

The Proposed Plan Change undertakes the following in the Township Volume (changes underlined or ~~struck through~~):

1. To amend Township Volume, Part B3 People's Health, Safety and Values by inserting a new policy to read:

Policy B3.1.9:

Avoid new use, or development of land in high flood hazard areas of the Business 2A Zone of Appendix 43A, unless the use or development:

- i. is not likely to result in loss of life or serious injuries; and
- ii. is not likely to suffer significant damage or loss; and
- iii. either is:
 - a. not likely to exacerbate the effects of the natural hazard; or
 - b. the effects of the natural hazard can be avoided or appropriately mitigated.

2. To amend Township Volume, Chapter 14 BZ Earthworks to insert a new rule to read:

Restricted Discretionary Activities - Earthworks

14.1.2 Earthworks in the Business 2A zone depicted in the Outline Development Plan in Appendix 43A and within a High Flood Hazard Area shall be a restricted discretionary activity. For the purpose of this rule, High Flood Hazard Area is defined as land where, in a 1 in 500 year Average Recurrence Interval flood event, either:

- i. the water depth (measured in metres) x the water velocity (measured in metres per second) is greater than 1; or
- ii. the water depth is greater than 1m).

14.1.3 Under Rule 14.1.2 the Council shall restrict the exercise of its discretion to consideration of:

(a) mitigation of the effects of flooding, including by diverting the flood channel to maintain flood storage capacity within the site;

(b) Any potential impacts of the earthworks on the rate, level or volume of flooding within the High Flood Hazard Area;

(c) Whether the earthworks will increase the potential risk to people's safety, well-being and property;

(d) Whether the earthworks will alter the flow of flood water from or onto any other property.

3. To amend Township Volume, Chapter C16 BZone Buildings, Rule 16.1.2.1 to read:

16.1.2.1 A landscaping strip of at least 3 metres width shall be provided along every road frontage except along:

- the frontage with Railway Road; or
- that part of Hoskyns Road abutting Precinct 4 as outlined in Appendix 22; or
- along the frontage of Jones Road identified within the Outline Development Plan at Appendix 43 where the provision of sightlines from rail crossings are required under Rule 17.4.1.2 and vehicle accessways required under Appendix 13; or
- along the frontage of Maddisons Road identified within the Outline Development Plan at Appendix 43A.

4. To amend Township Volume, Chapter C16 BZone Buildings, Rule 16.7 to read:

Natural Hazards

16.7.3 Any new principal building located within the Business 2A Zone depicted in the Outline Development Plan in Appendix 43A and within an area of that Outline Development Plan subject to a 200 year Average Recurrence Interval (ARI) flood hazard event, is a permitted activity if it complies with the following:

16.7.3.1 have a minimum building floor level 300mm above a 200 year Average Recurrence Interval (ARI) flood hazard event. The required floor level shall be identified a maximum of 2 years before the relevant building consent application is formally received by Council, and the building finished floor level is at or above that level.

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Restricted discretionary activities – Buildings and Building Position

16.7.7

In the Business 2A zone depicted in the Outline Development Plan in Appendix 43A and within a High Flood Hazard Area, any new or extended building shall be a restricted discretionary activity.

For the purpose of this rule, High Flood Hazard Area is defined as land where, in a 1 in 500 year Average Recurrence Interval flood event, either:

- i. the water depth (measured in metres) x the water velocity (measured in metres per second) is greater than 1; or
 - ii. the water depth is greater than 1m).
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16.7.8 Under Rule 16.7.7 the Council shall restrict the exercise of its discretion to consideration of:

(a) mitigation of the effects of flooding, including by diverting the flood channel to maintain flood storage capacity within the site;

(b) Any potential impacts of the building on the rate, level or volume of flooding within the High Flood Hazard Area;

(c) Whether the building will increase the potential risk to people's safety, well-being and property;

(d) Whether the building will alter the flow of flood water from or onto any other property.

Discretionary Activities – Buildings and Building Position

16.7.79 Any activity which does not comply with Rule 16.7.2.4 or Rule 16.7.3 shall be a discretionary activity.

5. To amend Township Volume, Chapter C17 BZone Roding, Rule 17.2 to read:

17.2.1.2 The site within which the vehicle accessway is formed does not have access directly on to:

i) Railway Road, Rolleston from that part of the Business 2A Zones as is depicted on the Outline Development Plan at Appendix 22; or

ii) Hoskyns Road, Rolleston from that part of the Business 2A Zones identified as Precinct 4 as is depicted on the Outline Development Plan at Appendix 22; or

iii) Maddisons Road, Rolleston from that part of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43A.

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17.2.2 Any activity which does not comply with Rule 17.2.1.2(ii) or Rule 17.2.1.2(iii) shall be a restricted discretionary activity.

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17.2.3.2 In relation to Precinct 4 and the Business 2A Zone in Appendix 43A the impacts of an increase in heavy vehicle volumes on the safe operation of Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection and the Weedons Primary School from an increase in heavy vehicle volumes.

17.2.3.3 In relation to Precinct 4 and the Business 2A Zone in Appendix 43A the necessity, extent and cost of upgrades to those roads, i.e. Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection.

6. To amend Township Volume, Chapter C17 BZone Roding, Rule 17.3 to read:

17.3.1.7 The site does not have access directly on to Maddisons Road, Rolleston from that part of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43A.

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17.3.8 Any activity which does not comply with Rule 17.3.1.6 or Rule 17.3.1.7 shall be a restricted discretionary activity.

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17.3.9.2 In relation to Precinct 4 and the Business 2A Zone in Appendix 43A the impacts of an increase in heavy vehicle volumes on the safe operation of Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection and the Weedons Primary School from an increase in heavy vehicle volumes.

17.3.9.3 In relation to Precinct 4 and the Business 2A Zone in Appendix 43A the necessity, extent and cost of upgrades to those roads, i.e. Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection.

7. To amend Township Volume, Chapter C17 BZone Rooding, Rule 17.6 to read:

17.6.2 The establishment of a road or rail crossing requiring a break in the existing primary shelter belt or future secondary planting strip required by Landscape Treatment 3 in Rule 24.1.3.14 along the Railway Road frontage of the Business 2A Zone, or the establishment of a road crossing requiring a break in the future planting strip required by Landscape Treatment 2; or the establishment of a road crossing requiring a break in the future planting strip required by Landscape Treatment 1 as depicted on the Outline Development Plan in Appendix 43A, shall be a restricted discretionary activity.

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17.6.3.5 In relation to Precinct 4 and the Business 2A Zone in Appendix 43A the impacts of an increase in heavy vehicle volumes on the safe operation of Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection and the Weedons Primary School from an increase in heavy vehicle volumes.

17.6.3.6 In relation to Precinct 4 and the Business 2A Zone in Appendix 43A the necessity, extent and cost of upgrades to those roads, i.e. Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection.

8. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.5 to read:

22.5.1.2 Any other lighting if it does not exceed:

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(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 either the Business 2A Zone as depicted on the Outline Development Plan at Appendix 22, the Business 2A Zone as depicted on the Outline Development Plan at Appendix 43A, or the Business 2B Zone as depicted on the Outline Development Plan for ODP Area 5 at Appendix 37.

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22.5.1.3 Lighting in the Business 2A Zone which is designed so that:

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(c) In the Business 2A Zone covered by the Outline Development Plan in Appendix 43 and Appendix 43A, all outdoor lighting is shielded from above and is directed away from adjacent properties outside of the Business 2A Zone. All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.

9. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.9 to read:

22.5.1.2 Any other lighting if it does not exceed:

22.9.1 Development in the Business 2A Zone shall be a permitted activity provided that the following condition is met:

22.9.1.1 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 Plans at Appendix 22, and Appendix 43 and Appendix 43A, and the principal building, shall be landscaped in accordance with the requirements of Rule 24.1.3.13.

22.9.1.2 In the Business 2A Zone identified on the Outline Development Plan in Appendix 43 and Appendix 43A, landscaping, road connections, railway crossings, sidings and pedestrian links shall be provided generally in accordance with those locations identified on the Outline Development Plan at Appendix 43 and Appendix 43A. The roads shall be constructed in general accordance with the road reserve widths specified in Appendix 43.

10. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.9 to read:

Non-complying Activities – Development within the Business 2A Zone, Rolleston

22.9.7 Any Noise Sensitive Activity located within 80m of Lot 2 DP 475847 (LPC Midland Port) shall be a non-complying activity.

22.9.8 Within the Appendix E43A Rolleston Business 2A Zone Maddisons Road ODP area, no building shall be occupied until such time as:

(a) the over bridge of State Highway 1 between Rolleston Drive and Jones Road is operational; and

(b) vehicular access is provided between the Midland Port site (Lot 2 DP 475847) and a legal road within the Appendix E43A Rolleston Business 2A

Zone Maddisons Road ODP area. Such access shall be secured via a right of way easement in favour of Lot 2 DP 475847 and/or a direct connection from Lot 2 DP 475847 to a legal road vested in Council.

11. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.10 to read:

22.10.1.3 In the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 43 and Appendix 43A:

12. To amend Township Volume, Chapter C22 BZ Activities, Rule 22.10 to read:

22.10.3 Any activity which does not comply with Rule 22.10.1.2 or 22.10.1.3 shall be a noncomplying activity.

22.10.4 In the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 43A, any commercial activity, or any retail activity that is not otherwise specified in Rule 22.10.1.3, shall be a non-complying activity.

13. To amend Township Volume, Chapter C24 BZ Subdivision, Rule 24.1 to read:

24.1.3.11 In the Business 2A Zone road connections and pedestrian links shall be provided generally in accordance with those locations identified on the Outline Development Plans at Appendix 22, ~~and Appendix 43~~ and Appendix 43A. The roads shall be constructed in general accordance with the road cross section examples also included in Appendix 22 (and where any conflict occurs with Rule E13.3.1 these cross sections shall take precedence) or the road reserve widths specified in Appendix 43. Furthermore, lots created which abut Hoskyns Road in Precinct 2 as shown on the Outline Development Plan at Appendix 22 should be designed in such a way that buildings will likely be encouraged to front onto and access onto Hoskyns Road.

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24.1.3.13 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 Plans at Appendix 22, ~~and Appendix 43~~ and Appendix 43A, and the principal building shall be landscaped to the following standards:

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Note: Common boundary landscaping is required along the full extent of the relevant boundaries as depicted on the Outline Development Plans at Appendix 22, ~~and Appendix 43~~ and Appendix 43A 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 or future secondary planting strip along Railway Road, and breaks in the proposed screening treatment along the Hoskyns Road frontage identified as Precinct 4 and the Maddisons Road frontage depicted in Appendix 43A, and Rule 17.2.2 in respect of vehicle accessways which require breaks in the proposed screening treatment along the Hoskyns Road frontage identified as Precinct 4 and the Maddisons Road frontage depicted in Appendix 43A.

14. To amend Township Volume, by inserting Appendix E43A Rolleston Business 2A Zone Maddisons Road ODP.
15. To amend the Planning Maps, to reflect the Business 2A zoning of the site.