are within appropriate levels, then the more permissive controls contained in the plan change will better achieve the purpose of the Act.

## 6. Consultation

- 6.1 Prior to the notification of this proposed plan change, Selwyn District Council undertook preliminary consultation with a view to obtaining feedback from parties before finalising the content of the plan change proposal. This occurred in the form of an information pamphlet provided to surrounding landowners, and those parties involved with the recent Plan Change 5 along Hoskyns Road. This information was also provided on the Council website. Feedback was invited on the proposal, with responses due by the 10 August 2009. A summary of the feedback received during this period is attached at **APPENDIX I**.

### Clause 3 of the First Schedule

- 6.2 In terms of Clause 3 of the First Schedule of the RMA, consultation has been undertaken with Ngai Tahu, other iwi authorities, Environment Canterbury and the Ministry for the Environment. Copies of the letters sent are included at **APPENDIX I**. We note that no responses were received from these parties.

### Other Local Authorities

- 6.3 Whilst the area in question has been included as a new Greenfield Business Area in PC1 and the proposal does not give rise to any cross boundary issues, adjoining local authorities (Ashburton, Christchurch and Waimakariri) have been notified of the proposed plan change. Copies of the letters sent are included at **APPENDIX I**. We note that no response was received from any of these parties.

## 7. Conclusions

- 7.1 Rezoning the subject site to provide for an expanded Izone Southern Business Hub in the form of a new Business 2A zoning represents the most appropriate way for the Selwyn District Plan to achieve the purpose of the RMA in terms of the subject site.
- 7.2 Changing the zoning of the site to a new Business 2A Zone will better reflect the existing business activities establishing at Izone, increase the efficiency of the land use, and enable expansion of the Business Hub to meet the future needs of the community.
- 7.3 The existing Business 2 Zone provisions which apply over Precincts 1 and 2 have been designed to address potential amenity effects on the surrounding environment. These provisions are largely being retained for the expanded Business 2A Zone area (apart from the internal recession plane control, an amendment to the height limit and several minor amendments) as well as being complemented by amended controls on landscaping and building setbacks. This combination of provisions will govern future development to avoid or mitigate adverse effects that may be generated from activities that establish on site, and will limit any potential adverse effects on the surrounding rural environment.
- 7.4 The changes proposed to the existing height limit and recession plane controls, as well as other amendments applicable in the Business 2A Zone have been explained and assessed above. In short they are designed to ensure that the proposed zone better provides for the types of buildings that are likely over the site and ensure a more efficient utilisation of the land resource. At the same time it is considered that the location of the site and the other development controls proposed will ensure that the potential adverse effects from activities are within acceptable limits.
- 7.5 Positive effects that the new development following the rezoning will bring to the community of Rolleston are its convenience, location, employment opportunities, safe access points, landscaping, and economic turnover. The benefits can be seen to date where the employment growth from buildings committed to proceed within the existing Izone Southern Business Hub is within the range of 450 – 600 full time equivalent positions, which will contribute to the growth of Selwyn District. Once fully developed, the Izone Southern Business Hub is expected to provide between 2400 and 3200 jobs. This growth is confirmed in PC1.
- 7.6 The current Izone Southern Business Hub acts as a commercial hub for the Rolleston community and the wider Selwyn District area and serves an important function within the Greater Christchurch Area. The proposed development of the rural zoned portion of the site for business purposes along with the proposed Business 2A Zoning over the entire subject site will ensure that the Izone Southern Business Hub provides the Selwyn District with future sustainable development opportunities that meet the community's social and economic needs.

# Appendix A

## Site Location Plans



## Appendix B

**Proposed Business 2A Zone Outline Development Plans  
(To be inserted at Appendix 22 of the District Plan)**

# Appendix C

## Amended Planning Maps

# Appendix D

## Infrastructure Report

# Appendix E

## Stormwater Management Assessment

# Appendix F

## Traffic Impact Assessment

# Appendix G

## Outline Development Plan Report



# Appendix H

## Visual Impact Assessment

# Appendix I

## Consultation Summary

**The Resource Management Act 1991** Report ref: 41934-002  
30 October 2009  
Revision 3

**Selwyn District Council**

**Selwyn District Plan  
(Volume 1: Townships)**

**Proposed Plan Change 10  
Business 2A Zone at  
Rolleston**

A Plan Change to rezone 49ha of rural land  
for business purposes  
and to introduce a new Business 2A Zone  
at Rolleston

Date of Notification:\_\_\_\_\_

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| 1      | 13 October 2009  | Second Draft - Plan Change 10 – B2A Zone | DT     | DT     | GJD      | GJD      |
| 2      | 15 October 2009  | Final Draft – Plan Change 10 – B2A Zone  | DT     | DT     | GJD      | GJD      |
| 3      | 30 October       | Final – Plan Change 10 – B2A Zone        | DT     | DT     | GJD      | GJD      |

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# Contents

| Section                                                                   | Page      |
|---------------------------------------------------------------------------|-----------|
| <b>1. PROPOSED PLAN CHANGE .....</b>                                      | <b>1</b>  |
| INTRODUCTION .....                                                        | 1         |
| PURPOSE OF PLAN CHANGE .....                                              | 2         |
| REASONS FOR PLAN CHANGE .....                                             | 2         |
| <b>2. SCHEDULE OF PROPOSED AMENDMENTS TO THE SELWYN DISTRICT PLAN....</b> | <b>4</b>  |
| EXPLANATION OF AMENDMENTS .....                                           | 29        |
| <b>3. STATUTORY FRAMEWORK.....</b>                                        | <b>30</b> |
| FRAMEWORK FOR PLAN CHANGE PROPOSALS .....                                 | 30        |
| Canterbury Regional Policy Statement .....                                | 31        |
| Regional Policy Statement Proposed Change 1 .....                         | 32        |
| Regional Land Transport Strategy (RLTS) .....                             | 34        |
| Proposed Natural Resources Regional Plan (NRRP).....                      | 35        |
| Rolleston Structure Plan .....                                            | 35        |
| SECTION 31 RMA .....                                                      | 35        |
| SECTION 32 RMA .....                                                      | 36        |
| PART II RMA .....                                                         | 36        |
| <b>4. ASSESSMENT OF ENVIRONMENTAL EFFECTS (AEE) .....</b>                 | <b>38</b> |
| THE SITE .....                                                            | 38        |
| EFFECTS ON THE AMENITY VALUES OF THE SURROUNDING LOCALITY .....           | 40        |
| TRAFFIC ASSESSMENT.....                                                   | 48        |
| EFFECTS ON INFRASTRUCTURAL SERVICES .....                                 | 49        |
| OTHER MINOR CHANGES.....                                                  | 49        |
| SUMMARY OF EFFECTS.....                                                   | 50        |
| <b>5. SECTION 32 ASSESSMENT .....</b>                                     | <b>51</b> |
| LEVEL OF ANALYSIS.....                                                    | 51        |
| ALTERNATIVES CONSIDERED .....                                             | 54        |
| ANALYSIS OF BENEFITS AND COSTS OF THE ZONE CHANGE.....                    | 54        |
| CONCLUSION .....                                                          | 56        |
| <b>6. CONSULTATION.....</b>                                               | <b>58</b> |
| <b>7. CONCLUSIONS.....</b>                                                | <b>59</b> |

## Appendices

- A) Site Location Plans
- B) Proposed Business 2A Zone Outline Development Plans
- C) Amended Planning Maps
- D) Infrastructure Report
- E) Stormwater Management Assessment
- F) Traffic Impact Assessment
- G) Outline Development Plan Report
- H) Visual Impact Assessment
- I) Consultation Summary

## Figures

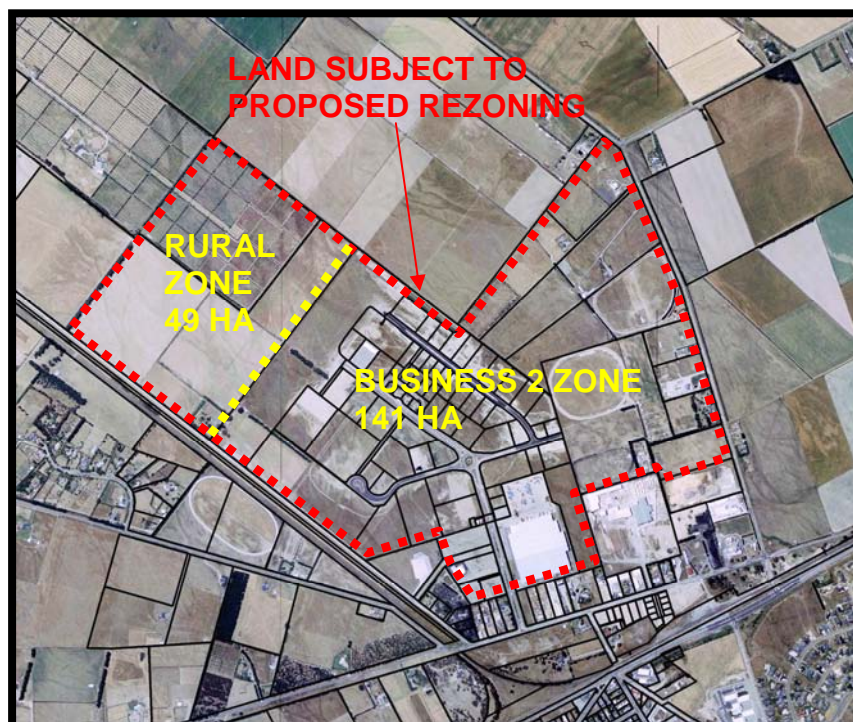
- 1. Aerial Image of Site – Existing Zoning of Subject Site
- 2. Map 1.H4 of Proposed Change 1 to the Regional Policy Statement
- 3. Aerial View of Site

# 1. Proposed Plan Change

## Introduction

- 1.1 Selwyn District Council proposes changes to the Partially Operative Selwyn District Plan (“the District Plan”) by rezoning land between Railway Road, Jones Road and Hoskyns Road from the existing Rural and Business 2 zoning to a new Business 2A zoning. The proposed zone is similar to the Business 2 Zone at Railway Road and Hoskyns Road North, Rolleston, however, it provides the opportunity for an increased efficiency in the use of the land resource through the adoption of some different development controls over those that apply in the Business 2 Zone. These are set out at Section 2 of this report.
- 1.2 A key component of the proposed plan change is the rezoning of approximately 49ha of rural land for business purposes. The other land (approximately 141ha) subject to the proposed rezoning is currently zoned Business 2 (referred to as the Izone Southern Business Hub), and as such, business development is permitted on this land, as will be the case in the proposed Business 2A Zone. The proposed development controls that differ between the Business 2 Zone and the proposed Business 2A Zone are also assessed in detail, as they too also represent a key aspect of the plan change.
- 1.3 In addition, the plan change incorporates a requirement for development over the land in question to be in accordance with a specific and single Outline Development Plan to be included at Appendix 22 to the District Plan. This is to replace the existing Outline Development Plan's at Appendices 22 and 33 of the District Plan.
- 1.4 Rules relating to the abovementioned Outline Development Plan will control the location of main road connections, pedestrian walkways, roading upgrades, amenity hubs, as well as requirements for various landscaping treatments along boundaries with the Rural Zone.
- 1.5 The site is identified on the following Figure 1 and is identified in the Site Location Plans attached at **APPENDIX A**.

**Figure 1: Aerial Image of Site – Existing Zoning of Subject Site**





## Purpose of Plan Change

- 1.6 The purpose of the plan change is two fold; the first being to rezone 'Rural' zoned land along Railway Road and adjoining the Izone Southern Business Hub for business purposes to cater for the anticipated demand for business land, and the second being to rezone the existing Business 2 zoned land comprising the Izone Southern Business Hub (and the above rural land) to a new Business 2A Zone. A new Business 2A Zone which encompasses all of Izone is considered appropriate in order to reflect the nature and scale of activities already established and establishing within the park, which are significantly different from other Business 2 Zones.
- 1.7 The subject site is located north of the Rolleston Town Centre and State Highway 1 and encompasses approximately 49ha of Rural zoned land and approximately 141ha of Business 2 zoned land. The adjoining properties to the south of the subject site are zoned Business 2, whereas the properties to the north, east and west are zoned Rural (Inner Plains). Refer to Section 4 for a further description of the site and its locality.

## Reasons for Plan Change

- 1.8 The existing Izone Southern Business Hub comprises some 141ha and is in a prime location for business and industrial activities. Since its inception in 2001 the Izone Southern Business Hub has experienced a positive reception from the industry. The current rate of sales of lots within the Izone Southern Business Hub is at 15.7ha per annum, and this is expected to increase as the Park continues to develop. The existing Izone Southern Business Hub is largely developed, with only a handful of sites remaining available to the market. The 56ha portion of Izone rezoned by Plan Change 5 ('PC5'), and as identified as 'Precinct 2' on the Outline Development Plan attached at **APPENDIX B** has significant portions of land committed to end uses, and based on current take up rates, all currently zoned land would be exhausted within 3 years.
- 1.9 To meet future demand it is necessary to expand the business park. Selwyn District Council have acquired adjoining land to the north west of the current Izone Southern Business Hub site to provide for development that meets the existing and future needs of the surrounding community.
- 1.10 Presently the Izone Southern Business Hub is specifically controlled through two Outline Development Plans (Appendices 22 and 33 of the District Plan), and several rules applicable only to Izone (such as noise, lighting, types of activities, retailing and landscaping). As a consequence of PC5 (which rezoned some 56ha of rural land to business to the east of Izone), several changes to the District Plan are now considered appropriate which address Izone in its entirety and endorse the use of a single Outline Development Plan. In addition, in order to better reflect the types of activities establishing at Izone, and to ensure the most efficient and sustainable use of the land resource, some provisions in the District Plan need to be amended.
- 1.11 In order to achieve this, a new Business 2A Zoning over the existing Izone Southern Business Hub, as well as the 49ha of rural land adjoining Railway Road is considered appropriate.
- 1.12 Given the uptake of the existing Izone Southern Business Hub land there is predicted to be a lack of appropriately zoned land available in the locality that is capable of meeting future needs (beyond the short term) for commercial growth of this nature. As such, it is appropriate to rezone further land adjacent to the existing business area to provide for the improved services being proposed. Given the lead in time involved with rezoning land and then obtaining subdivision consent, completing site works and obtaining new Titles it is necessary to begin that process now to avoid a lack of availability of appropriately zoned land in the near future. To ensure the future viability of the Izone Southern Business Hub it is vital to maintain the supply of appropriately zoned land to continue the momentum of the market response to the existing Izone Southern Business Hub.

- 1.13 Through the development of the existing Izone Southern Business Hub area it has become evident that the strongest market demand has been for larger lots (10,000m<sup>2</sup>) where businesses can establish larger warehouse/storage buildings. As a result, larger allotments in Izone are well sought after. This demand continues and is in part driven by Izone's good access to SH1, close proximity to Christchurch City, easy access to the Airport and to SH73 to the West Coast and the South Island Main Trunk Railway Line. The proposed Business 2A Zone is intended to cater for this demand into the future and reflects the recognition that the Izone Southern Business Hub has become a business area of regional importance given the role it can play in supporting economic growth in the Greater Christchurch area.
- 1.14 Under the current zoning of the 49ha rural block, any proposed future business or industrial development would require resource consent to enable its construction and operation.
- 1.15 Amendments to the District Plan are considered to be the most appropriate method by which to provide for the proposed development of the rural portion of the site, to adequately provide for a new Business 2A Zone, and to provide for the on-going operation of a business park of regional importance at this location in a manner that ensures an efficient and sustainable use of the land resource.

## 2. Schedule of Proposed Amendments to the Selwyn District Plan

- 2.1 For the purposes of the identification of the required changes, any text proposed to be added by this plan change is shown as **bold underlined** and text to be deleted as plain text with ~~strike through~~.
- 2.2 The following changes are proposed to the Partially Operative Selwyn District Plan to enable the proposed rezoning to proceed.

### AMENDMENTS TO PLANNING MAPS:

- Amendment 1** Amend Planning Maps 13, 95, 96 and 97 to identify the zoning of the site as Business 2A. See amended planning maps attached at **APPENDIX C**.

### AMENDMENTS TO PART B – ISSUES, OBJECTIVES AND POLICIES:

- Amendment 2** Amend Policy B3.2.3 on page B3-018 as follows:  
Policy B3.2.3  
Mitigate any adverse effects on the environment from the manufacture, use or storage of hazardous substances in Business 2 **and 2A** zones or the Business 3 zone.
- Amendment 3** Amend the Explanation and Reasons for Policy B3.2.3 on page B3-018 as follows:  
Explanation and Reasons  
Business 2 **and 2A** Zones and the Business 3 Zone are areas where manufacturing, use or storage of hazardous substances may be an integral part of some activities. These zones provide areas for these activities which may not be able to be located in Living or Business 1 Zones because of their effects. Other effects that may need managing include (but are not limited to) potential contamination of land; incompatibility of activities on adjoining sites; or offensive odours, discharges or dust nuisances.
- Some Business 2 and 3 zones are located close to Business 1 or Living zones, therefore some management of hazardous substances is needed to accommodate the requirements of business activities whilst ensuring that adverse effects on people and activities at other sites and on the rest of the environment are avoided, remedied or mitigated. The threshold quantities in Part E, Appendix 9 for hazardous substances are therefore higher for Business 2, **2A** and 3 zones, but are not unlimited, and site storage and location criteria also apply.
- Amendment 4** Amend third bullet point under 'Zones' under 'Quality of the Environment – Strategy' on page B3-034 and B3-035 as follows:  
Business 2 **and 2A** zones have lower standards for aesthetics and nuisance effects, but people's health and safety are protected. Activities in Business 2 **and 2A** zones are protected from 'reverse sensitivity' effects.
- Amendment 5** Amend Policy B3.4.5 on page B3-037 as follows:  
Policy B3.4.5  
(a) To provide Business 2 Zones with few requirements for aesthetic or amenity values, but which have sufficient provisions: to safeguard people's health and well-being and to avoid pollution of natural resources or potential 'reverse sensitivity' effects.  
**(b) To provide a Business 2A Zone which can cater for business activities requiring large footprint buildings and/or sites but which have sufficient provisions to safeguard people's health and well-**

**being and avoid pollution of natural resources or potential 'reverse sensitivity' effects.**

**Amendment 6**

Amend the Explanation and Reasons for Policy B3.4.5 on page B3-038 as follows:

Explanation and Reasons

Business 2 Zones are areas where activities may be able to locate that have effects which are incompatible with the character or amenity values of Living, Business 1 or Rural Zones. Activities which may be sensitive to these effects, such as residential activities, are managed in Business 2 **and 2A** Zones to avoid potential 'reverse sensitivity' issues. Business 2 Zones tend to adjoin or be close to townships, so effects of some activities still need to be managed or may be inappropriate in Business 2 Zones. The Rural (Outer Plains) Zone may be an alternative location for "rural-based" industrial activities. **The Business 2A Zone does not adjoin any residential area and as such caters for a larger scale of activities than other Business 2 Zones.**

**In the case of Rolleston the Business 2A Zone is surrounded by rural zoned land with the nearest Living Zone being located on the southern side of SH1 and the South Island Main Trunk Railway Line. A rural residential enclave (Armack Drive) exists to the west of the Business 2A Zone (beyond Railway Road and the Midland Railway) and this has been recognised in the development controls that apply along the western boundary of the Business 2A Zone.**

**The Business 2A Zone at Rolleston provides for a range of business activities in particular those requiring larger allotment sizes with good access to State Highway 1 and/or the Main Trunk Railway Line. In this regard this zone has an important role in the economic prosperity of the Greater Christchurch area as well as providing significant employment opportunities for Selwyn District residents.**

Business 2 Zones currently exist at: Leeston, Rolleston, Darfield and Coalgate. **The Business 2A Zone exists at Rolleston.**

**Amendment 7**

Amend the Method for Policy B3.4.5 on page B3-038 as follows:

Method

District Plan Rules

- Business 2 Zone
- **Business 2A Zone**

**Amendment 8**

Amend the Explanation and Reasons for Policy B3.4.15 on page B3-042 as follows:

Explanation and Reasons

Policy B3.4.15 provides that non-residential activities which are located in Living zones do not adversely affect residential properties, particularly at night. The policy is implemented by a rule which applies to non-residential activities in a Living zone. The rule specifies hours of operation for activities. Any activity which cannot comply with the rule may still be able to locate in or adjoining a Living zone if the activities outside the 'hours of operation' are unlikely to disturb surrounding allotments. There are no restrictions on the hours of operation for activities in Business zones. There are however increased building setback standards for sites in Business 2 and 3 Zones adjoining a Living zone and more stringent noise, light spill and recession plane standards for all Business zones adjoining a Living zone.

**In the case of the Business 2A Zone there are more stringent controls on noise, light spill, recession planes, setbacks and landscaping where adjoining the Rural zone.**

- Amendment 9** Amend the Explanation and Reasons for Policy B3.4.22 on page B3-046 as follows:  
Explanation and Reasons  
For most places, the District Plan does not have provisions that tell people what colour, shape or materials to use when building structures. The Council thinks this is a matter of personal choice. The Plan does, however have rules for the height, bulk of buildings and recession planes, to avoid adverse effects of shading and loss of privacy or outlook, on adjoining sites. **In the case of the Business zones some of these provisions are either relaxed or do not exist where adjoining another business zoned site.**  
...
- Amendment 10** Amend the Method for Policy B3.4.22 on page B3-046 as follows:  
Method  
District Plan Rules  
– Height of Buildings (All Zones)  
– Size of Buildings (Living zones)  
– Recession Planes (All **Living** Zones **and some Business Zones**)
- Amendment 11** Amend Policy B3.4.24 on page B3-047 as follows:  
Policy B3.4.24  
In all zones in townships, ensure buildings:  
– Do not shade adjoining properties **in rural or living zones**; and  
– Maintain a predominantly low rise skyline.
- Amendment 12** Amend the Explanation and Reasons for Policy B3.4.24 on page B3-047 as follows:  
Explanation and Reasons  
Policy B3.4.24 describes effects which all buildings should have, in any zone in a township. Access to sunlight is important to most sites, to make them attractive. Even if activities are predominately indoors, sunlight is a potential source of light or heating.  
  
Townships in Selwyn District have predominately low rise buildings, except for Lincoln University **and some business areas**. In consultation (township surveys and landscape workshops) many residents considered multi-storey apartment blocks or other high rise buildings will adversely affect the amenity values of townships in Selwyn District because they are characteristic of more 'metropolitan' areas, and because they reduce the outlook on to the rural area.  
  
**Within the Business 2A Zone and the Business 3 Zone at Lincoln provision is made for taller buildings to reflect needs of both locations given the importance of both to the District and the Greater Christchurch area.**  
  
**In the case of the Business 2A Zone at Rolleston whilst it has the same permitted height limit (15m) as the Business 2 Zones, provision is made for buildings between 15m to 20m to be considered as a restricted discretionary activity. In addition, there is no recession plane applicable within the Business 2A Zone recognising the nature and character of this Zone. The location of the Business 2A Zone is well separated from Living zones to ensure that the lack of recession plane will not result in any unacceptable effects.**  
  
**In the case of the Business 3 Zone at Lincoln provision is made for multi stored buildings which is a distinctive character of the existing development in this area.**

- Amendment 13** Amend the Method for Policy B3.4.24 on page B3-047 and B3-048 as follows:  
Method  
District Plan Rules
- Recession Planes (**All Living Zones and some Business Zones**)
  - Building Height (all zones)
  - Building Setbacks (all zones)
- Amendment 14** Amend Policy B3.4.32 on page B3-052 as follows:  
Policy B3.4.32  
Encourage sites in Business 2 **and 2A** Zones and the Business 3 Zones which adjoin a road to have the road frontage of the site landscaped or screened.
- Amendment 15** Amend the Explanation and Reasons for Policy B3.4.24 on page B3-052 as follows:  
Explanation and Reasons  
Living and Business 1 Zones are areas where people live and work. Tidy sites with gardens, lawns or sealed grounds help to maintain the aesthetic values of these zones and make them attractive places to live.
- In Business 2 **and 2A** Zones and the Business 3 Zone the Plan places less emphasis on aesthetic values as Living and Business 1 Zones. When sites in these zones are located adjacent to roads, untidy yards can affect the amenity values of the township and peoples appreciation of the place as a 'nice' area to live.
- ...
- Amendment 16** Amend Policy B3.4.36 on page B3-053 as follows:  
Policy B3.4.36  
Encourage Business 2 **and 2A** Zones to be consolidated in one area, in each township.
- Amendment 17** Amend the Explanation and Reasons for Policy B3.4.36 on page B3-054 as follows:  
Explanation and Reasons  
If each Business zone in a township is consolidated in one area it:
- Reduces the number of boundaries between residential and business areas and associated potential for 'reverse sensitivity' effects.
  - Enables a zone to be created where the quality of the environment and amenity values reflect the requirements of business activities.
- Business zones are provided for activities which have effects that will detract from the amenity values of Living zones. If several, small Business 1 or 2 Zones are 'scattered' throughout a township, then there is much greater potential for adverse effects and 'reverse sensitivity' issues than if the activities are clustered into one area.
- In the case of the Business 2A Zone this exists in one discrete location at Rolleston, and is well separated from any Living Zones.**
- Policy B3.4.36~~5~~ has an exception for larger townships which, may grow large enough to support two, separate Business 1 Zones within the next 20 years.
- Amendment 18** Amend Policy B3.4.37 on page B3-054 as follows:  
Policy B3.4.37  
Avoid establishing activities in Business 2 **and 2A** Zones or the Business 3 Zone at Lincoln, which are likely to be sensitive to the effects of other



activities in the zone, unless any potential for ‘reverse sensitivity’ effects will be minor.

- Amendment 19** Amend the Explanation and Reasons for Policy B3.4.37 on page B3-054 as follows:  
Explanation and Reasons  
The activities which are accommodated in Business 2 **and 2A** Zones and the Business 3 Zone at Lincoln may have effects which are incompatible with other activities. For example, in Business 2 **and 2A** Zones the visual effects of sites; vibration from heavy vehicles; dust from the stockpiling of materials; or noise from machinery, may be incompatible with residential activities, other forms of accommodation, schools or restaurants. In the Business 3 Zone, odour from livestock or fertilisers, chemical sprays, noise and heavy vehicles are some of the effects which may be incompatible with residential activities, other forms of accommodation or restaurants.
- The Business 2, **2A** and 3 Zones are created specifically to accommodate activities which have these effects away from the activities which they can potentially affect.

- Amendment 20** Amend Method for Policy B3.4.37 on page B3-054 as follows:  
Method  
District Plan Rules
- Business 2 Zone
  - **Business 2A Zone**
  - Business 3 Zone

- Amendment 21** Amend the Explanation and Reasons for Policy B3.4.39 on page B3-055 as follows:  
Explanation and Reasons  
Rezoning land for new residential development around townships should not create ‘reverse sensitivity’ issues with existing activities in any zone. Policy B3.4.39 does not preclude rezoning of land for residential development adjoining Business 2 **and 2A** Zones or sites in the Rural Zone which have activities with incompatible effects provided appropriate methods are used to address potential ‘reverse sensitivity’ issues. Appendix 14 suggests information on activities in the surrounding area be included with any plan change request to rezone land.

- Amendment 22** Amend the Anticipated Environment Results on Page B3-056 as follows:  
Quality of the environment — Anticipated Environmental Results  
The following environmental results should occur from implementing Section B3.4:
- Townships develop with zones of distinctive character.
  - Living zones maintain a quality of the environment and amenity values compatible with residential areas.
  - Most new residential activities occur in Living zones, with some higher density living areas in Business 1 Zones.
  - Any new residential activities in Business 2 **and 2A** Zones or the Business 3 Zone are ancillary to other activities in the zone.
  - Increases in the variety of small scale businesses and other non-residential activities in Living zones.
  - Business 1 Zones have more variety in activities and associated infrastructure.
  - Business 1 Zones are attractive places for people to visit, work in or reside in.
  - Lower standards of aesthetic and amenity values are maintained in Business 2 **and 2A** Zones.
  - The Business 3 Zone remains dominated by specialist research, education and associated activities.

- No increase in ‘reverse sensitivity’ issues in townships.

- Amendment 23** Amend Policy B4.3.62 on page B4-059 as follows:  
Policy B4.3.62  
Avoid rezoning land for new residential or business development (other than Business 2 **and 2A** Zoning), west of SH1 and the South Island Main Trunk Line (SIMTL).
- Amendment 24** Amend the Explanation and Reasons for Policy B4.3.62 on page B4-059 as follows:  
Explanation and Reasons  
Rolleston Township is currently confined to one side of SH1 and the SIMTL except for the Business 2 **and 2A** Zones. Policy B4.3.62 is consistent with Policy B2.1.17.
- Amendment 25** Amend Policy B4.3.65 on page B4-059 as follows:  
Policy B4.3.65  
Encourage additional Business 2 **or 2A** Zones to locate west of SH1, preferably adjoining the existing Business 2 **or 2A** Zone.
- Amendment 26** Amend the Explanation and Reasons for Policy B4.3. 65 on Page B4-059 and B4-060 as follows:  
Explanation and Reasons  
Rolleston contains two Business 1 Zones. That part of the Business 1 Zone bounded by Rolleston Drive, State Highway 1, and Dick Roberts Place has site specific rules and it is intended to provide for the Selwyn District Council’s district headquarters and for civic and community activities undertaken by the Council. It is not intended that commerce and retailing will locate in this part of the Business 1 Zone.
- Policy B4.3.64 encourages any additional business development to adjoin these zones and create consolidated Business zones in the township, rather than the creation of several isolated zones. This policy is consistent with policies B3.4.35 and B3.4.36.
- Keeping the Business 2 **and 2A** Zones west of SH1 provides a “buffer” area between these activities and the township, which may help reduce potential “reverse sensitivity” issues. Policy B4.3.65 is consistent with Policy B3.4.38.

#### **AMENDMENTS TO PART C - RULES:**

- Amendment 27** Amend Rule 13.1.3 on page C13-001 and C13-002 as follows:  
Controlled Activities — Status of Activities
- 13.1.3 ~~In those parts of the Business 2 Zone at Railway Road, Rolleston, as is depicted on the Outline Development Plans at Appendices 22 and 33, all of the following activities shall be controlled activities, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.~~
- Within the Business 2A Zone the following activities shall be controlled activities, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.**
- (a) Meat processing
  - (b) Cement manufacture
  - (c) Hot mix, asphalt paving manufacture
  - (d) Glass or fibreglass manufacture
  - (e) Foundry processes, electroplating works, melting of metal, steel manufacture and galvanising
  - (f) Natural gas, oil or petroleum distillation or refining

- (g) Manufacture of hardboard, chipboard or particle board
- (h) Timber treatment
- (i) Thermal power generation
- (j) Any other industry using the combustion of coal, wood or any other bio-mass for space heating or as a source of energy.

**Amendment 28** Amend Rule 13.1.6 on page C13-002 as follows:

13.1.6 The following activities shall be discretionary activities in Business 2 **and 2A** Zones:

13.1.6.1 Any activity which is specified in Rules 14 to 23, as a discretionary activity.

13.1.6.2 Any of the activities listed in (a) to (g) below, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.

(a) Any activity that requires an offensive trade licence issued under the Health Act 1956.

(b) Audible bird-scaring devices

(c) Forestry

(d) Mineral exploration

(e) ~~Processing, e~~Composting or disposal on to land of any organic matter

(This rule does not apply to the application of compost or organic fertilizers to fertilise gardens or land).

(f) Visitor accommodation

(g) Hospitality activities

**(h) Tannery, fellmongering or hide curing, wool scouring or washing in the Business 2A Zone**

**(i) Scrap yards – including automotive dismantling or wrecking yard or scrap metal yard in the Business 2A Zone**

**Amendment 29** Amend Rule 13.1.9 page C13-003 as follows:

13.1.9 The following activities shall be non-complying activities in Business 2 **and 2A** Zones:

**Amendment 30** Amend Rule 16.1.2 on page C16-001 and C16-002 as follows:

16.1.2 Any principal building in ~~that part of the Business 2A Zone located at Railway Road, Rolleston as is shown on the Outline Development Plan at Appendix 22~~ shall be a permitted activity if the following standards ~~are~~**is** met:

~~16.1.2.1 The area between the common boundary of the Business 2 Zone and the Rural Zone, as depicted on the Outline Development Plan at Appendix 22, and the principal building shall be landscaped to the following standards:~~

~~(a) The landscaping shall be planted along the Business 2 Zone side of the common boundary.~~

~~(b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.~~

~~(c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.~~

~~(d) The landscaping shall consist of one or more of the following species:~~

~~— Macropcarpa~~

~~— Leyland cypress~~

~~— Radiata pine~~

- 16.1.2.21 A landscaping strip of at least 3 metres in width shall be provided along every road frontage, **except along the frontage with Railway Road**, in that part of the Business 2 Zone located at Railway Road, Rolleston, as depicted on the Outline Development Plan at Appendix 22. The landscaping shall meet the following standards:
- (a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:
    - A minimum of two trees from Group A for every 10 metres of road frontage. **For boulevard roads the species selected shall match any Group A species in the adjacent road.**
    - At least 35% of the required area shall be planted in species from Group C.
    - At least 10% of the required area shall be planted in species from Group D.
    - **Group B and C species shall be used when screening tall blank walls and vehicle courts.**
  - (b) All plants shall be of the following maximum spacings:
    - Group B – 1.5 metre centres;
    - Group C – 1.5 metre centres;
    - Group D – 700mm centres.
  - (c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.
  - (d) No fences or structures shall be erected within the 3 metre landscaping strip. **Footpaths of up to 1.5m in width and generally at right angles to the road frontage may be provided in the landscape strip.**
  - (e) **All new planting areas shall be mulched.**

**Amendment 31**

Delete Rule 16.1.5 on Page C16-003 as follows:

~~16.1.5 Any principal building in that part of the Business 2 Zone as is shown on the Outline Development Plan at Appendix 33 if the following standards are met:~~

- ~~16.1.5.1 A landscaping strip of at least 3 metres width be planted along every road frontage of the site in accordance with (a) to (d) below.~~
- ~~(a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:
 
    - A minimum of two trees from Group A for every 10 metres of road frontage.
    - At least 35% of the required area shall be planted in species from Group C.
    - At least 10% of the required area shall be planted in species from Group D.~~
  - ~~(b) All plants shall be of the following maximum spacings:
 
    - Group B – 1.5 metre centres;
    - Group C – 1.5 metre centres;
    - Group D – 700mm centres.~~
  - ~~(c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.~~
  - ~~(d) No fences or structures shall be erected within the 3 metre landscaping strip.~~

- Amendment 32** Amend Rule 16.1.7 on page C16-004 as follows  
 Non-Complying Activities — Buildings and Landscaping  
 16.1.7 ~~6~~ Any principal building which does not comply with Rule 16.1.2 or 16.1.3 or 16.1.4 or ~~16.1.5~~ shall be a non-complying activity.

- Amendment 33** Amend the numbering of the following rules of the Business Zone Rules – Buildings and Landscaping to that described below:

| Existing Rule Reference | Amended Rule Reference |
|-------------------------|------------------------|
| 16.1.6                  | 16.1.5                 |
| 16.1.7                  | 16.1.6                 |

- Amendment 34** Amend heading of Rule 16.6 on page C16-005 as follows:  
 16.6 Buildings and Building Height **and Reflectivity**  
 Permitted Activities – Building Height **and Reflectivity**

- Amendment 35** Amend Rule 16.6.1 on page C16-005 and C16-006 as follows:  
 16.6.1 Any building or structure which complies with the maximum height standards set out in Table C16.1 shall be a permitted activity.

Table C16.1 – Maximum Heights of Buildings and Structures

| Zone                                                                                                                                     | Building                        | Structure            |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------|
| Business 1 Zone                                                                                                                          | 10 metres                       | 25 metres            |
| Business 1 Zone in Prebbleton (except Lots 1 and 2 DP 17591 and Lot 1 DP 13679)                                                          | 8 metres (plus roof allowance)  | 25 metres            |
| Lots 1 and 2, DP 17591 and Lot 1 DP 13679 in the Business 1 Zone at Prebbleton                                                           | 10 metres (plus roof allowance) | 25 metres            |
| Business 1A Zone                                                                                                                         | 8 metres                        | 20 metres            |
| Business 2 Zone                                                                                                                          | 15 metres                       | 25 metres            |
| <del>At that part of the Business 2 Zone at Railway Road, Rolleston, as is depicted on the Outline Development Plan at Appendix 22</del> | <del>15 metres</del>            | <del>25 metres</del> |
| Business 3 Zone                                                                                                                          | 30 metres                       | 30 metres            |

## Notes:

Height for either a building(s) or structure(s) is measured vertically from the ground surface to the highest point of the building or structure, including any attachments.

The roof allowance permitted in the Business 1 Zone at Prebbleton provides for an additional 2 metres of building height where a pitched roof form is provided (see diagrams in Appendix 30).

- Amendment 36** Insert new Rule 16.6.2 as follows:  
**16.6.2 Any building or structure which complies with the maximum height standards set out in Table C16.2 shall be a permitted activity.**

**Table C16.2 – Maximum Heights of Buildings and Structures**

| <b><u>Zone</u></b>             | <b><u>Building</u></b>  | <b><u>Structure</u></b> |
|--------------------------------|-------------------------|-------------------------|
| <b><u>Business 2A Zone</u></b> | <b><u>15 metres</u></b> | <b><u>25 metres</u></b> |

**Note:**

**Height for either a building(s) or structure(s) is measured vertically from the ground surface to the highest point of the building or structure, including any attachments.**

- Amendment 37** Insert new Rule 16.6.3 as follows:  
**Restricted Discretionary Activities — Buildings and Building Height and Reflectivity**  
**16.6.3 Any building which does not comply with Rule 16.6.2 shall be a restricted discretionary activity if the following conditions are met:**  
**16.6.3.1 The building does not exceed 20m in height; and**  
**16.6.3.2 The exterior building materials on all parts of the building above 15m in height do not exceed a reflectivity value of 40%.**
- Note: Rule 16.6.3.2 does not apply to windows, window frames, stormwater guttering, downpipes or doors.**
- Amendment 38** Insert new Rule 16.6.4 as follows:  
**16.6.4 Any resource consent application for a building which is a restricted discretionary activity under Rule 16.6.3 and is setback at least 150m from Railway Road or Hoskyns Road shall not be notified and shall not require the written approval of affected parties.**
- Amendment 39** Insert new Rule 16.6.5 as follows:  
**16.6.5 Under Rule 16.6.3, the Council shall restrict the exercise of its discretion to consideration of:**  
**16.6.5.1 The extent to which the additional building height may enable the more efficient and/or practical use of the remainder of the site;**  
**16.6.5.2 The extent to which the additional building height is necessary in order to undertake the proposed activities on site;**  
**16.6.5.3 The design, appearance and location of the building, and the quality and scale of any mitigation that can be implemented to reduce its visual impact particularly as viewed from land or roads outside the Business 2A Zone;**  
**16.6.5.4 The extent to which the exterior building surfaces exceed the reflectivity value;**  
**16.6.5.5 The proportion and overall dimensions of the external surface of the building which exceeds the reflectivity value;**  
**16.6.5.6 Whether the effect of the reflectivity can be reduced or mitigated by shadows from eaves, surface texturing, panels or proximity to surfaces with lower reflectivity values.**
- Amendment 40** Amend existing Rule 16.6.2 on page C16-006 as follows:  
Discretionary Activities — Buildings and Building Height  
**16.6.26 Any activity which does not comply with Rule 16.6.1 or Rule 16.6.3 shall be a discretionary activity.**  
**16.6.7 Any structure which does not comply with Rule 16.6.2 shall be a discretionary activity.**
- Amendment 41** Amend Rule 16.7.1 on page C16-006 and C16-007 as follows:  
Permitted Activities — Buildings and Building Position  
Recession Planes

- 16.7.1 Any building which complies with the relevant recession plane requirements set out in Appendix 11 shall be a permitted activity.
- Note:
1. Recession Plane A – applies along any internal boundary adjoining any Living Zone or Rural Zone and along the common boundary of the Business 2A Zone located at Railway Road, Rolleston and the Rural Zone, as depicted on the Outline Development Plan at Appendix 22.
  2. Recession Plane B – applies along any internal boundary NOT adjoining any Living Zone or Rural Zone, ~~except along the common boundary of the Business 2 Zone located at Railway Road, Rolleston and the Rural Zone as depicted on the Outline Development Plan at Appendix 22 where recession plane A applies.~~

**16.7.1.1 Notwithstanding Rule 16.7.1 above, Recession Plane B shall not apply to the internal boundaries of the Business 2A Zone.**

**Amendment 42** Amend Rule 16.7.2.4 on page C16-007 as follows:

- 16.7.2.4 ~~In that part of the Business 2A Zone at Rolleston as is depicted on the Outline Development Plan at Appendix 22~~
- ~~– Road Boundaries: 10 metres~~
  - ~~– Internal Boundaries adjoining a rural zoned property: 10 metres, except that this requirement shall be 15 metres in the locations identified on the Outline Development Plan at Appendix 22. 40 metres (only along the common boundary of the Business 2 Zone at Rolleston as shown on the Outline Development Plan at Appendix 22 and the Rural Zone)~~
  - ~~– Within area Z on the Outline Development Plan attached at Appendix 22: 30 metres until the shelter planting reaches a height of 3 metres across its length. 10 metres thereafter.~~

**Amendment 43** Delete Rule 16.7.2.8 on page C16-008 as follows:

- ~~16.7.2.8 In that part of the Business 2 Zone as is shown on the Outline Development Plan at Appendix 33:~~
- ~~– Road Boundaries: 10 metres~~
  - ~~– Internal Boundaries: 15 metres (only along the common boundary with land within a Rural Zone)~~

**Amendment 44** Amend Rule 16.7.5 on page C16-008 as follows:

- 16.7.5 Any activity which does not comply with Rules 16.7.2.2–16.7.2.87 shall be a restricted discretionary activity.

**Amendment 45** Amend the Reasons for Rules (Landscaping) on page C16-009 and C16-010 as follows:

Reasons for Rules  
Landscaping

A common feature of urban areas is a tidy area between the house and road frontage. There is a ‘market’ incentive for property owners to keep this area tidy, as it can add value to their property. There is not, however, such a direct market incentive for some businesses and community facilities, to retain a tidy ‘front yard’. The objective of Rule 16.1 is to



ensure that activities locating in the Business 1A, 2 and 3 Zones maintain at least a minimum standard of street appeal.

**In the case of the Business 2A Zone a higher level of landscaping is required so as to contribute to the higher level of amenity to be provided within this zone.**

**Amendment 46** Amend the Reasons for Rules (Building Height) on page C16-010 and C16-011 as follows:  
Building Height **and Reflectivity**

...

Parts of the amenity values of townships in Selwyn District is relatively low density of buildings and views across townships to rural areas, the Southern Alps/Ka Tiritiri o te Moana and Port Hills. Rule 16.6 helps to maintain those values by limiting the height of buildings and structures.

**Within the Business 2A Zone at Rolleston there is the ability for buildings to be established up to 20m as a restricted discretionary activity. Given the scale of activities establishing within the Business 2A Zone, and its location (which is well separated from any Living Zone and State Highway 1), there is provision within the rules to provide for additional building height which reflects in part the modern trend in warehouse building design. A 20m height will enable the installation of modern racking systems, fire fighting installation, and provide some clearance under the ceiling. Given the warehousing nature of buildings provided for within the Business 2A Zone it has been necessary to provide the ability to increase the height limit over the 15m control which applies in the Business 2 Zone. A resource consent is required for a breach of this height, where any effects of the same can be assessed at that time.**

The Business 3 Zone at Lincoln provides for multi-storied building which is a distinctive character of the existing development in the area and therefore this scale of development should continue to be provided for. Accordingly a 10 metre height control (except for Castle Hill) will permit the construction of a 2-3 storey building, depending on the roof pitch and any structures installed on the roof.

**Within the Business 2A Zone at Rolleston there is an additional control on buildings above 15m in height in terms of the maximum reflectivity value of the exterior building surfaces. Rule 16.6.3.2 requires exterior building surfaces above 15m in height to have a maximum reflectivity value of 40%. This rule is proposed to reduce the potential visual impact of buildings within the Business 2A Zone on account of the additional height (up to 20m) allowable as a restricted discretionary activity in that Zone. This rule will ensure that the potential visual impact of these larger buildings in the Business 2A Zone is mitigated.**

**It is considered that buildings that are setback from Hoskyns Road and Railway Road will have lesser adverse visual effects than those buildings established in close proximity to those public roads. Accordingly, providing for buildings that are between 15 and 20m in height (and setback 150m from Railway Road and Hoskyns Road) to be assessed on a non-notified basis is considered appropriate on account of the reduced visual dominance created by such buildings.**

**Amendment 47** Delete Rule 17.1.1.5 on page C17-001 and C17-002 as follows:  
~~17.1.1.5 In that part of the Business 2 Zone at Rolleston as is depicted on the Outline Development Plan at Appendix 22~~

~~the following street plantings are to be planted in the roads prior to vesting of the roads in the Council.~~

~~(a) Izone Drive:~~

- ~~— Planting in the median of the road.~~
- ~~— A planting strip of 2 metres down each side of the road.~~
- ~~— Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Rule 16.1.2.2.~~

~~(b) Distributor Roads:~~

- ~~— A planting strip of 2 metres down each side of the road.~~
- ~~— Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Rule 16.1.2.2.~~

**Amendment 48** Amend Rule 17.2.1.2 on page C17-002 as follows:

17.2.1.2 The site within which the vehicular accessway is formed does not have access directly on to Railway Road, Rolleston from that part of the Business 2A Zone located at Railway Road, Rolleston as is depicted on the Outline Development Plan at Appendix 22.

**Note:** Rule 17.2.1.2 does not prevent individual rail crossings from the Midland Line into the Business 2A Zone, or prevent a legal road extension to Railway Road.

**Amendment 49** Insert new Rule 17.6 as follows:

**17.6 Road / Rail Crossings in the Business 2A Zone**  
**Restricted Discretionary Activities – Road / Rail Crossings in the Business 2A Zone**

**17.6.1** The establishment of a road or rail crossing requiring a break in the existing primary shelter belt required by Landscape Treatment 3 in Rule 24.1.3.13 along the Railway Road frontage of the Business 2A Zone shall be a restricted discretionary activity.

**Amendment 50** Insert new Rule 17.6.2 as follows:

**17.6.2** Under Rule 17.6.1, the exercise of discretion shall be restricted to consideration of:

**17.6.2.1** The likely impact on the health of the adjoining sections of the existing primary shelterbelt;

**17.6.2.2** The extent and nature of any other planting to mitigate the potential impact on amenity of the removal of a portion of the existing primary shelterbelt;

**17.6.2.3** The extent to which sites within the Business 2A Zone become visible from sites outside of the Business 2A Zone;

**17.6.2.4** Any cumulative effects of multiple breaks in the existing primary shelterbelt.

**Amendment 51** Insert new Rule 17.6.3 as follows:

**Discretionary Activities – Road / Rail Crossings in the Business 2A Zone**

**17.6.3** The establishment of a road or rail crossing requiring a break in the existing primary shelter belt along the Railway Road frontage of the Business 2A Zone that exceeds 30m in length shall be a discretionary activity.

**Amendment 52** Insert new Reasons for Rules on page C17-005 as follows:

**The Business 2A Zone is screened from the land to the west through the existing primary shelterbelt along Railway Road. The creation of breaks within this shelterbelt for road or rail crossings are identified to occur on the Outline Development Plan at Appendix 22 of the District Plan. Rule 17.6.1 recognises that whilst such breaks in the existing primary shelterbelt are appropriate to create access for road and rail linkages, such breaks will allow views into the Business 2A Zone from that land to the west to a limited extent, and as such, the potential adverse effects of such breaks in this screening need to be considered.**

- Amendment 53** Amend Rule 18.2.1.1 on page C18-003 as follows:
- 18.2.1.1 The height of the utility building shall not exceed the following standards:
- (a) Business 1A Zone; 8m
  - (b) Business 1 Zone; 10m
  - (c) Business 2 Zone; 15m
  - (d) **Business 2A Zone; 15m**
  - (e) Business 3 Zone; 25m
- Amendment 54** Amend Rule 18.2.1.2 on page C18-004 as follows:
- 18.2.1.2 The setback of the utility building shall not be less than the following standards:
- (a) Business 1A Zone – 6m from a road boundary, or from the boundary of Lots 1 and 2 DP 22544.
  - (b) Business 2 Zone ~~(excluding the areas at Rolleston that are depicted on the Outline Development Plans at Appendix 22 and 33)~~: 2m from a road boundary, or any boundary adjoining a Living Zone.
  - (c) Business 2A Zone at Rolleston as is depicted on the Outline Development Plans at Appendices 22 and 33):
    - Road Boundaries: 10m
    - Internal Boundaries **adjoining a rural zoned property: 10m, except that this requirement shall be 15m in those locations identified on the Outline Development Plan attached at Appendix 22.** 40m (only along the common boundary of the Business 2 Zone at Rolleston as shown on the Outline Development Plan at Appendix 22 and the Rural Zone).Within area Z on the Outline Development Plan attached at Appendix 22: 30m until the shelter planting reaches a height of 3m across its length; and 10m thereafter.
  - (d) Business 3 Zone: 10m from a road boundary or a Living Zone boundary.
  - (e) In all Business Zones, the building shall be positioned so that it complies on a Living Zone boundary, with the recession plane angles in Appendix 11.
- Amendment 55** Amend Rule 18.3.1.1 on page C18-005 as follows:
- 18.3.1 Any utility structure (except dish antenna) which complies with all of the following conditions shall be a permitted activity:
- 18.3.1.1 The structure does not exceed the following heights:
- (a) Business 1 and 2 Zones: 25m
  - (b) Business 1A Zone: 20m
  - (c) **Business 2A Zone: 25m**
  - (d) Business 3 Zone: 30m
- Amendment 56** Amend Rule 18.5.2 on page C18-007 and C18-008 as follows:

- 18.5.2 Any principal building in ~~those parts of the Business 2A Zone located at Rolleston as is shown on the Outline Development Plans at Appendices 22 and 33~~ shall be a permitted activity if the following standards ~~are~~<sup>is</sup> met:

**Amendment 57** Delete Rule 18.5.2.1 on page C18-007 and C18-008 as follows:

- ~~18.5.2.1 The area between the common boundary of the Business 2A Zone and the Rural zone, as depicted on the Outline Development Plan at Appendices 22 and 33 Appendix 22, and the principal building shall be landscaped to the following standards:~~
- ~~(a) Landscaping shall be planted along the Business 2A Zone side of the common boundary.~~
  - ~~(b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.~~
  - ~~(c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.~~
  - ~~(d) The landscaping shall consist of one or more of the following species:~~
    - ~~— Macrocarpa~~
    - ~~— Leyland cypress~~
    - ~~— Radiata pine~~
    - ~~— Kahikatea~~
    - ~~— Totara~~

**Amendment 58** Amend Rule 18.5.2.2 on page C18-007 and C18-008 as follows:

- ~~18.5.2.2~~<sup>1</sup> A landscaping strip of at least 3 metres width shall be provided along every road frontage, **except along the frontage with Railway Road.** ~~in those parts of the Business 2 Zone located at Railway Road, Rolleston and Hoskyns Road, Rolleston including the western side of Hoskyns Road, as depicted on the Outline Development Plans at Appendices 22 and 33.~~ The landscaping shall meet the following standards:
- (a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:
    - A minimum of two trees from Group A for every 10 metres of road frontage. **For boulevard roads the species selected shall match any Group A species in the adjacent road.**
    - At least 35% of the required area shall be planted in species from Group C.
    - At least 10% of the required area shall be planted in species from Group D.
    - **Group B and C species shall be used when screening blank walls and vehicle courts.**
  - (b) All plants shall be of the following maximum spacings:
    - Group B – 1.5 metre centres;
    - Group C – 1.5 metre centres;
    - Group D – 700mm centres.
  - (c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.
  - (d) No fences or structures shall be erected within the 3 metre landscaping strip. **Footpaths of up to 1.5m in width and generally at right angles to the road frontage may be provided in the landscape strip.**
  - (e) All new planting areas shall be mulched.**

- Amendment 59** Amend Rule 18.5.3 on page C18-008 as follows:  
 18.5.3 Any activity which does not comply with Rule 18.5.1 **or** **18.5.2** shall be a discretionary activity.
- Amendment 60** Amend Rule 20.2.2.1 on page C20.003 as follows:  
 20.2.2 The following shall be discretionary activities:  
 20.2.2.1 The manufacture of any hazardous substance in the Business 2 **or 2A** Zone as either a product or by-product.
- Amendment 61** Amend Rule 22.3.2.1 on page C21-002 as follows:  
 21.3.2 The use of any land or the establishing of any facilities for the disposal of solid waste which does not comply with Rules 21.3.1.1 or 21.3.1.2 shall be a discretionary activity if any one of the following standards and terms is met:  
 21.3.2.1 The site is located in a Business 2 **or 2A** or 3 Zone; and
- Amendment 62** Amend Rule 22.2.3 on page C22-002 as follows:  
 22.2.3 In Business 2 **and 2A** Zones, the following shall be discretionary activities:
- Amendment 63** Delete Rule 22.4.1.1 on page C22-003 as follows:  
 22.4.1 Any activity conducted on any day, except any residential activity, shall be a permitted activity, provided that the following noise limits are not exceeded with the time-frames stated.

~~In those parts of Business 2 Zone at Rolleston as is depicted on the Outline Development Plans at Appendices 22 and 33:~~

- ~~22.4.1.1 Applying at the boundary of any site adjoining the Rural zone:  
 7.30 am – 8.00 pm 60dBA L10  
 8.00 pm – 7.30 am 40dBA L10  
 7.30 am – 8.00 pm 80dBA Lmax  
 8.00 pm – 7.30 am 65dBA Lmax~~

- Amendment 64** Amend the numbering of the following rules of the Business Zone Rules – Activities and Noise on Pages C22-003 and C22-004 to that described below:

| Existing Rule Reference | Amended Rule Reference |
|-------------------------|------------------------|
| 22.4.1.2                | 22.4.1.1               |
| 22.4.1.3                | 22.4.1.2               |
| 22.4.1.4                | 22.4.1.3               |
| 22.4.1.5                | 22.4.1.4               |

- Amendment 65** Insert new Rule 22.4.1.5 as follows:  
**Business 2A Zone:**  
**22.4.1.5 Applying at the boundary of any site adjoining the Rural zone:**  
**7.30 am – 8.00 pm 60dBA L10**  
**8.00 pm – 7.30 am 40dBA L10**  
**7.30 am – 8.00 pm 80dBA Lmax**  
**8.00 pm – 7.30 am 65dBA Lmax**

- Amendment 66** Amend Rule 22.6.1.2 on page C22-005 as follows:  
 22.6.1.2 Any other lighting if it does not exceed:  
 (a) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in a Living zone or within the notional boundary of any dwelling within any Rural zone; and

- (b) 10 lux spill (horizontal or vertical) on to any part of any adjoining property within the same Business zone.
- (c) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in the Rural zone which has a common boundary with the Business 2A Zone at ~~Railway Road, Rolleston~~ as depicted on the Outline Development Plan at Appendix 22.

**Amendment 67** Amend Rule 22.6.1.3 on page C22-005 as follows:

- 22.6.1.3 ~~Lighting in the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 22 which is designed so that:~~
- (a) ~~All outdoor lighting is shielded from above in such a manner that the light source is not visible from the outside of the Business 2A Zone at Railway Road and from adjacent properties.~~
  - (b) ~~All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone at Railway Road and from adjacent properties.~~

**Amendment 68** Delete Rule 22.6.1.4 on page C22-005 as follows:

- ~~22.6.1.4 Any lighting in the Business 2 Zone at Hoskyns Road – North, Rolleston as depicted on the Outline Development Plan at Appendix 33 shall be designed so that:~~
- ~~(a) All outdoor lighting shall be shielded from above in such a manner that the light source is not visible from any property within the Rural Zone.~~
  - ~~(b) All fixed outdoor lighting shall be directed away from adjacent roads outside of the Business 2 Zone and from adjacent properties within the Rural Zone.~~

**Amendment 69** Amend Rule 22.9.1 on page C22-007 as follows:

- 22.9.1 The erection of any dwelling in a Business 2 **or 2A** Zone shall be a controlled activity if the following standard and term is met:

**Amendment 70** Amend Rule 22.10.1 on page C22-008 as follows:

22.10 Development within the Business 2A Zone, Rolleston  
Permitted Activities – Development within the Business 2A Zone, Rolleston

22.10.1 Development in the Business 2A Zone shall be a permitted activity provided that the following conditions ~~are~~ **is** met:

22.10.1.1 **The area along the common boundary of the Business 2A Zone and the Rural Zone, as depicted in the respective landscape treatment areas identified on the Outline Development Plan at Appendix 22, and the principal building, shall be landscaped in accordance with the requirements of Rule 24.1.3.13.**

All development is in general accordance with the Outline Development Plan at Appendix 22 (to the extent that this plan applies).

~~22.10.1.2 Within area ZA on the Outline Development Plan attached at Appendix 21 a 30m landscaping strip is maintained. For the purposes of this rule, landscaping shall include the construction of an acoustic mound, and~~

- ~~(a) Area ZA shall be used for landscaping purposes only.~~
- ~~(b) The landscaping planted shall be maintained and if dead, diseased or damaged, shall be removed and replaced.~~

**Amendment 71** Insert new Rule 22.10.2 as follows:



**Controlled Discretionary Activities — Development within the Business 2A Zone, Rolleston**

**22.10.2 Any outdoor storage of materials within 5m of the centreline of the existing primary shelterbelt as required by Landscape Treatment 3 in Rule 24.1.3.13 shall be a controlled activity.**

Any activity which does not comply with Rule 22.10.1 shall be a discretionary activity.

**Amendment 72** Insert new Rule 22.10.3 as follows:

**22.10.3 The matters the Council has reserved control over are:**

**22.10.3.1 Any actual or potential effects on the health of the existing primary shelterbelt and the effectiveness of any measures to mitigate any such effects.**

**Amendment 73** Insert new Rule 22.10.4 as follows:

**Restricted Discretionary Activities – Development within the Business 2A Zone, Rolleston**

**22.10.4 The creation of impermeable surfaces within 5m of the centreline of the existing primary shelterbelt as required by Landscape Treatment 3 in Rule 24.1.3.13 shall be a restricted discretionary activity.**

**Amendment 74** Insert new Rule 22.10.5 as follows:

**22.10.5 Under Rule 22.10.4 the Council shall restrict the exercise of its discretion to consideration of:**

**22.10.5.1 Any actual or potential effects on the health of the existing primary shelterbelt and the effectiveness of any measures to mitigate any such effects.**

**Amendment 75** Amend Rule 22.10.2 on page C22-008 as follows:

Discretionary Activities – Development within the Business 2A Zone, Rolleston

**22.10.2** Any activity which does not comply with Rule 22.10.1 shall be a discretionary activity.

**Amendment 76** Amend Rule 22.12.1 on page C22-009 as follows:

22.12 Retailing within the Business 2A Zone, Rolleston

Permitted Activities — Retailing within the Business 2A Zone, Rolleston

22.12.1 The following shall be a permitted activity:

22.12.1.1 Any retail activity undertaken from an allotment in the Business 2A Zone at Rolleston as depicted on the Outline Development Plans at Appendices 22 and 33 provided that it only occupies up to 20% of the gross floor area of building on that allotment or 2,000m<sup>2</sup>, whichever is the lesser.

**Amendment 77** Amend Rule 22.12.2 on page C22-009 as follows:

Discretionary Activities — Retailing within the Business 2A Zone, Rolleston

22.12.2 Any activity which does not comply with Rule 22.12.1.1 shall be a discretionary activity.

**Amendment 78** Insert new Reasons for Rules on page C22-012 as follows:

**Development within the Business 2A Zone at Rolleston**  
**The reasons for the restriction on activities (outdoor storage of materials and the establishment of impermeable surfaces) occurring within 5m of the existing primary shelterbelt is to ensure appropriate mechanisms are in place to maintain the health of the existing primary shelterbelt in instances where development occurs in close proximity to the existing primary shelterbelt.**



**Amendment 79** Amend Rule 24.1.3.11 on page C24-003 as follows:

24.1.3.11 In the Business 2A Zone at Hoskyns Road – North, Rolleston as depicted on the Outline Development Plan at Appendix 33 road connections and shall be provided to Hoskyns Road and the land to the west and north and a pedestrian links shall be provided to the adjacent B2 Zone to the west generally in accordance with those locations identified on the Outline Development Plan at Appendix 22. The roads shall be constructed in general accordance with the road cross section examples also included in Appendix 3322 (and where any conflict occurs with rule E13.3.1 these cross sections shall take precedence). Furthermore, lots created which abut Hoskyns Road in the locations shown on the Outline Development Plan at Appendix 3322 should be designed in such a way that buildings will likely be encouraged to front onto and access onto Hoskyns Road.

**Amendment 80** Amend Rule 24.1.3.12 on page C24-003 as follows:

24.1.3.12 In the Business 2A Zone at Hoskyns Road – North as is depicted on the Outline Development Plan at Appendix 33 the following street plantings shall be planted in the new roads in accordance with the following requirements:

- (i) Boulevard Road:
  - ~~Planting in the median of the road.~~
  - ~~A planting strip of 2 metres down each side of the road.~~
  - ~~Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Business Zone Rule 46.1.5.1.~~
- (ii) Secondary roads:
  - ~~A planting strip of 2 metres down each side of the road.~~
  - ~~Planting shall consist of the species listed in Appendix 21 and shall be in accordance with the standards listed at Business Zone Rule 46.1.5.1.~~

- A planting strip of not less than 1 metre in width shall be established within the roadside berm on each side of the road;
- A planting strip shall be established occupying the full width of any median within a boulevard road;
- Planting shall consist of the species listed in Groups A, C and D in Appendix 21;
- Planting in any service berm shall consist of grass and/or Group D plantings only;
- Group A trees shall be planted in the outer berm at a provision of not less than one tree for every 20 metres of road length;
- Grassed breaks in the planting of the outer berm shall be provided to enable crossing between a parked car and the footpath;
- All plants shall be of the following maximum spacings:
  - Group C – 1.5 metre centres;
  - Group D – 700mm centres.

**Amendment 81** Amend Rule 24.1.3.13 on page C24.003 and C24-004 as follows:

- 24.1.3.13 The area ~~between~~ **along** the common boundary of the Business 2A Zone and the Rural Zone, as depicted **in the respective landscape treatment areas identified** on the Outline Development Plan at Appendix 33**22**, and the principal building shall be landscaped to the following standards:

**Landscape Treatment One**

- (a) The landscaping shall be planted along the Business 2A Zone side of the common boundary.
- (b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.
- (c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.
- (d) The landscaping shall consist of one or more of the following species:
  - Macrocarpa
  - Leyland cypress
  - Radiata pine
  - Kahikatea
  - **Totara**

**Landscape Treatment Two**

- (a) The landscaping shall be planted along the Business 2A Zone side of the common boundary.**
- (b) The landscaping shall achieve, once matured, a minimum width of 5 metres and a minimum height of 6.5 metres.**
- (c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.**
- (d) The landscaping shall consist of one or more of the following species:**
  - Macrocarpa**
  - Leyland cypress**
  - Radiata pine**
  - Kahikatea**
  - Totara**

**Landscape Treatment Three**

- (a) The existing primary shelter belt along Railway Road shall be retained along the full extent of the Business 2A Zone boundary in this location.**
- (b) The existing primary shelterbelt shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.**
- (c) A secondary planting strip consisting of the species Leyland cypress shall be located to the west of the existing primary shelterbelt on the opposite side of Railway Road in generally that location as identified in the Outline Development Plan at Appendix 22.**
- (d) The secondary planting strip shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.**
- (e) The secondary planting strip shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.**

**Note:** Common boundary landscaping is required along the full extent of the relevant boundaries as depicted on the Outline Development Plan at Appendix 22 except across vehicle, rail, or pedestrian crossings. Refer to Rule 17.6.1 in respect of road or rail crossings that require breaks in the existing primary shelterbelt along Railway Road.

**Amendment 82** Amend Rule 24.1.3.14 on page C24-004 as follows:  
24.1.3.14 Existing established hedgerows and vegetation located within the area indicated on the Outline Development Plan at Appendix 33~~22~~ shall be retained until such time as the new planting required by Rule 24.1.3.13 achieves a height of 3 metres in that identified location.

**Amendment 83** Amend Rule 24.1.3.15 on page C24-004 as follows:  
24.1.3.15 In ~~that part of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 33~~ at the time subdivision consent is sought for the creation of the 'Boulevard Road' within Precinct 2 as depicted on the Outline Development Plan at Appendix 22, the upgrading of Hoskyns Road as depicted on the 'Hoskyns Road Upgrade Plan' included at Appendix 33~~22~~, which includes an off-road shared cycleway/pedestrian link, must be provided for as part of the works associated with that subdivision.

**Note:** The detailing of the intersection between Hoskyns Road and the proposed 'boulevard road' should be designed with regard to integrating the external cycle/pedestrian link with pedestrian and cycle routes on the internal road system.

**Amendment 84** Amend Rule 24.1.3.16 on page C24-004 as follows:  
24.1.3.16 In ~~that part of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 33~~ at the time that the first subdivision consent is sought within Precincts 2 or 3, each that application must include an allotment that is to be set aside for the purposes of an Amenity Hub. This allotment is to be a minimum of 1000m<sup>2</sup> and is to be located generally in accordance with one of the ~~four~~ locations identified on the Outline Development Plan at Appendix 33~~22~~. The allotment shall be bounded on at least 50% of the length of its boundaries by public roads. The use of the allotment for the purpose of an Amenity Hub is to be secured by way of consent notice being registered on the Certificate of Title for the allotment identified as the Amenity Hub site.

**Amendment 85** Amend Rule 24.1.3.17 on page C24-004 as follows:  
24.1.3.17 In ~~that part of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 33~~ at the time subdivision consent is sought for any allotment that is to gain access to Hoskyns Road north of the proposed 'boulevard road' the upgrading of Hoskyns Road beyond that required by Rule 24.1.3.15 to the intersection with Maddisons Road as depicted on the 'Hoskyns Road Stage 2 Upgrade Plan' included at Appendix 33~~22~~ must be provided for.

**Amendment 86** Amend Rule 24.1.3.18 on page C24-004 as follows:  
24.1.3.18 Any subdivision of land within Precinct 2 ~~that part of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 33~~~~22~~ shall provide for the upgrading of the Hoskyns Road/Maddisons Road intersection in accordance

with the Traffic Design Group drawing 7030-3-5A dated 02/12/2008 “Proposed Intersection” as included at Appendix 33~~22~~ prior to any new certificates of title being issued for land within this area.

**Amendment 87** Insert new Rule 24.1.3.19 as follows:

**24.1.3.19 In the Business 2A Zone at the time that the first subdivision consent is sought for land contained within Precinct 3, the secondary landscaping strip required by Landscape Treatment 3 must be planted prior to any new certificates of title being issued for land within this area.**

**Amendment 88** Insert new Rule 24.1.3.20 as follows:

**24.1.3.20 In Precincts 2 and/or 3 in the Business 2A Zone, before Certificates of Title can be issued for any subdivision that creates allotments that in total exceed 57ha, the upgrade of the Hoskyns Road / Jones Road intersection shall be provided in accordance with the ‘Proposed Roundabout Jones Road and Hoskyns Road’ Plan included at Appendix 22.**

**Note: Rule 24.1.3.20 only applies to allotments used for business purposes, and excludes balance, utility or roading allotments.**

**Amendment 89** Amend Rule 24.1.4.18 on page C24-007 as follows:

**24.1.4.18 Whether subdivision in the Business 2A Zone at Hoskyns Road – North, Rolleston, as depicted on the Outline Development Plan at Appendix 33 creates a lot or lots which are of a suitable size and dimension to facilitate the development of an Amenity Hub to serve the day to day needs of employees and is generally in one of the those locations in each precinct shown on the Outline Development Plan attached at Appendix 22.**

#### **AMENDMENTS TO PART D – DEFINITIONS:**

**Amendment 90** Amend the definition of ‘Amenity Hub’ on page D-001 as follows:

Amenity Hub: in relation to the Business 2A Zone means a recreation reserve and potentially associated development intended to serve the day to day recreation and convenience needs of employees. An Amenity Hub shall include a recreation reserve with a minimum area of 1000m<sup>2</sup>. It may also include retail/service activities (such as but not limited to a bakery, café, dairy, takeaway bar, child care and learning centre, or fitness centre) that serve the day to day needs of employees within the surrounding area. Any such associated retail/service activity shall be located adjacent to or opposite, if separated by a road, the recreation reserve required.

**Amendment 91** Amend the definition of ‘Height’ on page D-005 as follows:

Height: in relation to any building or structure means the vertical distance between the ground level at any point and the highest part of the building or structure immediately above that point.

For the purpose of calculating height in any zone, no account shall be taken of any:

- Radio or television aerial provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m.
- Chimney or flue not exceeding 1m in any direction.

- Utility, or part of a utility with a horizontal dimension less than 25mm.
- Lift shaft, plant room, water tank, air conditioning unit, ventilation duct and similar architectural features on any building in the Business zones **(except the Business 2A Zone)** provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2m.
- **Lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, cooling towers, chimney stacks, water tanks and similar architectural features on any building in the Business 2A Zone provided that the maximum height normally permitted by the rules is not exceeded by more than 5m and no more than 10% of the plan area of a building.**

...

**AMENDMENTS TO PART E – APPENDICES:****Amendment 92** Amend Appendix 11 'Recession Planes' as follows:**Recession Plane A**

Applicable to all buildings along all internal boundaries in all Living zones and Business zones adjoining any Living or Rural zones and boundaries along the common boundary of the Business 2A Zone ~~located at Railway Road, Rolleston~~ and the Rural zone as depicted in the Outline Development Plan in Appendix 22.

**Recession Plane B**

Applicable to all buildings along all internal boundaries in all Business zones NOT adjoining any Living or Rural zones, ~~except along the common boundary of the Business 2 Zone located at Railway Road, Rolleston and the Rural zone as depicted on the Outline Development Plan in Appendix 22 where Recession Plane A applies.~~

**Note: Recession Plane B shall not apply to the internal boundaries of the Business 2A Zone.**

**Amendment 93** Amend Appendix 21 'Planting Requirements for the Business 2 Zone' on Page E21.001 as follows:

- Amend the title of the Appendix as follows:
  1. Planting Requirements for the Business 2A Zone (Appendix 22) at Rolleston
- Delete 'Abbreviations' Column
- Amend Group A as follows:
 

| Group A                                | High canopy trees with an ultimate height of 6.0m to 10.0m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|---------------------|-----------------------|------------------------------------|--------------------------------------------------|-------------------|------------------------------------------------|----------------------------------------|----------------------------|--------------------|-------------------|
|                                        | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Scientific Name</th> <th style="text-align: left;">Common Name</th> </tr> </thead> <tbody> <tr> <td>Cordyline australis</td> <td>Cabbage Tree/Ti kouka</td> </tr> <tr> <td><b><u>Hoheria angustifolia</u></b></td> <td><b><u>Narrow Leaved<br/>Lacebark/Houhere</u></b></td> </tr> <tr> <td>Hoheria sextylosa</td> <td><b><u>Long Leaved<br/>Lacebark/Houhere</u></b></td> </tr> <tr> <td><b><u>Liriodendron tulipifera*</u></b></td> <td><b><u>Tulip Tree *</u></b></td> </tr> <tr> <td>Plagianthus regius</td> <td>Ribbonwood/Manatu</td> </tr> </tbody> </table> | Scientific Name | Common Name | Cordyline australis | Cabbage Tree/Ti kouka | <b><u>Hoheria angustifolia</u></b> | <b><u>Narrow Leaved<br/>Lacebark/Houhere</u></b> | Hoheria sextylosa | <b><u>Long Leaved<br/>Lacebark/Houhere</u></b> | <b><u>Liriodendron tulipifera*</u></b> | <b><u>Tulip Tree *</u></b> | Plagianthus regius | Ribbonwood/Manatu |
| Scientific Name                        | Common Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| Cordyline australis                    | Cabbage Tree/Ti kouka                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| <b><u>Hoheria angustifolia</u></b>     | <b><u>Narrow Leaved<br/>Lacebark/Houhere</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| Hoheria sextylosa                      | <b><u>Long Leaved<br/>Lacebark/Houhere</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| <b><u>Liriodendron tulipifera*</u></b> | <b><u>Tulip Tree *</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |
| Plagianthus regius                     | Ribbonwood/Manatu                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |             |                     |                       |                                    |                                                  |                   |                                                |                                        |                            |                    |                   |

**Platanus orientalis\*****Oriental Plane \***

Podocarpus totara

Totara

Quercus robur\*

English Oak \*

**Tilia x europaea\*****Common Lime \*****\*Note: These species only to be used in public areas.**

- Amend Group B as follows:

| Group B | Medium canopy trees with an ultimate height of 4.0m to 6.0m |                                |
|---------|-------------------------------------------------------------|--------------------------------|
|         | Scientific Name                                             | Common Name                    |
|         | Dodonaea viscosa                                            | Akeake                         |
|         | Kunzea ericoides                                            | Kanuka                         |
|         | Pittosporum eugenioides                                     | Lemonwood/Tarata               |
|         | Pittosporum tenuifolium                                     | Kohuhu                         |
|         | Pseudopanax arboreus                                        | Fivefingers/Puakao             |
|         | Pseudopanax crassifolium                                    | Lancewood/Horoeka              |
|         | <b><u>Pseudopanax ferox</u></b>                             | <b><u>Fierce Lancewood</u></b> |
|         | Sophora micophylla                                          | South Island Kowhai            |

- Amend Group C as follows:

| Group C | Shrub canopy trees of 1.0m to 4.0m   |                                 |
|---------|--------------------------------------|---------------------------------|
|         | Scientific Name                      | Common Name                     |
|         | <b><u>Carmichaelia australis</u></b> | <b><u>New Zealand Broom</u></b> |
|         | <b><u>Cassinia leptophylla</u></b>   | <b><u>Tauhinu</u></b>           |
|         | <b><u>Coprosma crassifolia</u></b>   | <b><u>Mikimiki</u></b>          |
|         | Coprosma lucida                      | Shining Karamu                  |
|         | Coprosma propinqua                   | Mikimiki                        |
|         | <b><u>Coprosma robusta</u></b>       | <b><u>Karamu</u></b>            |
|         | Coprosma rugosa                      | Mikimiki                        |
|         | Coprosma virescens                   | Mikimiki                        |
|         | Corokia cotoneaster ^                | Korokio ^                       |
|         | Cortaderia richardii                 | Toetoe                          |

|                                     |                               |
|-------------------------------------|-------------------------------|
| Griselinia littoralis ^             | Broadleaf ^                   |
| Hebe salicifolia                    | Koromiko                      |
| Hebe stricta                        | Koromiko                      |
| <b><u>Hebe strictissima</u></b>     | <b><u>Koromiko</u></b>        |
| Leptospermum scoparium              | Tea Tree/Manuka               |
| <b><u>Lophomyrtus obcordata</u></b> | <b><u>Rohutu</u></b>          |
| Muehlenbeckia astonii               | Pohuehue                      |
| Olearia odorata                     | Scented Shrub Daisy           |
| <b><u>Olearia paniculata</u></b> ^  | <b><u>Golden Akeake</u></b> ^ |
| Phormium tenax                      | Flax/Harakeke                 |

**^ Note: plant species suitable for hedging**

- Amend Group D as follows:

| Group D | Groundcovers                                |                               |
|---------|---------------------------------------------|-------------------------------|
|         | Scientific Name                             | Common Name                   |
|         | Anemanthele lessoniana                      | Orizopsis/Windgrass           |
|         | Astelia fragrans                            | Bush Flax (green form)/Kakaha |
|         | Carex flagellifera                          | Tussock/Sedge                 |
|         | <b><u>Carex secta</u></b>                   | <b><u>Tussock/Sedge</u></b>   |
|         | Chionochloa conspicua                       | Tussock/Hunangamoho           |
|         | <b><u>Coprosma acerosa</u></b>              | <b><u>Sand Coprosma</u></b>   |
|         | Dianella nigra                              | Turututu                      |
|         | <b><u>Dietes grandiflora</u></b> *          | <b><u>Wild Iris</u></b> *     |
|         | <b><u>Juncus gregiflorus</u></b>            | <b><u>Rush</u></b>            |
|         | Libertia ixioides                           | New Zealand Iris/Mikoikoi     |
|         | <b><u>Melicytus alpinus</u></b>             | <b><u>Porcupine Shrub</u></b> |
|         | <b><u>Phormium cookianum</u></b>            | <b><u>Wharariki</u></b>       |
|         | Poa cita                                    | Silver Tussock                |
|         | <b><u>Trachelospermum jasminoides</u></b> * | <b><u>Star Jasmine</u></b> *  |

**\* Note: These species only to be used in public areas**



- Amendment 94** Replace Appendix 22 with the Outline Development Plans attached at **APPENDIX C** to this document.
- Amendment 95** Delete Appendix 33
- Amendment 96** Include and update the Road Upgrade/Road Cross Section Plans from Appendix 33 of the District Plan within Appendix 22 of the District Plan.
- Amendment 97** Include the Road Upgrade (Hoskyns / Jones Road Roundabout Upgrade Plan) attached at **APPENDIX C** to this document at Appendix 22 of the District Plan.

## Explanation of Amendments

- 2.3 The new zone is proposed on account of the characteristics of the activities establishing at Izone and the nature of the Izone development itself that set it apart from other Business 2 zoned land elsewhere in the District.
- 2.4 The District Plan (A4-011) identifies Business 2 Zones as  
*“areas where activities likely to be considered less pleasant by people are located. Aesthetic and amenity standards are less than those in Living or Business 1 Zones. Activities are still managed to protect natural resources and people’s health and well-being. Activities likely to cause ‘reverse sensitivity’ issues are discouraged in Business 2 Zones e.g. residential activities”*
- 2.5 In instances where a particular zone has some special rules or requirements applicable to it (identified in the policies and/or rules for each Zone), the District Plan anticipates this to be recognised through the placement of an ‘A’ after the zone number reference (see page A4-011 of the District Plan).
- 2.6 Given the size and typically larger sites and buildings being established at Izone, and the specific rules and multiple outline development plans applicable to the Business 2 Zone at Rolleston occupied by the Izone Southern Business Hub, it is considered that a new Business ‘2A’ Zone is more in line with the policy framework of the District Plan than the existing Business 2 Zoning. The Business 2A Zoning of Izone will also provide for the simplification of the rule framework presently in place which addresses the Izone Southern Business Hub. The controls at Izone are aimed at achieving a higher level of amenity than that required in the other Business 2 Zones in the District.
- 2.7 The vast majority of the proposed amendments relate to aspects of the District Plan which refer to the existing Business 2 Zones at Railway Road (Appendix 22) and Hoskyns Road North (Appendix 33). Changes are required to remove these references to reflect the new Business 2A Zone that will apply over these areas.
- 2.8 In addition, several changes are required to the District Plan to reflect the introduction of a new zone, that being the Business ‘2A’ Zone. These changes are considered minor and are simply required to recognise the new zoning within the District Plan.
- 2.9 Other amendments to the policies and rules of the District Plan are sought on the basis that they are considered to better meet the purpose of the Act than the present zone rules. These amendments and their potential effects are discussed in greater detail in Section 4 of this report.

### 3. Statutory Framework

- 3.1 The Resource Management Act 1991 ("the RMA") provides the legislative framework that defines the responsibilities of territorial/local authorities for managing natural and physical resources.

#### Framework for Plan Change Proposals

- 3.2 Section 73(1A) identifies that Schedule 1 of the RMA provides the manner in which the District Plan may be changed by a territorial authority:

*"73 Preparation and change of district plans*

*...*

*(1A) A district plan may be changed by a territorial authority in the manner set out in Schedule 1."*

- 3.3 The First Schedule, Part 2, clause 21(4) of the RMA provides that:

*"Where a local authority proposes to prepare or change its policy statement or plan, the provisions of this Part shall not apply and the procedure set out in Part I shall apply."*

- 3.4 The First Schedule 1, Part 1 sets out the framework within which a territorial authority may undertake a plan change to the District Plan. This specifies (among other matters) the consultation to be undertaken and procedures regarding notification of the Plan Change. Refer to Section 6 of this report for discussion of consultation undertaken to date.

- 3.5 Regard must also be given to the matters set out in sections 74 and 75 of the RMA in relation to decision making by territorial authorities. Matters raised in these sections that are relevant to the present proposal are as follows:

*Section 74 - Matters to be considered by territorial authority*

- (1) *A territorial authority shall prepare and change its district plan in accordance with its functions under section 31, the provisions of Part 2, a direction given under section 25A(2), its duty under section 32, and any regulations.*
- (2) *In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—*
- (a) *Any—*
- (i) *Proposed regional policy statement; or*
- (ii) *Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and*
- (b) *Any—*
- (i) *Management plans and strategies prepared under other Acts; and*
- ...*
- (iia) *Relevant entry in the Historic Places Register; ...*
- ...*
- (c) *The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*
- (2A) *A territorial authority, when preparing or changing a district plan, must—*
- (a) *take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on resource management issues of the district...*

*Section 75 - Contents of district plans*

- (3) *A district plan must give effect to—*

- ...  
(c) any regional policy statement.
- (4) A district plan must not be inconsistent with—
- ...  
(b) a regional plan for any matter specified in section 30(1).
- (5) A district plan may incorporate material by reference under Part 3 of Schedule 1.
- 3.6 The relevant regional planning documents are the Regional Policy Statement, Proposed Change 1 to the Regional Policy Statement, the Proposed Natural Resources Regional Plan and the Regional Land Transport Strategy. The Rolleston Structure Plan has also been considered. There are no entries in the Historic Places Register which are impacted on by the current proposal. Furthermore, the proposal does not impact on any resource management issue identified in the Ngai Tahu Resource Management Strategy for the Canterbury Region (Te Whakatau Kaupapa).

### Canterbury Regional Policy Statement

- 3.7 The Canterbury Regional Policy Statement (“RPS”) has been operative since 26 June 1998. The RPS provides an overview of the resource management issues of the region and is a general guide as to how natural and physical resources are to be managed in an integrated way to promote sustainable management.
- 3.8 The issue requiring consideration is whether the expansion and modification of the Izone Southern Business Hub through the provisions of a Business 2A Zone would result in the District Plan not giving effect to the RPS. For the purposes of this assessment, it is assumed that the District Plan currently gives effect to the RPS.
- 3.9 Chapter 7 of the RPS is concerned with soils and land use. Objectives and policies in this section relate to safeguarding the life supporting capacity of soil and the protection of land and the surrounding environment from contamination. The soils of the subject site are considered to be of a low quality and are characterised by a stony soil structure. As identified in the Infrastructure Assessment attached at **APPENDIX D**, sewerage discharge from the site will be directed to the Council’s reticulated system. As identified in the Stormwater Management Assessment attached at **APPENDIX E**, it is considered that there are no stormwater issues that are a barrier to the proposal subject to the identified methods being put in place. Furthermore resource consent will be the required from the Regional Council to develop the rural zoned portion of the site for business purposes which provides a sufficient safeguard to ensure this aspect of the proposal will not offend the RPS. Resource consents already exist for stormwater disposal within the area zoned Business 2 at present (i.e. Precinct’s 1 and 2 on the Outline Development Plan).
- 3.10 Chapter 9 of the RPS is concerned with water. Objectives and policies in this section relate to the sustainable use of water and water quality. The attached Stormwater Management Assessment provides comments and an assessment of the stormwater infrastructure against Chapter 9 of the RPS. As stated above, resource consent will be required from the Regional Council in order to develop the rural zoned portion of the site, which will provide a sufficient safeguard to ensure this aspect of the proposal will not offend the RPS.
- 3.11 Chapter 12 of the RPS includes objectives and policies concerned with settlement and the built environment in the context of managing effects of development on the environment and natural and physical resources. Objective 1 relates to enabling sustainable urban development and provision of network utilities. The policies of this chapter relate to managing effects of urban development and settlement expansion on amenity values. As identified in the following AEE, compliance with District Plan performance standards in combination with the proposed site and zone specific controls and the proposed landscape treatment along Rural zone boundaries will adequately mitigate any potential adverse amenity effects.

- 3.12 Policies 1 and 7 of Chapter 12 seek to promote urban development and the development of towns in a way that makes efficient and effective use of resources. The AEE and other material that follows address how the proposal is consistent with such outcomes. In short the Rural zoned portion of the site has Business zoning to the south east, and there is sufficient capacity in the infrastructure serving the area to enable the expansion to occur.
- 3.13 Objective 2 and Policy 3 of Chapter 12 seek to ensure adverse effects on the region's transport infrastructure arising from urban development are avoided. As detailed in the traffic assessment attached at **APPENDIX F**, the proposal will have no more than minor effects on the road network and existing traffic safety levels in the locality of the subject site.
- 3.14 Chapter 15 of the RPS includes objectives and policies concerned with transport. Objective 1 and Policy 1 seek to enable a safe, efficient and cost effective transport system where future strategic requirements are provided for. In this regard, the development of Precinct 2 of the business park (as identified on the Outline Development Plan) requires road upgrades to Hoskyns Road, including the intersections of the same at Maddisons and Jones Road. As part of the present plan change proposal, the intersection of Hoskyns Road and Jones Road is proposed to be upgraded to a roundabout formation when the anticipated level of demand requires the same. The trigger for the creation of the roundabout is when more than 57ha of land within Precincts 2 and 3 is subdivided for business development (i.e. excluding balance lots, roading and utility lots). This ensures that as traffic volumes increase in the area (which corresponds to the release of business land through subdivision), the appropriate intersection formation can be established to ensure an efficient and safe road network.
- 3.15 The traffic assessment attached at **APPENDIX F** identifies that the road network within the park and adjoining areas will be capable of catering for the anticipated traffic generation whilst ensuring a safe and efficient outcome. The Traffic Impact Assessment recommends a roundabout at the Hoskyns and Jones Road intersection, which is consistent with future roading plans identifying an overbridge from Rolleston to the industrial area, of which a roundabout at this location will be consistent with. The provision within the Business 2A Zone for rail sidings off the Midland Rail Line adjacent to Railway Road will ensure that cost effective and sustainable transport opportunities are available.
- 3.16 Objective 2 and Policies 2 and 4 seek to avoid, remedy or mitigate the adverse effects on the environment from transport use and provision. Policy 3 seeks changes in movement patterns which reduce the demand for transport. The road networks within the business park are proposed to be controlled through the use of cross sections (attached as an Appendix to the District Plan) which reflect the anticipated usage and intent of various roadways within the park. These cross sections present an attractive and pleasant road network with street plantings and pedestrian linkages prevalent, and serve to avoid and mitigate any adverse effects on the environment from transport use and provision. The use of rail and road ways of a sufficient width capable of accommodating public transport, and the provision of pedestrian linkages all seek to reduce the pressure on the road network.
- 3.17 In summary, the proposed plan change is considered to be consistent with and gives effect to the relevant objectives and policies of the RPS.

### Regional Policy Statement Proposed Change 1

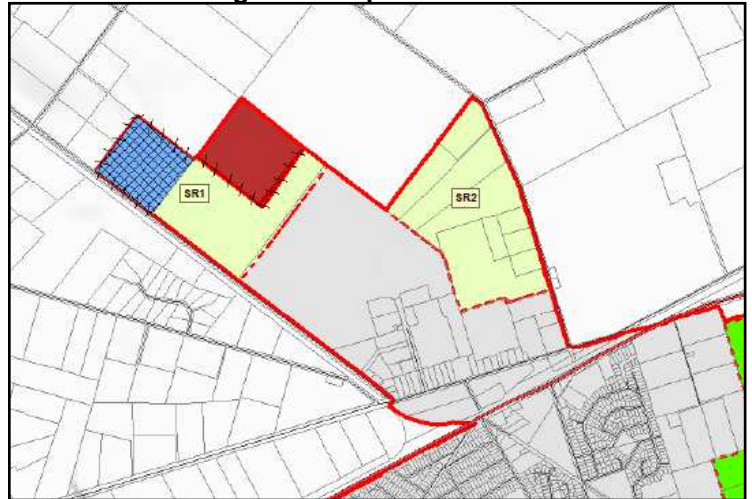
- 3.18 Proposed Change 1 to the Canterbury Regional Policy Statement ("PC1") was publicly notified on 28 July 2007. PC1 amends the Regional Policy Statement through the insertion of a new chapter – 'Chapter 12A Development of Greater Christchurch'. This chapter provides the sub-regional policy framework to implement the Greater Christchurch Urban Development Strategy which has been adopted by the Selwyn District Council (among others). The purpose of Chapter 12A is to

provide for development in a way which achieves quality outcomes and takes a sustainable development approach to managing growth.

- 3.19 With regard to PC1, the subject site is largely within the proposed Urban Limits and is identified as a “Greenfield Outline Development Plan Area – Business”. The rural zoned portion of the site is specifically referenced as “SR1” (identified as Precinct 3 on the Outline Development Plan) and the area referenced as ‘SR2” (identified as Precinct 2 on the Outline Development Plan) has recently been rezoned for business activities by Plan Change 5 to the Selwyn District Plan (see Map 1.H4 of the Officers Report on Proposed Change 1 to the Regional Policy Statement below).

- 3.20 It is noted that PC1 as notified sought that SR1 should also occupy that area identified by the blue hatched square in the Map 1.H4. The Izone Planning Group made submissions on PC1 requesting a modified urban limit which sought to “square off” the proposed extension. The ‘squaring off’ would give the urban and business park boundary in this location a more logical shape and layout, would not significantly increase the area of

**Figure 2: Map 1. H4 of PC1**



‘Greenfield Outline Development Plan Area – Business’ in this location, and would reduce the extent of the urban boundary in this area. Given these benefits, this ‘squaring off’ was recommended to be accepted by the Officers Report on PC1. The Officers Report also recommended that both SR1 and SR2 be identified as being available for development in the first planning period (2007-2016).

- 3.21 PC1 has been notified, and hearings have been held on submissions to the same. It is likely that through the public participation and the decision making processes amendments will be made to the proposed provisions. Thus only limited weight can be applied to the proposed provisions of PC1 as notified.
- 3.22 Given that the provisions of PC1 are very much in their infancy, it is appropriate to assess the proposed rezoning in light of the general tenets of PC1 rather than against every section of the proposed policies. The relevant matters in PC1 are discussed as follows.
- 3.23 Objective 1 relates to managing urban development to achieve consolidation of existing urban areas and to avoid unsustainable expansion outside these areas. Rolleston is identified as an existing urban area where sustainable and self sufficient growth is provided for, and the proposed area to be rezoned is within the urban limits as recommend by the Officer Report on PC1. In this regard the area recommended by the Officer is approximately the same size as that area to be removed from SR1 as notified.
- 3.24 Objectives 2 and 3 relate to providing for sustainable urban growth and recognising amenity values and urban growth limitations. The proposal is considered to be consistent with these objectives. As discussed the subject site is identified as being within the Urban Limits and as a ‘Business Greenfield Development Area’. Furthermore, the proposed provisions to be applied to the subject site, particularly the Rural zoned portion of the site incorporate stringent rules that relate directly to



amenity which includes rules regarding setbacks, landscaping, noise generation and light spill. These will result in future development over the site being consistent with the amenity values anticipated for the business park, whilst protecting the amenity values of rural zoned land to the west, east and north.

- 3.25 Objectives 4 to 9 relate to efficient land use planning to provide for growth and the integration of transport infrastructure and land use. Policies 3 and 5 relate to the provision of business land and key activity centres and commercial activities. The proposal is consistent with these objectives and policies. The proposal will provide for additional employment and business growth opportunities within close proximity to Rolleston (identified as a Key Activity Centre in PC1), SH1 and the South Island Main Trunk Railway Line.
- 3.26 Policy 1 identifies that urban activities should only occur within the urban limits. The rural area to be rezoned, as well as the existing business park is within the proposed urban limits as recommended by the Officer Report on PC1.
- 3.27 The Officers Report to PC1 recommends development sequencing for business land be identified within Policy 6 of PC1. Both SR1 and SR2 are identified for development within the first planning period (2007-2016), and the proposed rezoning facilitates development within this time period.
- 3.28 Policy 8 requires that development of urban activities within the described Greenfield areas defined in Map 1 shall occur in accordance with an Outline Development Plan when proposed to amend the District Plan. An Outline Development Plan and its associated report are attached at **APPENDICES C** and **G** respectively.
- 3.29 In summary, the proposed rezoning is considered to be consistent with, and gives effect to the relevant objectives and policies of PC1. Further assessment of the proposal against PC1 is provided in the Outline Development Plan report attached at **APPENDIX G**.

### Regional Land Transport Strategy (RLTS)

- 3.30 Policy 1.1 seeks to support greater use of walking. Policy 1.5 seeks to support rail as an integral part of the Canterbury transportation network. The proposed plan change includes a single and coordinated Outline Development Plan which provides for pedestrian linkages and rail crossings from the Midland Railway Line into the park.
- 3.31 Policy 4.1 seeks to promote the location of employment areas that support sustainable transport choices and reduce the need to travel, especially by private motor vehicle. Policy 4.4 seeks to ensure a high level of accessibility to business destinations, including town centres and industrial areas. The proposal is consistent with these provisions, as the proposed plan change will enable the ongoing success of a modern business park, thus providing for the needs of the surrounding community which will help reduce the number of people having to travel outside of the locality for employment opportunities. The subject site is located within close proximity to SH1 and the South Island Main Trunk Railway Line which provides a high level of accessibility to the Rolleston town centre and further afield.
- 3.32 It is estimated that Izone creates in the order of 13.1 to 17 jobs per hectare. Thus, the proposed rezoning will enable Izone, once fully developed, to create between 2423 and 3153 jobs. Given this significant employment base, the Izone Southern Business Hub will create a node from which future public transport can be based upon.
- 3.33 Policy 5.1 seeks the effective movement of freight which is efficient, safe and sustainable. The plan change provides for rail crossings into the site which will facilitate the use of the railway, thus ensuring the sustainable and efficient transportation of freight. The subject site is in close proximity to SH1, and the Christchurch International Airport and the Port of Lyttelton are readily accessible.

- 3.34 Given the above, it is considered that the subject site has high connectivity to the surrounding environment and provides opportunities for sustainable transport choices. Therefore, it is considered that the proposed plan change is consistent with the RLTS.

### **Proposed Natural Resources Regional Plan (NRRP)**

- 3.35 Any activity over the Rural zoned portion of the site will need to be assessed against the provisions of the NRRP before development can proceed. Whilst sewerage effluent will be generated from the site this will be directed to Council's existing reticulated network in the locality of the subject site. In the case of stormwater, a resource consent will be required from Environment Canterbury and this will be sought once detailed design is completed. In any event the consent will be considered against the NRRP at the time it is sought which will be before development of the site can proceed. The existing Business 2 zoned land (being Precincts 1 and 2 on the Outline Development Plan) presently has existing resource consents for the discharge of stormwater from roads and individual allotments.
- 3.36 Given the above, it is considered that the proposed plan change is consistent with the NRRP as a subsequent stormwater consent will be assessed against those provisions before any development on the Rural zoned portion of the site can proceed.

### **Rolleston Structure Plan**

- 3.37 The Rolleston Structure Plan was initiated as part of delivering the Greater Christchurch Urban Development Strategy (adopted by the Council in April 2007). The Structure Plan seeks to manage the rapid growth that has and will likely occur in Rolleston, which could be a town as large as 50,000 by 2075. The Council adopted the Rolleston Structure Plan on the 23 September 2009.
- 3.38 The Rolleston Structure Plan identifies the subject area as being within the proposed urban limits of Rolleston. It also anticipates that a much expanded Izone will provide additional business land required to meet the demand for large parcels of business zoned sites.
- 3.39 It is anticipated that the Structure Plan will be implemented through changes to the District Plan in due course. The present plan change is consistent with the Rolleston Structure Plan, and will in fact represent the implementation of some of the aspirations of the Rolleston Structure Plan into the District Plan in this location.

## **Section 31 RMA**

- 3.40 The relevant clauses from Section 31 of the RMA are as follows:

- “(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
- (a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
  - (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
    - (i) the avoidance or mitigation of natural hazards;...*

- 3.41 The District Plan has been prepared to give effect to these functions, and the proposed plan change makes changes that are consistent with these functions of the Council. The proposed Business 2A Zone is similar to that of the existing Business 2 Zone, however, the new zone removes some provisions which have been seen to be creating an inefficient use of the land resource. The Business 2A Zone adopts the majority of the existing Business 2 Zone rules and the changes to the existing



provisions are in the form of controls over the site directed at achieving the integrated management of the effects of activities.

## Section 32 RMA

3.42 Section 32 of the RMA sets out the manner in which any proposed objective, policy, rule or other method is to be evaluated. The parts of Section 32 relevant to the proposed plan change are as follows:

- “(1) In achieving the purpose of this Act, before a proposed plan, proposed policy statement, change, or variation is publicly notified, a national policy statement or New Zealand coastal policy statement is notified under section 48, or a regulation is made, an evaluation must be carried out by –*
- ...*
- (c) the local authority, for a policy statement or a plan (except for plan changes that have been requested and the request accepted under clause 25(2)(b) of Part 2 of Schedule 1);*
- ...*
- (3) An evaluation must examine—*
- (a) the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
- (b) whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*
- ...*
- (4) For the purposes of the examinations referred to in subsections (3) and (3A), an evaluation must take into account—*
- (a) the benefits and costs of policies, rules, or other methods; and*
- (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.”*
- ...*

3.43 The assessment required under Section 32(3)(a) is whether the provisions promoted by the proposed change are the most appropriate way to achieve the purpose of the RMA. This matter is addressed in Section 5 of this assessment.

3.44 Other relevant matters relating to efficiency and effectiveness (Section 32(3)(b)), benefits and costs (Section 32(4)(a)), and any potential risks arising from uncertain or insufficient information (Section 32(4)(b)) are also addressed at Section 5 of this assessment.

## Part II RMA

3.45 Part II of the RMA includes the purpose of the Act, which is to promote the sustainable management of natural and physical resources. Sustainable management is defined in section 5(2) as:

- ...managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems;*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

- 3.46 Sections 6 through 8 of the Act provide further guidance as to what sustainable management is concerned with.
- 3.47 Section 6 of the Act contains seven matters that a territorial authority must recognise and provide for as “Matters of National Importance”. None of these matters are affected by the present proposal.
- 3.48 Section 7 outlines a number of “Other Matters” to which a territorial authority shall have particular regard to. Of these, the following are considered to be of relevance to this plan change:
- *The efficient use and development of natural and physical resources (7(b));*
  - *The maintenance and enhancement of amenity values(7(c));*
  - *The maintenance and enhancement of the quality of the environment (7(f)).*
- 3.49 Section 8 requires that a territorial authority shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) when exercising its functions under the RMA. The principles of the Treaty of Waitangi have been taken into account where appropriate in the proposed rezoning.
- 3.50 The following definitions (contained within section 2 of the RMA are instructive for the purpose of obtaining a comprehensive understanding of sections 5 and 7:
- “Natural and physical resources” includes land, water, soil, minerals and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.*
- “Environment” includes –*
- (a) *Ecosystems and their constituent parts, including people and communities; and*
  - (b) *All natural and physical resources; and*
  - (c) *Amenity values; and*
  - (d) *The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters.*
- “Amenity Values” means those natural or physical qualities or characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.*
- 3.51 The above matters will be addressed in the following sections of this assessment. In summary, from the conclusions reached in the following sections, it is considered that the proposal is consistent with Part II of the RMA.

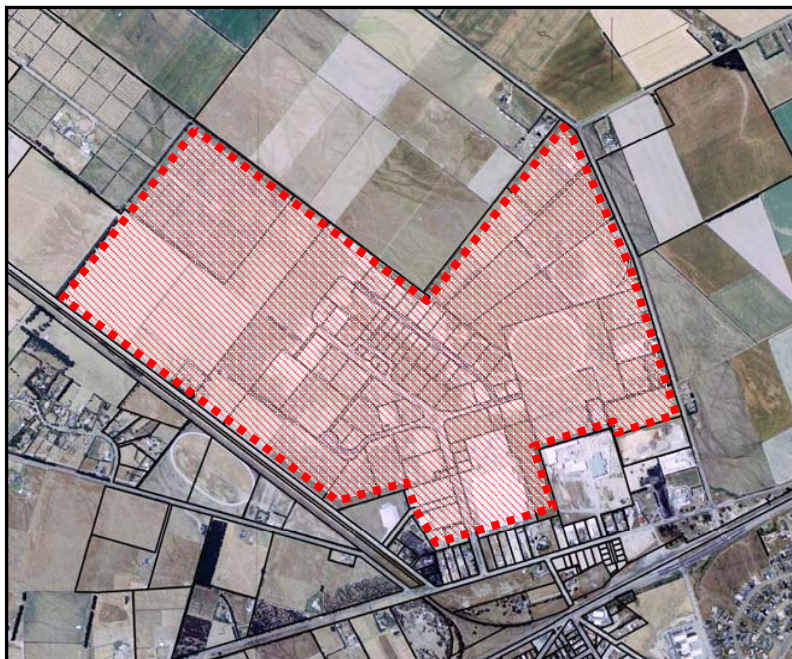
## 4. Assessment of Environmental Effects (AEE)

- 4.1 This AEE is largely a summary of the specialist reports/technical documents supporting the plan change proposal. These include:
- Outline Development Plan Report (**APPENDIX G**)
  - Visual Impact Assessment (**APPENDIX H**)
  - Traffic Assessment (**APPENDIX F**)
  - Stormwater Management Assessment (**APPENDIX E**)
  - Infrastructure Assessment (**APPENDIX D**)
- 4.2 This AEE does not relate to rules regulating the use of hazardous substances and installations. The existing rules addressing these matters are not being altered through the present proposal. A risk assessment, as required by clause 1(e) of the Fourth Schedule, is not therefore required. Likewise, clause 1(f) of the Fourth Schedule is not relevant.
- 4.3 This AEE will concentrate on Precinct 3, being that area to be rezoned from Rural to Business, and the proposed rule changes as sought through the new Business 2A Zoning. The environmental effects of rezoning the existing Izone area (being Precincts 1 and 2 on the Outline Development Plan and already being zoned Business 2 under the District Plan) will not be assessed in any great detail, given business use is permitted presently, and will continue to be permitted as a result of the present plan change. That said the actual and potential environmental effects of the proposed rule changes as sought through the new Business 2A zoning are assessed.

### The Site

- 4.4 The site is located between Railway Road, Jones Road, and Hoskyns Road, Rolleston, approximately 1.5km from the Rolleston Town Centre. The Rural zoned portion of the site has an area of approximately 49ha, and the Business 2 zoned portion of the site has an area of approximately 141ha. As such the total area affected by this plan change is approximately 190ha.

**Figure 3: Aerial View of Subject Site (shown hatched in red)**



- 4.5 The site is bounded by Rural zoned land to the north, east and west. Land to the south of the subject site is zoned Business 2. See Figure 3 for an aerial perspective of the subject site.
- 4.6 The site is relatively flat with a gentle fall from the north-west to the south-east and as with the majority of the surrounding area, has a stony soil structure. There are a variety of rural buildings over Precinct 3 as well as typical rural shelter plantings. A range of business activities and associated services are established, or are in the processing of establishing on the Business 2 zoned portion of the site in accordance with its zoning. Many of these include buildings with large footprints, such as the Warehouse Distribution Centre, PGG Wrightsons, DesignLine and Westland Dairy.

### Planning Background

- 4.7 In September 2001 the Rural Volume of the Proposed Selwyn District Plan was publicly notified. Around the same time the District Council acquired approximately 130 hectares of rural land located north of State Highway 1 adjoining existing business zoned land along Jones Road, Rolleston. Council rezoned some 72 hectares of this land for business purposes (through Variation 2) to facilitate further business development and employment opportunities in the Rolleston area.
- 4.8 Given the success of Izone, Council rezoned a further 56ha of rural zoned land (being SR2 as identified by PC1) to the east of the original Izone Southern Business Hub to Business 2 over 2008 and 2009. Development of the existing Izone area and the SR2 area are governed by separate Outline Development Plans attached at Appendices 22 and 33 of the District Plan respectively.
- 4.9 Based on the current level of interest, the Council has seen it necessary to rezone SR1 now to ensure it can continue to cater for market demand.
- 4.10 The plan change will provide an extension to the Izone Southern Business Hub at Rolleston as depicted in the Outline Development Plan at **APPENDIX B** of this document. In addition to providing an expanded business park, the proposed Business 2A zoning over the entire park will ensure that development within the same occurs in an efficient and sustainable manner.
- 4.11 As part of the proposed plan change, the Council has canvassed with neighbouring property owners and others on the proposal. Refer to Section 6 of this report for a record on the feedback received and what action has been taken in response to the same.

### Existing Business Activities

- 4.12 The site that is subject to this proposed plan change is currently zoned a mixture of Rural and Business. The 49ha Rural zoned portion of the site is identified as Precinct 3 on the Outline Development Plan attached at **APPENDIX B**. Historically Precinct 3 has been predominantly used for rural purposes. The 56ha portion of the site recently rezoned and identified as Precinct 2 on the Outline Development Plan is yet to be developed, and has historically been predominantly used for rural purposes including horse agistment and pastoral farming activities.
- 4.13 Various businesses have established or are in the process of establishing in the original Izone area (being Precinct 1 on the Outline Development Plan) including large scale warehouses and manufacturing entities. The largest building in the existing Izone area is the Warehouse South Island distribution centre covering approximately 3.8 hectares. Other businesses recently established, or in the process of establishing include Combined Rural Traders, Westland Milk Products, Designline and PGG Wrightsons.

- 4.14 The number of business activities over the Izone site will continue to increase as Certificates of Title become available for purchasers and building consents are obtained.
- 4.15 The existing and proposed roading network is identified on the Outline Development Plan attached at **APPENDIX B**. The proposed road serving the rural portion of the site is represented as an extension of Izone Drive. In addition, a proposed road running along a south-west to north-east axis provides access to the properties to the northern end of Precinct 3. Roadways identified in Precincts 1 and 2 are either already constructed or are in the early stages of design/development.

### Extent of Development Proposed

- 4.16 The exact nature of development to follow once the land has been rezoned is not known at this stage. However, the development will comprise a range of business entities typical of such areas which are consistent with the activities being developed within the existing Izone area.
- 4.17 The proposed lots sizes will be created with consideration to the Izone Southern Business Hub as a whole. The Izone Southern Business Hub contains a range of allotment sizes to provide flexibility for prospective tenants. Stage 4 includes mostly smaller lots being within the range of 2000m<sup>2</sup> to 8000m<sup>2</sup>. However, the most recent stage of development (Stage 5) includes allotments of between 5000m<sup>2</sup> and 1.5ha in area. Based on current expressions of interest it is expected that future lots will in all likelihood be similar to these or larger. All future development will be subject to the proposed rules identified in Section 2 of this report and the remaining Business Zone provisions in the District Plan that apply across the various business zones.
- 4.18 The proposed development will involve the construction of roading as illustrated in the Outline Development Plan, attached at **APPENDIX B**. The proposed roading will connect to the existing roading at Izone. A road connection to Railway Road is identified, and the nature of the various roads in the park are described in the Outline Development Plan Report attached at **APPENDIX G**. In addition, provision is made within the Outline Development Plan for rail crossings into Izone, albeit that such rail crossings will require individual agreements with Ontrack as required.
- 4.19 Newly developed civil infrastructure that serves the Izone Southern Business Hub will be extended to service the area to be rezoned from Rural to Business.

### Effects on the Amenity Values of the Surrounding Locality

- 4.20 The rural zoned portion of the site can be described as a typical rural allotment characterised by open fields and shelterbelt planting. Rural land is located to the east of the site across Hoskyns Road and to the west of the site across Railway Road, and directly to the north. A walnut farm is located adjacent to the north western boundary of Precinct 3.
- 4.21 A small number of dwellings and accessory buildings are located within Precinct 2 and adjacent to the site on the eastern side of Hoskyns Road. A few buildings associated with farming activities are located within Precinct 2 and 3. Several rural residential properties are located off Armack Drive approximately 120m to 200m to the west of the site. A macracarpa shelter belt extends along the majority of the Hoskyns Road and Railway Road boundaries of the site. A shelter belt also exists along the rural zoned boundaries of Precinct 3. Other vegetation of a shelter belt nature is distributed throughout and along common boundaries.
- 4.22 The potential impact on the existing amenity values and character of the locality was recognised as an issue which has been addressed. In this regard, a Visual Impact Assessment has been prepared by Harrison Grierson which is attached at **APPENDIX H**. The recommendations made in this report have fed into the proposed



controls set out in Section 2. In addition, controls on noise, light spill, landscaping, reflectivity, building bulk and location have been designed to protect amenity.

- 4.23 The proposed provisions to be applied to the rezoned rural land incorporate rules directed to matters of amenity and which include rules regarding larger building setbacks, more extensive landscaping, and more stringent noise generation and light spill controls than what are typically required in industrial business areas. In addition to these controls, the inclusion of a single Outline Development Plan into the District Plan provides a further layer of control to ensure an acceptable outcome in terms of the amenity and character of the area.
- 4.24 The following table identifies the proposed rules relating to amenity values against those that apply to similar business zones in the Christchurch City Plan:

| ACTIVITY                | PROPOSED RULES TO APPLY TO SUBJECT SITE                                                                                                                                                                                                                                                                                                                                                                                                     | CHRISTCHURCH CITY PLAN RULES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LIGHT SPILL</b>      | <p>Maximum of 3 lux spill onto any part of any adjoining property in the Rural Zone.</p> <p>All lighting to be designed so that:</p> <ul style="list-style-type: none"> <li>All outdoor lighting is shielded from above in such a manner that the light source is not visible from the outside of the Business 2A Zone.</li> <li>All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone</li> </ul> | <p>Maximum of 4 lux spill into any adjoining property (measured 2m inside of the boundary) in the Rural Zone.</p> <p>All exterior lighting shall be directed away from adjacent properties and roads.</p>                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>BUILDING SETBACK</b> | <p><u>Road boundaries:</u> 10 metres</p> <p><u>Internal boundaries adjoining a rural zoned property:</u> 10m, except that this requirement shall be 15m in those locations identified on the Outline Development Plan.</p>                                                                                                                                                                                                                  | <p>Business 5 Zone:</p> <p><u>Road boundaries:</u> 6m, except for sites with more than one road boundary, the setback from one road boundary may be reduced to 1.5m</p> <p><u>Internal boundaries adjoining a rural zoned property:</u> no setback required from boundaries with the Rural Zone.</p>                                                                                                                                                                                                                                                                                                        |
| <b>NOISE</b>            | <p>Measured at the boundary of an adjoining Rural Zone boundary:</p> <p>7.30 am – 8.00 pm 60dBA L<sub>10</sub></p> <p>8.00 pm – 7.30 am 40dBA L<sub>10</sub></p> <p>7.30 am – 8.00 pm 80dBA L<sub>max</sub></p> <p>8.00 pm – 7.30 am 65dBA L<sub>max</sub></p>                                                                                                                                                                              | <p>Measured at the boundary of an adjoining rural zone boundary:</p> <p>Development Standards:</p> <p>7.00 am – 10.00 pm 49dBA L<sub>10</sub></p> <p>10.00 pm – 7.00 am 42dBA L<sub>10</sub></p> <p>7.00 am – 10.00 pm 75dBA L<sub>max</sub></p> <p>10.00 pm – 7.00 am 65dBA L<sub>max</sub></p> <p>Critical Standards:</p> <p>7.00 am – 10.00 pm 60dBA L<sub>10</sub></p> <p>10.00 pm – 7.00 am 48dBA L<sub>10</sub></p> <p>7.00 am – 10.00 pm 85dBA L<sub>max</sub></p> <p>10.00 pm – 7.00 am 75dBA L<sub>max</sub></p> <p>Construction Noise is exempt from the noise requirements of the City Plan.</p> |

- 4.25 As can be seen, the proposed rules to apply to the subject site that relate to light spill and building setbacks are more onerous than those that apply to other similar zones in Christchurch City. Furthermore, detailed landscaping will be required to be undertaken in accordance with proposed rules included at Section 2 of this assessment.
- 4.26 In respect of noise, the requirements that will apply within the Business 2A Zone are both higher (development standards) and lower (critical standards) than those noise controls that are applicable in Christchurch City. However, the times at which the 'night-time' and 'day-time' noise controls apply are somewhat different between Christchurch and Selwyn, where within Christchurch City the 'day-time' noise controls apply up until 10.00pm, where in Selwyn, they apply up until 8.00pm.
- 4.27 With regards to noise within the rural environment of Selwyn District, it is noted that the noise controls that will apply in the Business 2A Zone at the Rural Zone boundary are actually lower than what can occur as a permitted activity between properties in the Rural Zone. It is also noted that the light spill requirements for the Business 2A Zone are the same as those that apply between boundaries in the Rural Zone.
- 4.28 It is recognised that the rezoning of the site will lead to a greater level of development over the Precinct 3 land than can occur under the current rural zoning. In addition, the proposed Business 2A zone provisions will lead to greater flexibility for business development. Having said that, it is also evident that the quality of the Izone development is much higher than the older industrial area along Jones Road and it is this higher quality development that will occur over Precinct 3 as well. This will come about through the landscaping and setback provisions that will apply to the area and the fact that new and modern buildings will be erected.
- 4.29 The potential visual and amenity effects from business development on Precinct 3 are considered in detail in the Visual Impact Assessment attached at **APPENDIX H**, and as such, are covered in a succinct manner within this assessment.
- 4.30 Given the existing business zoning of the vast majority of the subject site, the potential visual and amenity effects need to be considered in terms of the land to the south west (Armack Drive), north (Tunlaw Farm) and north east (Cockburn) of that rural area proposed to be rezoned.
- 4.31 In respect of the several smaller rural residential allotments within Armack Drive, mitigation measures in respect of the potential for adverse visual effects involve the retention of shelterbelt planting ('primary shelterbelt') and the establishment of a secondary planting strip as discussed in detail in the Visual Impact Assessment attached at **APPENDIX H**.
- 4.32 The existing primary shelterbelt along the Railway Road frontage of Izone will be retained, along with measures to ensure that the health and screening function of the shelterbelt planting is maintained. The only exception to the retention of the existing shelterbelt is in instances where road links or rail connections require breaks in the same, as discussed in Section 4.33 below. These breaks are provided for within the Business 2A Zone rules, albeit resource consent must be obtained for the same at which time an assessment of the effects of such a break can be considered. In addition to the retention of this shelterbelt, it is proposed to establish a secondary planting strip located outside of the Izone Southern Business Hub to the west of the existing shelterbelt to be retained in that location identified on the Outline Development Plan (immediately west of the carriageway of Railway Road or located on the water race reserve in this location). This secondary planting strip will involve landscaping capable of reaching a minimum height of 6.5m and a width of 2.5m.
- 4.33 Given that a road link and rail sidings are provided for within Izone along Railway Road there will be the need to create gaps in the existing primary shelterbelt. Gaps in the proposed secondary landscaping strip will also be required in respect of the



creation of rail sidings. Controls are proposed in order to limit the extent of gaps within the existing primary shelter belt, and given that rail sidings need to be curved in order to provide for safe haulage of train carriages, any required gaps in the shelterbelts will be oblique to each other, thus preventing significant and direct views into Izone from those properties to the west. In any event, any gaps in the existing primary shelterbelt will require a resource consent, at which time the potential adverse effects of any such gap can be assessed.

- 4.34 The above controls, in addition to those other controls identified in Section 2 of this assessment, are considered appropriate to mitigate the adverse effects of the proposed rezoning on these properties to the south west.
- 4.35 In respect of the property to the north of Precinct 3, specific landscaping requirements are proposed involving a 5m wide double row of landscaping. This landscape treatment, along with the other various controls proposed along Rural Zone boundaries is considered sufficient to ensure that any potential adverse effects of the proposed rezoning on the property to the north are mitigated to a significant extent.
- 4.36 In respect of the larger land holdings to the north-east and east (Cockburn and Whitham) it is relevant to note these land owners have sought that these areas also be included within Greenfield Development Areas for Business Growth in the RPS through submissions on PC1 to the same. Therefore, it can be seen that the owners of the major land holdings in the area are supportive of business growth in this locality.

#### **Existing on-site Landscaping**

- 4.37 As described above, the existing landscaping on Precinct 3 is limited to shelter belts along allotment boundaries along with plantings associated with the walnut farm. It is expected that the majority of the existing shelterbelts/plantings over the subject site will be removed (except in specific circumstances i.e. along Railway Road and the corner of Hoskyns Road as identified by those rules identified in Section 2 and as identified on the Outline Development Plan) and replaced with new plantings of a higher quality as has occurred through the existing Izone area.

#### **Prominence and Visibility**

- 4.38 The rural area occupied by Precinct 3 currently has low prominence to the surrounding area. This is largely as a result of the land not been highly visible beyond its boundary and it being of a rural nature similar to the surrounding environment. The visibility of the site from Railway Road to the west and the land to the north and east is largely obscured by shelterbelt planting.
- 4.39 The proposed rezoning and eventual development of Precinct 3 will involve the retention of the existing primary shelterbelt along the Railway Road boundary and the establishment of a secondary planting strip along the western side of Railway Road, as described further in the Visual Impact Assessment attached at **APPENDIX H**. As such, the visibility of the rural area proposed to be rezoned will remain low. In instances where a road connection and/or rail crossings are to be established from Railway Road the site will be visible, however, these stretches of boundary where no landscaping is evident will be short and intermittent, and for the most part, other landscaping will remain to obscure views of future buildings to be established. Visual and physical linkages from the existing Izone Southern Business Hub to the site will be created to incorporate the rural zoned portion of the site into the business park.
- 4.40 In addition to the matters of discretion afforded to Council in respect of buildings establishing at a height over 15m (discussed further later in this report), it is proposed to limit the exterior building surfaces above 15m in height to a maximum reflectivity value of 40%. This is proposed in order to mitigate the visual impact of buildings above 15m in height, and will ensure that larger buildings do not appear as dominant features in the landscape.

- 4.41 It is recognised that the rezoning of the site will lead to a greater level of development over the rural land in question than can occur under the current zoning. However, it is considered that the site will be able to absorb such development given its flat nature, proximity to other business activities, and the landscaping and setback provisions being proposed in respect of Railway Road and the adjacent rural areas to the east, west and north of the Park.

### Proposed Landscape Treatment

- 4.42 The proposed landscaping is an important component of the suite of controls developed to reduce the overall dominance of the proposed development and to create a high-level of amenity for workers and visitors to the area and surrounding properties.
- 4.43 Landscaping of the site will be in accordance with the proposed provisions as described in Section 2 of this report. These provisions are largely consistent with those developed for the existing Izone area which are extensive and require more than what would typically be required for such a business area. Along the Railway Road boundary additional controls are proposed in order to adequately mitigate any potential adverse visual effects on those rural-residential properties within Armack Drive as described in the Visual Impact Assessment attached at **APPENDIX H**.
- 4.44 Several changes to the list of scheduled planting species provided for Izone at Appendix 21 of the District Plan provide for a variety of unique environments whilst ensuring the ecological function of the park will remain prominent. The addition of several species provides flexibility in planting regimes and all are seen as being an appropriate species over the area in question.
- 4.45 In the development of the landscape components of the concept for the site significant attention has been paid to creating an attractive business park which provides landscaping that is complimentary to the surrounding environment. The landscaping required includes the provision of a 3m planting strip along each road boundary of sites (except along Railway Road, where more stringent controls will apply) as well as additional planting within the road reserve. Additional landscape controls apply along Rural Zone boundaries. In addition to the planting strip required along road boundaries, a 10m building setback from road boundaries applies so as to avoid large buildings being sited near roads to provide a sense of open space and a greater level of amenity for road users and others nearby.
- 4.46 The proposed landscape rules are provided to mitigate any potential adverse effects of future development on the site on the character and amenity of the surrounding environment. The proposed provisions provide specific treatment to mitigate potential adverse effects on the rural-residential properties located to the west along Armack Drive. The landscape provisions also seek to enhance the landscaping amenity of the site to create an attractive work place for employees and visitors to the area.

### Noise

- 4.47 In rezoning and developing the site it is important to ensure that the adjacent rural properties continue to maintain their health, wellbeing and a level of amenity consistent with the locality. One aspect of this is whether noise generated by future activities would impact on the amenity of the area.
- 4.48 An Acoustic Assessment was undertaken as part of Variation 2 to the Selwyn District Plan, assessing the noise effects of what is the original Izone Southern Business Hub i.e. Precinct 1 on the Outline Development Plan. This resulted in the suite of noise rules that now apply to the Izone Southern Business Hub. Those noise rules will also apply over Precinct 3. This includes the requirement that noise levels are to be measured at any boundary adjoining a different zone, which results in no internal noise limits. This approach is consistent to rules applied to similar business zones such as those in the Christchurch City Plan.

- 4.49 We also note that the noise limits to be applied to the Business 2A Zone are more restrictive than those noise limits that apply between properties in the Rural Zone. The imposition of such noise limits will ensure that any potential for adverse noise effects from activities operating within the Business 2A Zone will be mitigated to a significant extent.

### **Building Height and Definition of Height**

- 4.50 The control of height is one of the key differences between the Business 2 Zone provisions which currently apply across the existing Izone area, and the proposed Business 2A Zone provisions. The maximum building height remains at 15m, however, provision has been made for buildings to be built above 15m, but less than 20m as a restricted discretionary activity, provided the portion of the building above 15m in height complies with the reflectivity requirement. Buildings above 20m in height are to be assessed as a discretionary activity. The reason for this is that the existing building height limit of 15m restricts the ability to operate an efficient and effective modular racking storage system that has become common among the potential warehouse/storage and transport/distribution companies looking to establish at Izone. These are typically 15m in height themselves and sit on concrete pads above ground level. Increasing the building height to 20m is beneficial to such a storage system and enables standardisation throughout the site and the provision of more effective fire sprinkler services attached to the ceiling. In any event, exceeding the 15m building height in the Business 2A zone attracts the requirement for a restricted discretionary resource consent, where Council's discretion is restricted to matters identified in Section 2 which will ensure a focused assessment of the adverse visual effects of the intrusion. Further, it is considered that such a height limit appropriately reflects the intended business land use on the site.

- 4.51 In terms of the reasoning given for the present height limits in the District Plan the following is relevant (Page C16-010):

*“Rule 16.6 sets maximum height and bulk requirements for buildings and structures, to ensure they are in keeping with the visual character of townships. The permitted maximum height of buildings and structures is greater than that allowed for in the Living zones. This acknowledges that issues associated with the protection of sunlight and privacy to adjoining properties is less of an issue in industrial areas in comparison with residential areas. This rule differentiates between the height of buildings and other structures because of the differences in effects they will create on these urban areas.”*

- 4.52 The reasoning for Rule 16.6 relates to the effects of building height on visual character, protection of sunlight and privacy to Living Zones and residential areas. As identified in the reasoning, these effects are less of an issue in business areas. Land to the south of the Izone Southern Business Hub is zoned Business 2, which provides for industrial and business activities. Factors that favour the increased height limit over the subject site are the separation of the site from Living Zones, SH1 and the comprehensive landscape treatment provided along the Rural Zone boundaries as identified in Section 2 of this report. It is important to note that the 20m height limit represents a potential outcome, which in order to be achieved must go through a resource consent process where an assessment of the effects of the height intrusion must still be undertaken. The 15 metre maximum permitted building height presently applicable in the Business 2 Zone remains in the proposed Business 2A Zone.
- 4.53 The provision for buildings that have restricted discretionary activity status under proposed Rule 16.6.3 and are setback at least 150m from Hoskyns Road and Railway Road to be processed on a non-notified basis and without the need for neighbour approvals is proposed on account of the nature of the Business 2A Zone. Given the nature of the zone, and the specific provisions that provide for larger size buildings (i.e. through the lack of a recession plane and specific building height provisions), it is considered appropriate that a building that is less than 20m in height

(and greater than 150m from Railway and Hoskyns Roads) can be assessed non-notified and without the need for neighbour approvals.

- 4.54 Whilst any building between 15 and 20m which complies with the reflectivity value requirement is to be assessed as a restricted discretionary activity (regardless of its location within the Business 2A Zone), it is considered that buildings that are setback from Hoskyns Road and Railway Road will have lesser adverse visual effects than those buildings established in close proximity to those public roads. Accordingly, providing for buildings that are between 15 and 20m in height (and setback 150m from Railway Road and Hoskyns Road) to be assessed on a non-notified basis is considered appropriate on account of the reduced visual dominance created by such buildings. In any event, it is noted that such a building will still require resource consent, at which time an assessment of the effects of such a building can take place.
- 4.55 Proposed amendments to the explanation and reason for the height rule have been included in this Proposed Plan Change and are set out at Section 2 of this report.
- 4.56 In addition to the above, a review of other District Plans that provide for similar business areas identifies that a potential building height limit of 20m is not out of character for such areas. Perhaps of most relevance is the Christchurch City Plan.

**Christchurch City Plan:** Business 4 Zone (PC29) – 15m (development standard)  
20m (critical standard)  
Business 5 Zone – no maximum building height

- 4.57 In respect of the Christchurch City Plan, Plan Change 29 has recently introduced a height limit for the Business 4 (Suburban Industrial) and Retail Park Zones. It is noted that the proposed 15m height limit in the proposed Business 2A Zone is consistent with that proposed in Plan Change 29, where breach of the same triggers restricted discretionary activity status. This is the same approach being proposed through this plan change.
- 4.58 In terms of the Business 5 Zone (General Industrial Zone) in Christchurch City, there is no height limit and the Zone description, purpose and location of this zone is more akin to the existing Business 2 (and subsequently the proposed Business 2A Zone at Rolleston) than the Business 4 Zone in Christchurch City, which is typically found within the urbanised area of the City. The Business 5 Zone is typically found at the edges of the City and often adjacent to rural areas.
- 4.59 It is also noted that buildings above 15m in height are restricted in respect of the maximum reflectivity of the exterior building surfaces utilised above this height. This is proposed to ensure that the visual impact of larger buildings establishing at Izone is further mitigated.
- 4.60 The proposed change to the definition of 'height' (which is only applicable in the Business 2A Zone) is proposed on account that many of the features identified (i.e. water tanks, air conditioning units) are located on the roofs of buildings within the park. In a business park where buildings are large, the current allowance for such features does not reflect in reality the requirements of industrial buildings and their ancillary features. As such, given the relatively small size of these features, it is considered that providing additional flexibility is appropriate and any potential adverse visual effects of these features will remain to be adequately controlled.

### **Recession Plane Control**

- 4.61 Another key difference between the Business 2 Zone and the proposed Business 2A Zone is that the internal recession plane requirements that apply in the Business 2 Zone will not apply to the proposed Business 2A Zone. The reason for this is that the internal recession plane controls are superfluous and represent an unnecessary and inappropriate control in such a zone.

- 4.62 Rule 16.7.1 from the Buildings and Building Positions section of the District Plan reads as follows:

*Rule 16.7.1 Building Recession Planes and Setbacks*

*Recession Planes*

*16.7.1 Any building that complies with the relevant recession plane requirements set out in Appendix 11 shall be a permitted activity.*

*Note:*

- 1. Recession Plane A – applies along any internal boundary adjoining any Living Zone or Rural Zone and along the common boundary of the Business 2 Zone located at Railway Road, Rolleston and the Rural Zone, as depicted on the Outline Development Plan at Appendix 22.*
  - 2. Recession Plane B – applies along any internal boundary NOT adjoining any Living Zone or Rural Zone) except along the common boundary of the Business 2 Zone located at Railway Road, Rolleston and the Rural Zone as depicted on the Outline Development Plan at Appendix 22 where recession plane A applies.*
- 4.63 Recession Plane 'B' commences 6m above internal boundaries, as illustrated in Appendix 11 of the District Plan. No change is sought to the recession plane applicable along the boundaries of the site where it adjoins the rural area.
- 4.64 In order to assess the actual and potential adverse shading effects of buildings not having to comply with an internal boundary recession plane, the permitted building height and setback controls from internal boundaries require consideration. Within the existing Business 2 Zone and the proposed Business 2A Zone there are no building setbacks required from internal Business Zone boundaries. The current 'Recession Plane B' originates at a height of 6m above an internal boundary. Accordingly, it is possible to erect two adjoining 6m high buildings along a common boundary and therefore a recession plane serves no purpose, as with adjoining 6m high buildings there will be no greater shading effect over either site from higher buildings.
- 4.65 The relevant parts of the reasoning for Rule 16.7.1 are as follows:
- Rule 16.7 is intended to give property owners maximum flexibility over the use of space on their properties while still providing protection for sunlight, privacy and outlook for any neighbouring properties in a Living or Rural zone. These requirements acknowledge that adjoining residential and rural properties have the potential to be adversely affected by developments undertaken within Business zones. Those effects are most suitably managed by ensuring that new buildings comply with the recession plane that is applicable to the Living and Rural zones.*
- 4.66 Relevantly, no mention is made of the effects on adjoining Business properties. The reasoning only refers to effects on adjoining Living and Rural Zones. The present proposal does not seek to change the recession plane requirements in respect of boundaries that adjoin the Rural Zone. Thus the deletion of the part of the rule as it applies to the Izone Southern Business Hub will still see future development meeting the intention of Rule 16.7.1 as expressed in the reasoning for the same. No adverse effects are considered to arise through the change sought in respect of recession plane requirements over the site.
- 4.67 In the case of the Business 2A Zone where larger buildings are anticipated it would be counter-productive to require an internal recession plane, and would represent an inefficient use of the land resource. As such, changes have been proposed to the relevant provisions (policies, explanations and reasons) as set out at Section 2 to



further support the absence of an internal recession plane control in the Business 2A Zone.

4.68 In addition to the above, a review of other District Plans in the region reveals that sunlight controls do not typically apply in comparable zones where they adjoin other Business or Rural zoned sites (see the following examples).

- **Christchurch City Plan:** no recession plane requirement in Business 3, 4, 5 and 6 Zones where a site does not adjoin a Living, Cultural, Conservation or Open Space Zone; no internal boundary setback in the Business 5 (General Industrial) Zone where a site does not adjoin a Living Zone;
- **Ashburton District Plan:** no recession plane or internal boundary setback requirements in the Business 5 (Industrial) Zone where a site does not adjoin a Residential or Rural-Residential Zone.
- **Timaru District Plan:** no recession plane or internal boundary setback requirements in the Industrial Zone where a site does not adjoin a Residential Zone.
- **Waimakariri District Plan:** no recession plane or internal boundary setback requirements in the Business Zones where a site does not adjoin a Residential Zone.

### Summary of Amenity Issues

4.69 It is acknowledged that the rezoning will see larger buildings and more activity over Precinct 3 than what the current rural zoning allows for. In recognition of this, particular setback, landscape, noise and light spill controls have been developed in respect of the surrounding Rural zoned properties as described in detail in the Visual Impact Assessment attached at **APPENDIX H**. In addition to these, the Council through covenants in its favour retains control over the design and appearance of buildings among other matters. The suite of controls in place that will govern development over the entire Izone Southern Business Hub is expected to create and maintain a high quality business park that will have higher amenity values consistent with those being generated within the existing Izone area.

### Traffic Assessment

4.70 In general terms, the sustainable management of District growth includes maintaining a safe and efficient land transport system both now and in the future. Consideration of the potential traffic effects of future activities establishing over Precinct 3 enabled through the rezoning is therefore necessary in order to ensure that the proposal is able to achieve the integrated management of natural and physical resources.

4.71 In the context of this rezoning, the issue of whether the specific provisions for the development of the rural land for commercial and business purposes would create adverse impacts on the functioning of the road network has to be addressed. This is addressed in detail in the attached traffic assessment (refer to **APPENDIX F**).

4.72 The key points to note from the traffic assessment are as follows:

- The transportation needs of the proposed plan change will not have any significant long term adverse effects on the transportation system;
- The road network surrounding Izone will have sufficient capacity, generally in its current form, to accommodate the traffic generated by the extended Izone with an acceptable level of service;



- The proposed connections between Izone and the surrounding road network will enable traffic to be distributed effectively onto the wider road network;
- The existing network and short term upgrades can accommodate this level of demand (being increased traffic volumes of approximately 6,100 vpd over a 7-12 year period) and the longer term projects associated with the Southern Motorway Extension will ensure that the future growth in general traffic demands can also be accommodated;
- The comprehensive well-designed business park road network is likely to have a better level of performance than equivalent provisions in smaller development schemes elsewhere in the District; and
- It is concluded that from a transportation viewpoint the Izone expansion enabled by the proposed plan change will facilitate the effective establishment of a comprehensive employment area for Rolleston that is consistent with the Government policies related to integrated land use / transport planning and the relevant transportation policies and objectives within the Selwyn District Plan and the Canterbury Regional Policy Statement.

4.73 The conclusions reached in the traffic impact assessment are such that there is no reason why the proposal can not proceed on transportation grounds.

## Effects on Infrastructural Services

### Sewerage and Water Reticulation

4.74 The Infrastructure Report attached at **APPENDIX D** concludes that there is sufficient capacity within the existing reticulation and plant capacity in forms of both water and sewerage to serve the proposed rezoning of Precinct 3 for business purposes. It is noted that Precincts 1 and 2 are presently zoned Business 2, and as such, sufficient capacity is already provided for in respect of the continued development of these two areas.

### Stormwater

4.75 The proposed plan change and development of Precinct 3 will result in an increase in non-permeable surfaces over the site. An assessment of stormwater management and the feasibility of providing for an effective and sustainable stormwater system has been undertaken by Kerr and Partners and is attached at **APPENDIX E**.

4.76 It is identified in the stormwater report that three 'global' stormwater discharge consents (CRC060440, CRC091842.1 and CRC091220) have been granted by Environment Canterbury covering the existing Izone Business Hub (Precincts 1 and 2). The consent covers the discharge of stormwater from each individual lot and all roads within the existing development.

4.77 The report identifies specific methods that can be used to address potential stormwater issues arising from the development of Precinct 3 and concludes that stormwater management is not be a barrier to the proposed development of the site.

## Other Minor Changes

4.78 The proposed Business 2A Zone also makes several minor amendments to the District Plan as set out in Section 2 of this report. The vast majority of these changes are related to formatting to reflect the fact that the Business 2A Zone will replace the Business 2 Zone at 'Railway Road' and 'Hoskyns Road – North', Rolleston.

4.79 The amendments to the list of discretionary activities are set out in Section 2 of this report. The plan change proposes to remove the word 'processing' from Rule 13.1.6.2(e), which presently reads '*processing, composting or disposal on to land of*

*any organic matter*'. The proposed amendment is considered appropriate as it has been found to capture any activity involving the processing of 'organic matter', which by lack of definition, stands as extremely broad. In modern food based or agricultural industries, the processing of organic matter is relatively common, and any adverse effects of the same are minimal. As such, this amendment to the list of scheduled discretionary activities is considered appropriate. Other amendments to the list of discretionary activities involve the addition of two more noxious activities (*h – tannery, fellmongering or hide curing, wool scouring or washing, i – scrap yards, including automotive dismantling or wrecking yard or scrap metal yard*), which are considered inappropriate to locate in the proposed Business 2A Zone as permitted activities.

- 4.80 Several amendments to the District Plan text are proposed to provide additional clarification and certainty as to the interpretation of the District Plan, and to provide support within the policies for the proposed rule changes. As such, they are considered appropriate, and will aid in the clear and concise reading of the District Plan.

## Summary of Effects

- 4.81 The technical reports referred to above all conclude that the potential effects associated with the proposed rezoning can be appropriately managed either by the provisions of the proposed plan change or through future Environment Canterbury resource consent processes in terms of stormwater. In terms of the maintenance of the amenity values of the locality, the adoption of several rules aimed at mitigating potential adverse amenity effects for the rezoned area will ensure that any potential effects will be mitigated to an acceptable level.
- 4.82 Given the above the proposed plan change provides the framework for the Council to achieve its statutory function under section 31 of the RMA to control potential effects resulting from the use and development of the site and to achieve the integrated management of such effects.

## 5. Section 32 Assessment

- 5.1 Section 32 of the RMA establishes a procedure to test the appropriateness of any proposed provision, including objectives, policies, rules and other methods when considering the merits of any plan change. This procedure has been developed to ensure that environmental issues are addressed and that the outcome will achieve the purpose of the RMA.
- 5.2 This assessment has been prepared to fulfil the requirements of section 32(1)(c) of the RMA. The RMA requires local authorities to undertake an evaluation of the plan change prior to public notification. A report summarising such an evaluation must be undertaken and publicly notified along with the plan change (Sections 32 (5) and (6)).
- 5.3 Section 32(3) states that the required evaluation must examine -
- (a) *The extent to which each objective is the most appropriate to achieve the purpose of this Act; and*
  - (b) *Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives.*
- 5.4 'Effectiveness' means how successful a particular option is in achieving the desired environmental outcome as stated in the objectives.
- 5.5 'Efficiency' means measuring by comparison of the benefits to costs. The most efficient method will achieve the environmental outcome at the least overall cost.
- 5.6 In addition section 32 (4) states that an evaluation must take into account:
- (a) *the benefits and costs of policies, rules, or other methods; and*
  - (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

### Level of Analysis

- 5.7 As there are no proposed alterations to the objectives of the District Plan, this assessment is limited to a focus on whether, having regard to the efficiency and effectiveness, the proposed amendments (including the use of the single Outline Development Plan) are the most appropriate methods for achieving the existing objectives contained within the District Plan. In this respect the key issue is whether the existing outcomes sought in the District Plan as they relate to rural and business areas will continue to be met through the adoption of the proposed Business 2A Zone over the land in question.
- 5.8 In terms of the Natural Resource objectives (Part B, Section 1), of particular relevance is Objective B1.1.2 which relates to avoiding the creation of new business activities that restricts the use of land for other activities in the future. Policy B1.1.8 relates directly to this objective:
- B1.1.8**      *Avoid rezoning land which contains versatile soils for new residential or business development if:*
- the land is appropriate for other activities; and*
  - there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.*
- 5.9 The subject site is considered to be appropriate for business development. The rezoning of the rural zoned portion of the site to a Business 2A zoning and its specific provisions are not contrary to Policy B1.1.8 as the site exhibits a low quality stony soil structure which is a characteristic of the soils of the surrounding locality.

- 5.10 The relevant objective concerning water quality is identified in Part B, Section B1.2.2 of the Plan. The objective relates to activities on land not adversely affecting ground or surface water resources or waahi tapu or waahi taonga, amongst others. The policies which relate directly to the proposed plan change and future development of the site includes policy B1.2.2:

*B1.2.2 Ensure land rezoned to Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.*

- 5.11 The proposed plan change is consistent with the above policy. The existing Izone Southern Business Hub is serviced by a potable water supply and effluent disposal infrastructure. These services are to be extended to provide for the rural zoned portion of the site. Infrastructure services for the site are further discussed in the Infrastructure Services report attached at **APPENDIX D**. Stormwater treatment and disposal is to be provided onsite and the available options are identified in the Stormwater Management Assessment attached at **APPENDIX E**. Consultation has been undertaken with tangata whenua regarding the proposal, of which no responses were received.

- 5.12 In terms of the Physical Resources objectives (Part B, Section 2), of importance is Objectives B2.1.1, B2.1.2, B2.1.3 and B2.1.5. These objectives relate to the safe and efficient operation of the District's transport network not being impeded by growth or development, avoiding the potential of reverse sensitivity issues occurring and minimising adverse effects of transport networks on physical resources, amenity values and on adjoining land. Policies B2.1.1, B2.1.2, B2.1.3, B2.1.4(a) and (b) relate directly to these objectives:

*B2.1.1 Apply a road hierarchy in Selwyn District.*

*B2.1.2 Manage effects of activities on the safe and efficient operation of the District's road network, considering the classification and function of each road in the hierarchy.*

*B2.1.3 Manage roads classified as Strategic Roads in Appendix 7, primarily to ensure the safe and efficient flow of 'through' traffic en route to its destination.*

*B2.1.4(a) Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:- the number and type of vehicle movements generated by the activity;- the road classification and function; and – any pedestrian, cycle or stock access required by the activity.*

*B2.1.4(b) Avoid adverse effects on the safe flow of traffic along Strategic Roads and arterial roads from new property access, where the speed limit is more than 70 km/hr.*

- 5.13 A Traffic Impact Assessment has been undertaken and is attached at **APPENDIX F**. Particular road design and access provisions for individual sites will occur at the subdivision consent stage and there are adequate controls in the District Plan to ensure these are established to the appropriate standards.

- 5.14 In terms of Growth of Townships, Residential and Business Development (Part B Section B4.3), Objective B4.3.1 relates to ensuring that expansion of townships does not adversely affect natural or physical resources or the surrounding environment. The proposal has the potential to adversely affect the existing rural character of the site and surrounding locality through allowing business development on the Rural zoned portion of the site. As discussed above, the existing provisions that apply in

the Business 2 Zone at Railway Road and Hoskyns Road North (which to a large extent are repeated in the Business 2A Zone) and the further specific provisions proposed through the proposed Business 2A Zone provisions are designed to mitigate potential adverse effects on the environment.

- 5.15 Specific policies relating to the growth of Rolleston Township are provided at B4.3.62, B4.3.64 and B4.3.65 of the Plan. Those relevant to the present proposal are:
- B4.3.62 Avoid rezoning land for new residential or business development (other than Business 2 zoning), west of SH1 and the South Island Main Trunk Line (SIMTL)*
- B4.3.64 Encourage land rezoned for new business development to adjoin an existing Business zone of similar character, where sites are available and appropriate for the proposed activity.*
- B4.3.65 Encourage additional Business 2 zones to locate west of SH1, preferably adjoining the existing Business 2 zone.*
- 5.16 It is considered that the proposal is consistent with the identified policies. The site is located to the north of SH1 and South Island Main Trunk Line and adjoins the existing Business 2 Zone. The proposed Business 2A Zone remains a Business '2' Zoning, with the 'A' simply referring to a specific Zone with specific controls attached to the same.
- 5.17 General policies that are identified in the District Plan as being relevant to Rolleston and the present proposal relate to landscaping, amenity and reverse sensitivity issues. In consideration of these policies, this plan change proposes that the majority of the existing Business 2 Zone provisions be applied to the site in the form of the proposed Business 2A Zone (with the exception of the matters outlined in Section 2 of this report) along with the amended provisions relating to landscaping and amenity issues. It is noted that the vast majority of the site is presently zoned for business purposes, thus the proposed plan change represents a consolidation of a business area.
- 5.18 The objectives and supporting policies are implemented by a range of methods. These methods include the setting of performance standards in the Business Zones that establish maximum levels of effects acceptable in specific areas while giving recognition to the character of existing activities.
- 5.19 Under the proposed plan change, the development controls will be supplemented by the inclusion of an Outline Development Plan. This includes links to rules requiring comprehensive landscaping that reinforces the maintenance of rural amenity for rural and rural residential sites in the locality.
- 5.20 The proposed plan change has been assessed as being consistent with the relevant Business Zone objectives, policies and performance standards of the District Plan, subject to specific amendments to rules to reflect the proposed Business 2A zoning. Some changes have been proposed to policies and the explanations and reasons for policies as set out at Section 2 which provide further support for the rules proposed in the Business 2A Zone. Any actual or potential adverse effects have been assessed as likely to be appropriately managed by the existing and proposed District Plan framework, as supplemented by the inclusion of the single Outline Development Plan.
- 5.21 It is also noted that the present proposal will result in the extension of the Izone Southern Business Hub in a manner anticipated by PC1, and the draft Rolleston Structure Plan. The current proposal is considered to assist in fulfilling the reasonably foreseeable future needs of the Rolleston community in terms of business development in the locality.

## Alternatives Considered

- 5.22 In determining which is the most appropriate method of achieving the existing objectives of the Selwyn District Plan, the following alternatives were considered:
- **Option 1:** maintain the rural zoning of Precinct 3 (the 'do nothing' option);
  - **Option 2:** rezoning Precinct 3 as Business 2;
  - **Option 3:** creation of a new Business 2A Zone that is applicable to the wider Izone area (along with that rural area occupied by Precinct 3) with the adherence to a single concept plan and the creation of several specific rules and landscape buffers along boundaries with the Rural Zone only applicable to that specific zone.
- 5.23 Option 3 is considered the most appropriate means of achieving the overall objectives of the Selwyn District Plan for the following reasons.
- 5.24 Development of the site in accordance with the Outline Development Plan addresses the particular planning background and circumstances of the site and locality. Option 3 will ensure a comprehensive, as opposed to piecemeal, approach to the development of the site.
- 5.25 Option 3 provides for the mitigation of adverse effects to an acceptable level that will see the purpose of the RMA achieved.
- 5.26 Option 3 provides certainty as to the future use of the site and clear parameters by which such uses can be established. The Outline Development Plan addresses the location of primary roads and rules have been developed around specific and comprehensive landscape requirements.
- 5.27 There will be significant benefits to the Rolleston community in providing an expanded Izone Southern Business Hub that enables the development of the subject site to provide for employment and economic growth in the area. The central differences between the existing Business 2 Zone and the proposed Business 2A Zone are the ability to exceed the 15m height limit as a restricted discretionary activity (provided it does not exceed 20m in height) and the removal of the internal recession plane requirement as outlined above. These changes will provide for the more efficient use of the land resource in question.
- 5.28 In addition, the proposed plan change will create a simplified District Plan framework in which to guide and control development within the Izone Southern Business Hub.

## Analysis of Benefits and Costs of the Zone Change

### Option 1:- Do Nothing

#### COSTS

- 5.29 PC1 has identified Rolleston as one of two centres in Selwyn District to continue to provide for population growth. Further business zoned land is required to provide for the growth of the township and provide further employment opportunities for the District. The subject site provides an opportunity to help meet the future employment needs of Rolleston residents as well as others in the District, and will help provide for the self sufficiency of Rolleston in terms of work, live and play philosophies.
- 5.30 The cost of the do nothing option, leaving the site as rural land is a missed opportunity for redevelopment of relatively low quality rural land into a quality business hub that would better achieve the purpose of the RMA than leaving the site under its current zoning.



#### BENEFITS

- 5.31 The do nothing approach would leave the status-quo in place. The benefits arising from this would be retention of the existing character and amenity of the area for surrounding properties, albeit the current Rural Zone provisions allow for a range of different activities to occur over the site, some of which are of a business nature.

### Option 2:- Adopt Existing Business 2 Zone

#### COSTS

- 5.32 Whilst the current Business 2 Zone provisions would go a long way to meeting the needs of business activities over the site and address potential adverse effects they would not be efficient or indeed necessary to achieve the purpose of the RMA. This is because the existing height limit and recession plane requirements do not cater for the type of warehouse/storages facilities that have been seeking to establish in the Business 2 Zone at Rolleston. The change proposed in respect of the height limit and the removal of any internal recession plane requirement (apart from along the Rural Zone boundary where a 10 or 15m building setback also applies) have been assessed above and are considered to be both practical and appropriate over the subject site.
- 5.33 In addition, rezoning the rural zoned portion of the site Business 2 would result in a separate and third Outline Development Plan controlling development in the Izone Southern Business Hub. In addition, several additional rules would be required to address the matters of landscaping, which at the present time are specific to those locations at Railway Road and Hoskyns Road – North respectively. This would result in a complicated District Plan framework, and would result in a missed opportunity to address the Izone Southern Business Hub in an integrated manner within the framework of the District Plan.

#### BENEFITS

- 5.34 Providing for a Business Zoning over the site would facilitate the development of the rural zoned portion of the site for business purposes as set out in paragraph 5.32, albeit it would not represent the most efficient use of that resource.

### Option 3:- Plan Change as Proposed

#### COSTS

- 5.35 The costs of the present proposal extend to social, economic and environmental matters.
- Social
- 5.36 There will be a loss of rural character over the subject site which will be replaced with business activity. Although the rural area proposed to be rezoned is identified for Greenfield Business Development by PC1, this could be seen to be a social cost of the proposal.
- Economic
- 5.37 The economic costs arising will fall on the Council. These will be in the form of the preparation and processing costs and development contributions when development occurs. These are costs that the Council is willing to incur to generate further employment opportunities at Rolleston. These costs will be temporary in that the sale of the land in the future will cover such costs.
- Environmental
- 5.38 The environmental costs of the proposal have been assessed at Section 4 of this report. There it was concluded that whilst some rural and rural residential properties will have business activity closer to them than at present, the suite of Business Zone rules along with the new controls proposed for the Business 2A Zone will ensure that any effects generated will be no more than of a minor nature. To this end the environmental costs of the plan change are considered to be low.

#### BENEFITS

- 5.39 This option would assist in meeting predicted future demand for business zoned land at Rolleston and provide further employment opportunities in Selwyn District.
- 5.40 The benefits arising are predominantly in the form of social and economic for the Rolleston and wider Selwyn District communities through the expansion of a high quality commercial Business Hub that is located in close proximity to the Rolleston residential area. The Business Hub will be developed in accordance with a single Outline Development Plan and District Plan rules ensuring compliance with landscaping and other amenity related provisions to ensure an aesthetically pleasing commercial environment.
- 5.41 The proposed rezoning would result in enhanced employment opportunities for the Rolleston community as well as the wider Selwyn District. This includes both short-term related opportunities at the time of construction, together with long-term employment associated with the development to follow rezoning as discussed in paragraph 3.32 of this report.
- 5.42 The central differences with the existing Business 2 Zone (increased height limit as a restricted discretionary activity and deletion of the internal recession plane requirement) will enable the site to better provide for the type of larger warehouse/storage facilities that have shown interest in establishing within the business area at Rolleston. In addition, it will provide the opportunity to address the Izone Southern Business Hub in a manner that more accurately reflects the type of activities establishing at Izone, and provides an integrated District Plan framework to address activities in the park which will provide a clear and concise District Plan.
- 5.43 The identified benefits of Option 3 offset the costs identified for this option.

#### Conclusion

- 5.44 Retaining the current rural zoning over Precinct 3 is not considered to be as effective and efficient as Option 3, the proposed Business 2A zoning over the Rural zoned portion of the site and over the wider Izone Business Park. Option 3 provides a more efficient outcome, due mainly to the overall social and community benefits enabled through the application of a new Business 2A Zone to the area so that the future business development can occur with certainty. In addition, it will provide for a clear and concise District Plan framework which addresses the Izone Southern Business Hub. At the same time the potential adverse affects of business use over the site will not result in any effects on the rural, and rural residential properties to the west of Railway Road, that are of more than a minor nature. This will be achieved through the adoption of the suite of controls proposed in Section 2 and those that apply across all Business Zones generally as set out in the District Plan.
- 5.45 The rezoning proposed will allow a greater level of development to occur over the Rural zoned portion of the site than the present zoning provides for. Whether or not this change is necessary to achieve the purpose on the RMA ultimately turns of the adverse effects of the proposal. Such effects have been assessed at Section 4 and the conclusions reached have informed the costs and benefits assessment above.
- 5.46 Ultimately, it is considered that the benefits of the proposal are greater than the opportunity cost of not rezoning the land and leaving it for rural purposes, and not addressing the current deficiencies in the Business 2 Zone rules as they apply to the Izone Southern Business Hub.
- 5.47 It is considered that the present proposal will better achieve the purpose of the Act than the current zoning over the site in question does. This is on the basis that the change seeks to provide for greater development opportunities than currently exist and a clear and concise District Plan framework on which activities in the business park are to be assessed. This is because of the enabling intention of the legislation

that stems from the provisions of sections 5, 9 and 32 of the Act. It is understood that the above provisions require that people's aspirations and property rights must only be interfered with or controlled to the extent necessary to achieve the purpose of the Act. Therefore, if a plan change is in line with the purpose of the RMA, i.e. the adverse effects of the new activities are within appropriate levels, then the more permissive controls contained in the plan change will better achieve the purpose of the Act.

## 6. Consultation

- 6.1 Prior to the notification of this proposed plan change, Selwyn District Council undertook preliminary consultation with a view to obtaining feedback from parties before finalising the content of the plan change proposal. This occurred in the form of an information pamphlet provided to surrounding landowners, and those parties involved with the recent Plan Change 5 along Hoskyns Road. This information was also provided on the Council website. Feedback was invited on the proposal, with responses due by the 10 August 2009. A summary of the feedback received during this period is attached at **APPENDIX I**.

### Clause 3 of the First Schedule

- 6.2 In terms of Clause 3 of the First Schedule of the RMA, consultation has been undertaken with Ngai Tahu, other iwi authorities, Environment Canterbury and the Ministry for the Environment. Copies of the letters sent are included at **APPENDIX I**. We note that no responses were received from these parties.

### Other Local Authorities

- 6.3 Whilst the area in question has been included as a new Greenfield Business Area in PC1 and the proposal does not give rise to any cross boundary issues, adjoining local authorities (Ashburton, Christchurch and Waimakariri) have been notified of the proposed plan change. Copies of the letters sent are included at **APPENDIX I**. We note that no response was received from any of these parties.

## 7. Conclusions

- 7.1 Rezoning the subject site to provide for an expanded Izone Southern Business Hub in the form of a new Business 2A zoning represents the most appropriate way for the Selwyn District Plan to achieve the purpose of the RMA in terms of the subject site.
- 7.2 Changing the zoning of the site to a new Business 2A Zone will better reflect the existing business activities establishing at Izone, increase the efficiency of the land use, and enable expansion of the Business Hub to meet the future needs of the community.
- 7.3 The existing Business 2 Zone provisions which apply over Precincts 1 and 2 have been designed to address potential amenity effects on the surrounding environment. These provisions are largely being retained for the expanded Business 2A Zone area (apart from the internal recession plane control, an amendment to the height limit and several minor amendments) as well as being complemented by amended controls on landscaping and building setbacks. This combination of provisions will govern future development to avoid or mitigate adverse effects that may be generated from activities that establish on site, and will limit any potential adverse effects on the surrounding rural environment.
- 7.4 The changes proposed to the existing height limit and recession plane controls, as well as other amendments applicable in the Business 2A Zone have been explained and assessed above. In short they are designed to ensure that the proposed zone better provides for the types of buildings that are likely over the site and ensure a more efficient utilisation of the land resource. At the same time it is considered that the location of the site and the other development controls proposed will ensure that the potential adverse effects from activities are within acceptable limits.
- 7.5 Positive effects that the new development following the rezoning will bring to the community of Rolleston are its convenience, location, employment opportunities, safe access points, landscaping, and economic turnover. The benefits can be seen to date where the employment growth from buildings committed to proceed within the existing Izone Southern Business Hub is within the range of 450 – 600 full time equivalent positions, which will contribute to the growth of Selwyn District. Once fully developed, the Izone Southern Business Hub is expected to provide between 2400 and 3200 jobs. This growth is confirmed in PC1.
- 7.6 The current Izone Southern Business Hub acts as a commercial hub for the Rolleston community and the wider Selwyn District area and serves an important function within the Greater Christchurch Area. The proposed development of the rural zoned portion of the site for business purposes along with the proposed Business 2A Zoning over the entire subject site will ensure that the Izone Southern Business Hub provides the Selwyn District with future sustainable development opportunities that meet the community's social and economic needs.

# Appendix A

## Site Location Plans



## Appendix B

**Proposed Business 2A Zone Outline Development Plans  
(To be inserted at Appendix 22 of the District Plan)**

# Appendix C

## Amended Planning Maps

# Appendix D

## Infrastructure Report

# Appendix E

## Stormwater Management Assessment

# Appendix F

## Traffic Impact Assessment

# Appendix G

## Outline Development Plan Report



# Appendix H

## Visual Impact Assessment

# Appendix I

## Consultation Summary