

Appendix A: Rules Package

The Proposed Plan Change undertakes the following in the Township Volume. Notified changes ~~underlined or struck through~~. Additional changes now proposed are double underlined or ~~double struck through~~. Note, PC66 provisions are now operative and have been inserted where relevant in the rules below, which has led to some numbering changes.

Text in **red** has been inserted/deleted in response to submitter's evidence.

Text in **green** has been inserted post-hearing, in the supplementary evidence dated 15 November 2022:

Commissioner changes in **blue**

1. To amend Township Volume, Chapter B3 Health Safety and Values, B3.3 Quality of the Environment to read:

Policy B3.4.6

(a) To provide Business 2 and 2B 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.

Explanation and Reasons

Business 2 and 2B 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, 2A and 2B Zones to avoid potential 'reverse sensitivity' issues. Business 2 and 2B 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.

Rolleston Prison (Designation MC1) is located to the immediate west of the Business 2A Zone at Two Chain Road. The Prison accommodates people residing on the Prison site, including for long periods of time. Development controls apply near the interface of the Business 2A Zone and Rolleston Prison, in recognition of the sensitivity of Prison residents to potential disturbance. The development controls are intended to ensure that the safe and efficient operation of Rolleston Prison is not constrained or compromised by activities occurring within the Business 2A Zone, and to ensure that

activities within the Business 2A Zone are compatible with the function of Rolleston Prison, including the accommodation of people within the Prison.

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. The Business 2B Zone exists at Lincoln.

2. To amend Township Volume, Chapter C13 Status Activities, Rule 13.1.4 Controlled Activities, to read:

13.1.4 Within the Business 2A Zone, other than that part of the Zone that is within 500m of the Walkers Road boundary of Rolleston Prison, the following activities shall be controlled activities, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.

...

3. To amend Township Volume, Chapter C13 Status Activities, Rule 13.1.7 Discretionary Activities, to read:

13.1.7.3 In addition to the activities listed in Rule 13.1.7.2, within that part of the Business 2A Zone that is within 500m of the Walkers Road boundary of Rolleston Prison, any of the activities listed in (a) to (p) below, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.

(a) Meat slaughtering and 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) Firearms range

(k) Chemical fertiliser manufacture

(l) Waste transfer stations and resource recovery facilities

(m) Waste incineration, including burning of waste oil

(n) Crematoriums

(o) Timber processing, including sawmills and wood chipping.

(p) Carpet manufacturing.

(q) Any other industry using the combustion of coal, wood, or any other bio-mass for space heating or as a source of energy.

4. To amend Township Volume, Chapter C13 Status Activities, Rule 13.1.11 Non-Complying Activities, to read:

13.1.11 The following activities shall be non-complying activities in Business 2, 2A and 2B Zones:

13.1.11.1 Any activity which is specified in Rules 14 to 23 as being a non-complying activity.

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

(a) Mining or quarrying

(b) Correction facility

(c) Treatment or disposal of solid or liquid waste delivered or conveyed onto the site.

13.1.11.3 In addition to the activities listed in Rule 13.1.11.2, within that part of the Business 2A Zone that is within 500m of the Walkers Road boundary of Rolleston Prison, any of the activities listed in (a) to (d) permitted activities or discretionary activities in Rules 14 to 23.

(a) Landfills

(b) Commercial composting

(c) Tyre storage or shredding

(d) Petrochemical or hazardous substance bulk storage or distribution.

5. 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;
- along Maddisons Road identified within the Outline Development Plan at Appendix 43A ~~or~~
- along the frontage of Two Chain Road identified within the Outline Development Plan at Appendix 43B.

6. To amend Township Volume, Chapter C16 BZone Buildings, to add the following:

16.1.4A Any principal building in the Business 2A Zone within the Outline Development Plan at Appendix 43B shall be a permitted activity if the following standards are met:

16.1.4A.1 The area between the common boundary of the Business 2A Zone and the railway reserve, as depicted on the Outline Development Plan at Appendix 3B, and the principal building shall be landscaped to the following standards:

(a) Trees shall be planted along the Business 2A Zone side of the common boundary, except across any rail sidings, or where unobstructed sight lines to and from any rail siding is required.

(b) The landscaping shall achieve, once matured, a minimum width of 5 metres and a minimum height of 8 metres.

(c) At the time of planting, trees shall be a minimum height of 2 metres, and at a maximum spacing of 3 metres, or 5 metres if the species is oak.

(d) Trees shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

(e) The trees planted shall consist of one or more of the following species:

Oak

Macrocarpa

Leyland cypress

Radiata pine

Totara

7. To amend Township Volume, Chapter C17 BZone Roading, 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; or

iv) Two Chain Road, Runners Road, or Walkers Road (north of the primary road intersection), Rolleston from that part of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43B.

...

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

...

17.2.3.4 In relation to the Business 2A Zone in Appendix 43B the effects of the accessway on the safe and efficient operation of Two Chain Road and the shared pedestrian/cycle path on these roads [and the effects on people residing in properties with frontage on, or access to, that part of Two Chain Road opposite the Business 2A zone in Appendix 43B.](#)

17.2.3.5 In relation to any vehicle accessway to Runners Road within the Business 2A Zone in Appendix 43B, the necessity, extent and cost of upgrades to Runners Road, the safe and efficient operation of the Runners Road/Walkers Road intersection, and effects on the safe and efficient operation of the Walkers Road level rail crossing.

17.2.3.6 In relation to any vehicle accessway to Walkers Road [\(north of the primary road intersection\)](#) within the Business 2A Zone in Appendix 43B, the effects of the accessway on Rolleston Prison and [prisoners people](#) residing within the prison.

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

17.3.1.8 The site does not have access directly on to Two Chain Road, Runners Road or Walkers Road (north of the primary road intersection), Rolleston from that part of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43B.

...

17.3.8 Any activity which does not comply with Rule 17.3.1.6, Rule17.3.1.7 or Rule 17.3.1.8 shall be a restricted discretionary activity.

...

17.3.9.4 In relation to the Business 2A Zone in Appendix 43B the effects of the access on the safe and efficient operation of Two Chain Road and the shared pedestrian/cycle path on these roads [and the effects on people residing in properties with frontage on, or access to, that part of Two Chain Road opposite the Business 2A zone in Appendix 43B.](#)

17.3.9.5 In relation to any access to Runners Road within the Business 2A Zone in Appendix 43B, the necessity, extent and cost of upgrades to Runners Road, the safe and efficient operation of the Runners Road/Walkers Road intersection, and effects on the safe and efficient operation of the Walkers Road level rail crossing.

17.3.9.6 In relation to any vehicle accessway to Walkers Road [\(north of the primary road intersection\)](#) within the Business 2A Zone in Appendix 43B, the effects of the accessway on the Rolleston Prison [accommodation units](#) and [prisoners people](#) residing within [those units the prison.](#)

9. To amend Township Volume, Chapter C17 BZone Roding, Rule 17.6 to read:

Permitted Activities

17.6.x The establishment of up to [two three](#) road crossings from Two Chain Road into the area identified on the Outline Development Plan at Appendix 43B is a permitted activity.

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, or the establishment of more than ~~two~~ ~~three~~ road crossings requiring a break in the existing primary shelter belt or future secondary planting strip required by Landscape Treatment 5 as depicted on the Outline Development Plan in Appendix 43B, or the establishment of a road crossing from Runners Road into the area identified on the Outline Development Plan at Appendix 43B, shall be a restricted discretionary activity.

...

17.6.3.7 In relation to the Business 2A Zone in Appendix 43B the effects of the accessway on the safe and efficient operation of Two Chain Road and the shared pedestrian/cycle path on that road and the effects on people residing in properties with frontage on, or access to, that part of Two Chain Road opposite the Business 2A zone in Appendix 43B.

17.6.3.8 In relation to any road crossings from Runners Road into the Business 2A Zone in Appendix 43B, the necessity, extent and cost of upgrades to Runners Road, the safe and efficient operation of the Runners Road/Walkers Road intersection, and effects on the safe and efficient operation of the Walkers Road level rail crossing.

10. 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:

...

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

...

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

...

(c) In the Business 2A Zone covered by the Outline Development Plan in Appendix 43, Appendix 43A and Appendix 43B, 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.

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

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, Appendix 43A, and Appendix 43B, 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, Appendix 43A, and Appendix 43B, 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, Appendix 43A, and Appendix 43B. The roads shall be constructed in general accordance with the road reserve widths specified in Appendix 43.

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

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

22.9.6 Within the Appendix E43B Rolleston Business 2A Zone Two Chain Road ODP area, the operation of any ~~business activity~~ within 150m of the Walkers Road boundary of Rolleston Prison between the hours of 10.00pm and 7.00am shall be a restricted discretionary activity.

22.9.7 Under Rule 22.9.6 the Council shall restrict the exercise of its discretion to consideration of:

22.9.7.1 Any actual or potential noise effects on Rolleston Prison and ~~prisoners people~~ residing within the prison.

13. 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.x Within the Appendix E43B Rolleston Business 2A Zone Two Chain Road ODP area, no building shall be ~~occupied~~ constructed until such time as:

a. the State Highway 1/Walkers Road/Dunns Crossing Road intersection is upgraded ~~as a double lane roundabout, and the Walkers Road intersection with Runners Road is realigned;~~ and

b. ~~the frontages of~~ Walkers Road ~~between State Highway 1 and Two Chain Road~~ ~~are~~ is upgraded ~~to an arterial standard~~, inclusive of a flush median on Walkers Road; and

~~c. the Walkers Road intersection with Runners Road and rail crossing is upgraded; and~~

~~dc.~~ Two Chain Road is widened ~~between Walkers Road and Jones Road to a Rural Arterial Road standard~~ and ~~Jones Two Chain Road/Wards Road intersection~~ realigned ~~(other than the road site frontage upgrades specified in (b) above; and~~

~~ed.~~ either a primary road link is operational within the E43B ODP area, linking Two Chain Road and Walkers Road, or the intersection of Two Chain Road and Walkers Road is upgraded to a roundabout; and

~~fe.~~ the Two Chain Road rail level crossing is upgraded ~~to include barrier arms.~~

14. 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, Appendix 43A, and Appendix 43B:

15. 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 and Appendix 43B, any commercial activity, or any retail activity that is not otherwise specified in Rule 22.10.1.3, shall be a non-complying activity.

16. 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~~, Appendix 43A, and Appendix 43B. 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.

...

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~~, Appendix 43A, and Appendix 43B, and the principal building shall be landscaped to the following standards:

...

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.

~~(aa) The existing primary shelter belt along Two Chain Road shall be retained along the full extent of the Business 2A Zone boundary depicted in Appendix 43B, except that the shelter belt may have up to three breaks to allow up to three road connections into the Business 2A Zone.~~

(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.

~~(cc) A secondary planting strip consisting of one or more of the species Macrocarpa, Totara, Leyland cypress, Kahikatea or Pittosporum, shall be located to the south of the existing primary shelterbelt on Two Chain Road in generally that location as identified in the Outline Development Plan at Appendix 43B.~~

(d) The secondary planting strip shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 8 metres.

(e) The secondary planting strip shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

...

Landscape Treatment Five

(a) A 15m wide landscape strip shall be created on the Two Chain Road frontage, consisting of:

(i) A landscape strip of 5m width incorporating the retention and supplementation of existing shelterbelts (except where access is required) within 3m of the road boundary. Where existing gaps occur, tree species of either Cupressus macrocarpa, Leyland cypress or Pinus Radiata (minimum 600mm high at the time of planting) are to be planted at 3.0m centres. Trees shall be maintained, at maturity, at a minimum height of 8m.

(ii) Provision for maintenance access on the southern side of the retained shelter belts.

(iii) Construction of a 2.5m high earth bund with a northern slope of 1:3. The southern slope may be between 1:1 and 1:4.

(iv) Planting of two rows of native plants on the upper section of the northern slope, and the top, of the earth bund. The rows shall be 2m apart, with plants at 1.5m centres and alternative offsets to create a dense native belt 3-5m in height. The plant species shall be selected from Kunzea ericoides, Pittosporum tenuifolium, Pittosporum eugenioides, Phormium tenax, and Pseudopanax arboreus. The plants are to be 0.5L pots with a minimum height of 300mm at the time of planting.

(v) All landscaping 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 Plans at Appendix 22, ~~and~~ Appendix 43, Appendix 43A, ~~and~~ Appendix 43B except across vehicle, rail, or pedestrian crossings. Refer to Rule 17.6.1 ~~and~~ 17.6.X in respect of road or rail crossings that require breaks in the existing primary shelterbelt or future secondary planting strip along Railway Road ~~and~~ Two Chain 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.

17. To amend Township Volume, Chapter C24 BZ Subdivision, Rule 24.1.3 to read:

Rolleston

24.1.3.x Within the Appendix E43B Rolleston Business 2A Zone Two Chain Road ODP area:

(a) no development (including earthworks or construction related activities) shall occur prior to the commencement of the upgrade of the SH1/Dunns Crossing Road/ Walkers Road intersection.

(b) no subdivision of land shall take place until a potable water supply is available which is capable of servicing any lots within the subdivision.

18. To amend Township Volume, by inserting Appendix E43B Rolleston Business 2A Zone Two Chain Road ODP.
19. To amend the Planning Maps, to reflect the Business 2A zoning of the site.
20. Any other consequential amendments including but not limited to renumbering of clauses.