

Appendix 2: Recommended amendments

Note to readers: Only provisions that have recommended amendments are included in the table below. All other provisions remain as notified.

GIZ-Overview	
GIZ-Overview	...There are also three precincts location within the General Industrial Zone, one in Lincoln which applies to the entire zone, and one in Rolleston which applies to a large portion of the zone. These precincts reflect those areas within the General Industrial Zone that were zoned Business 2A and Business 2B under the previous District Plan. ¹ There is also a precinct which applies to a proposed new area of General Industrial Zone land in Leeston. Within these precincts, there are greater requirements for landscaping along road frontages and at interfaces with the surrounding rural area.

GIZ-Policies	
GIZ-P4	Avoid commercial activities that do not demonstrate a functional need to locate within the zone and that result in unacceptable adverse effects that ² <u>that will undermine the viability and function of the Town Centre and Local Centre and Large Format Retail</u> ³ Zones.
GIZ-P5	Manage the adverse visual effects of development Enable a scale and form of development which recognises the functional and operational requirements of industrial activities <u>whilst also managing adverse effects to an appropriate level.</u> ⁴

GIZ-Rules		
GIZ-R18 Corrections Activities Community Corrections Activities	Activity Status: NCPER 1. Any <u>community corrections</u> activity <u>Where the activity complies with the following rule requirements:</u> <u>GIZ-REQ1 Servicing</u> <u>GIZ-REQ7 Outdoor storage</u> <u>GIZ-REQ8 Impermeable Surfaces</u> <u>GIZ-REQ10 Street interfaces</u>	<u>Activity status when compliance not achieved:</u> 2. When compliance with any rule requirement listed in this rule is not achieved: Refer to GIZ-Rule Requirements. ⁵
GIZ-RX <u>Corrections Prison</u>	<u>Activity Status: NC</u> 1. Any <u>Corrections Prison</u>	<u>Activity status when compliance not achieved:</u> <u>N/A</u> ⁶

GIZ-Rule Requirements		
GIZ-REQ3	1. Any building or structure shall comply with the relevant height in relation to boundary <u>Heightboundary Height in Relation to Boundary A</u> ⁷ requirements in APP3 - Height in Relation to Boundary.	...

¹ RIDL DPR-0384.433 and RIHL DPR-0374.399, IRHL DPR-0363.355

² Woolworths DPR-0396.005

³ RIHL DPR-0374.400, RIDL DPR-0384.434 and IRHL DPR-0363.356

⁴ Stuart PC DPR-0365.003

⁵ Ara Poutama Aotearoa DPR-0300.015

⁶ Ara Poutama Aotearoa DPR-0300.015

⁷ Foster DPR-0126.020

GIZ-REQ4	<p>6. Any building shall be setback a minimum of 103m from the road boundary⁸.</p> <p>7. Any building shall be setback a minimum of 10m from the internal boundary with any Rural Zone or 15m in the area identified in Rolleston Industrial Precinct PREC6 as '15m building setback'.⁹</p>	...
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GIZ-REQ5	...	<p>...</p> <p>3. When compliance with any of GIZ-REQ5.1. or GIZ-REQ5.2. is not achieved: DIS<u>SRDIS</u></p> <p>....</p> <p>10. When compliance with any of GIZ-REQ5.4., GIZ-REQ5.5., GIZ-REQ5.6., GIZ-REQ5.7., GIZ-REQ5.8., or GIZ-REQ5.9. is not achieved: DIS<u>SRDIS</u></p> <p>....</p> <p>12. When compliance with any of GIZ-REQ5.11. is not achieved: NC<u>SRDIS</u></p> <p>....</p> <p>15. When compliance with any of GIZ-REQ5.13. or GIZ-REQ5.14. is not achieved: DIS<u>SRDIS</u></p> <p>....</p> <p>18. When compliance with any of GIZ-REQ5.16. or GIZ-REQ5.17. is not achieved: DIS<u>SRDIS</u>¹⁰</p>
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GIZ-REQ6	...	<p>...</p> <p>3. When compliance with any of GIZ-REQ6.1. or GIZ-REQ6.2. is not achieved: DIS<u>SRDIS</u></p> <p>....</p> <p>6. When compliance with any of GIZ-REQ6.4. or GIZ-REQ6.5. is not achieved: DIS<u>SRDIS</u></p> <p>....</p> <p>8. When compliance with any of GIZ-REQ6.7. is not achieved: DIS<u>SRDIS</u></p> <p>....</p> <p>10. When compliance with any of GIZ-REQ6.9. is not achieved: DIS<u>SRDIS</u>¹¹</p>
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GIZ-Matters for Control or Discretion

⁸ Woolworths DPR-0396.022 and Stuart PC DPR-0365.028, IRHL DPR-0363.397, RIDL DPR-0384.475 and RIHL DPR-0374.441

⁹ RIHL DPR-0374.438, RIDL DPR-0384.472, IRHL DPR-0363.394

¹⁰ IRHL DPR-0363.396, RIDL DPR-0384.474 and RIHL DPR-0374.440

¹¹ Woolworths DPR-0396.022 and DPR-0396.023

GIZ-MAT1	<p>...</p> <p><u>4. Whether any reverse sensitivity effects impact on important infrastructure are likely to arise where the zone height standard is exceeded by more than 2m.¹²</u></p>	...
<u>GIZ-MATx</u> Road boundary landscaping	<ol style="list-style-type: none"> <u>1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township.</u> <u>2. The extent to which the reduced landscaping is opposite any residential and the effects of any reduction in landscaping on the amenity values and outlook of those zones.</u> <u>3. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, the display of trade supplier or yard-based goods for sale, along the site frontage.¹³</u> 	...
<u>GIZ-MATz</u> Internal boundary landscaping	<ol style="list-style-type: none"> <u>1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping.</u> <u>2. The extent to which the site is visible from adjoining sites in residential zones, rural zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites.</u> <u>3. The extent to which there are any compensating</u> 	...

¹² Chorus DPR-0101.047

¹³ Woolworths DPR-0396.026

	<u>factors for reduced landscaping or screening, including the nature or scale of planting proposed, the location of parking areas, manoeuvring areas or storage areas, or the location of ancillary offices/wholesale display of goods/showrooms.</u> ¹⁴	
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Planning Maps

Amend the planning maps to demonstrate to the geographical extent of PREC6.¹⁵

Amend the GIZ-SCHED2 to demonstrate the geographical extent of PREC6.¹⁶

¹⁴ Woolworths DPR-0396.026

¹⁵ RIDL DPR-0384.490 and RIHL DPR-0374.412, IRHL DPR-0363.465

¹⁶ Bunnings DPR-0145.015