

## Appendix 2: Recommended amendments

Legend:

Proposed amendments recommended by the s42a report are highlighted in yellow.

Proposed amendments recommended by the right of reply report are highlighted in blue.

## Appendix 2: Recommended amendments (Right of Reply version)

*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. <sup>1</sup> 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/or <sup>2</sup> that result in significant adverse effects that undermine <sup>3</sup> the viability and function of the Town Centre Zone and, Local Centre Zone and/or Large Format Retail Zones.	
GIZ-P5	<del>Manage the adverse visual effects of development</del> Enable a scale and form of development which recognises the functional and operational requirements of industrial activities whilst also managing adverse effects to an appropriate level. <sup>4</sup>	
GIZ-Rules		
GIZ-R2  excluding Port 45bB LAeq Noise Control Overlay <sup>5</sup>	<p><b>Activity status:</b> CON</p> <p>1. The establishment of any residential unit,</p> <p><b>Where:</b></p> <p>a. The residential unit is to be used for custodial on-site security purposes; and</p> <p>b. The residential unit occupies a maximum floor area of 70m<sup>2</sup>.</p> <p><b>And this activity complies with the following rule requirements:</b></p> <p>GIZ-REQ1 Servicing</p> <p>...</p> <p><b>Matters of control:</b></p> <p>...2...</p>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance with any of GIZ-R2.1.a. or GIZ-R2.1.b. is not achieved: NC</p> <p><sup>4, 6</sup>When compliance with any rule requirement listed in this rule is not achieved: Refer to GIZ-Rule Requirements</p>

<sup>1</sup> RIDL DPR-0384.433 and RIHL DPR-0374.399, IRHL DPR-0363.355

<sup>2</sup> Woolworths DPR-0396.005

<sup>3</sup> RIHL DPR-0374.400, RIDL DPR-0384.434 and IRHL DPR-0363.356

<sup>4</sup> Stuart PC DPR-0365.003

<sup>5</sup> LPC DPR-0453.082

<sup>6</sup> LPC DPR-0453.082

<p><b>GIZ-R2</b></p> <p><b>Port 45bB LAeq Noise Control Overlay <sup>7</sup></b></p>	<p><b>Activity status:</b> RDIS<sup>8</sup></p> <p>5. The establishment of any residential unit,</p> <p><b>Where:</b></p> <p>a. The residential unit is to be used for custodial on-site security purposes; and</p> <p>b. The residential unit occupies a maximum floor area of 70m<sup>2</sup>.</p> <p><b>And this activity complies with the following rule requirements:</b></p> <p>GIZ-REQ1 Servicing</p> <p>...</p> <p><b>Matters for Discretion :</b></p> <p>6.</p> <p>a. The relationship of the inhabitants of the residential unit and the other activities operating from the site, including the degree to which the residential unit is for inhabitants whose duties require them to live on site as associated with an Industrial or Research Activity</p> <p>b. The degree to which the proposed design and location of the residential unit, including any private outdoor living space, will provide the inhabitants with an appropriate level of amenity and quality of life, and recognises and manages effects from the Special Purpose Port Zone.</p> <p>c. The measures proposed to minimise the effects of activities within the both the General Industrial and Special Purpose Port Zone Zones on the residential unit, including the level of acoustic mitigation proposed.</p> <p>d. In the event of the residential unit no longer being required for security purposes, the extent to which the building could be used for an activity compatible with the General Industrial Zone, or the removal of, or other method to be used to dispose of the residential unit.</p>	<p><b>Activity status when compliance not achieved:</b></p> <p>7. When compliance with any of GIZ-R2.5.a or GIZ-R2.5.b is not achieved: NC.</p> <p>8. When compliance with any rule requirement listed in this rule is not achieved: Refer to GIZ-Rule Requirements</p>
<p><b>GIZ-R18</b></p> <p><b>Corrections Activities</b></p>	<p><b>Activity Status:</b> NC/PER/NC</p> <p>1. Any community corrections activity</p> <p><b>Where the activity complies with the following rule requirements:</b></p> <p>GIZ-REQ1 Servicing</p>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to GIZ-Rule Requirements.<sup>9</sup></p>

<sup>7</sup> LPC DPR-0453.082

<sup>8</sup> LPC DPR-0453.082

<sup>9</sup> Ara Poutama Aotearoa DPR-0300.015

Community Corrections Activities	GIZ-REQ7 Outdoor storage GIZ-REQ8 Impermeable Surfaces GIZ-REQ10 Street interfaces	
GIZ-RX Corrections Prison	Activity Status: NC 1. Any Corrections Prison	Activity status when compliance not achieved: N/A <sup>10</sup>

GIZ-Rule Requirements		
GIZ-REQ3	1. Any building or structure shall comply with the <del>relevant height in relation to boundary</del> Height in Relation to Boundary A <sup>11</sup> requirements in APP3 - Height in Relation to Boundary.	...
GIZ-REQ4	6. Any building shall be setback a minimum of 10.3m <sup>12</sup> from the road boundary. 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'. <sup>13</sup>	...
GIZ-REQ5	...	<p>...</p> <p>3. When compliance with any of GIZ-REQ5.1. or GIZ-REQ5.2. is not achieved: <del>DISRDIS</del><sup>14</sup></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: <del>DISRDIS</del><sup>15</sup></p> <p>....</p> <p>12. When compliance with any of GIZ-REQ5.11. is not achieved: <del>NCRDIS</del><sup>16</sup></p> <p>....</p> <p>15. When compliance with any of GIZ-REQ5.13. or GIZ-REQ5.14. is not achieved: <del>DISRDIS</del><sup>17</sup></p> <p>....</p> <p>18. When compliance with any of GIZ-REQ5.16. or GIZ-REQ5.17. is not</p>

<sup>10</sup> Ara Poutama Aotearoa DPR-0300.015

<sup>11</sup> Foster DPR-0126.020

<sup>12</sup> Woolworths DPR-0396.022 and Stuart PC DPR-0365.028, IRHL DPR-0363.397, RIDL DPR-0384.475 and RIHL DPR-0374.441

<sup>13</sup> RIHL DPR-0374.438, RIDL DPR-0384.472, IRHL DPR-0363.394

<sup>14</sup> IRHL DPR-0363.396, RIDL DPR-0384.474 and RIHL DPR-0374.440, Stuart PC DPR-0365.028 and Woolworths DPR-0396.022

<sup>15</sup> IRHL DPR-0363.396, RIDL DPR-0384.474 and RIHL DPR-0374.440, Stuart PC DPR-0365.028 and Woolworths DPR-0396.022

<sup>16</sup> IRHL DPR-0363.396, RIDL DPR-0384.474 and RIHL DPR-0374.440, Stuart PC DPR-0365.028 and Woolworths DPR-0396.022

<sup>17</sup> IRHL DPR-0363.396, RIDL DPR-0384.474 and RIHL DPR-0374.440, Stuart PC DPR-0365.028 and Woolworths DPR-0396.022

		achieved: <del>DIS</del> RDIS <sup>18</sup>
GIZ-REQ6	...	<p>...</p> <p>3. When compliance with any of GIZ-REQ6.1. or GIZ-REQ6.2. is not achieved: <del>DIS</del>RDIS<sup>19</sup></p> <p>....</p> <p>6. When compliance with any of GIZ-REQ6.4. or GIZ-REQ6.5. is not achieved: <del>DIS</del>RDIS<sup>20</sup></p> <p>....</p> <p>8. When compliance with any of GIZ-REQ6.7. is not achieved: <del>DIS</del>RDIS<sup>21</sup></p> <p>....</p> <p>10. When compliance with any of GIZ-REQ6.9. is not achieved: <del>DIS</del>RDIS<sup>22</sup></p>
GIZ-REQ7	...	<p>...</p> <p>3. When compliance with any of GIZ-REQ7.1 or GIZ-REQ7.2 is not achieved: <del>RDIS</del> <del>DIS</del><sup>23</sup></p>
GIZ-REQ10	...	<p>...</p> <p>2. When compliance with any of GIZ-REQ10.1 is not achieved: <del>RDIS</del> <del>DIS</del><sup>24</sup></p>

GIZ-Matters for Control or Discretion		
GIZ-MAT1	<p>...</p> <p>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.<sup>25</sup></p>	...
<del>GIZ-MAT</del> <del>Xa</del> Road boundary landscaping	<p>1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage</p>	...

<sup>18</sup> IRHL DPR-0363.396, RIDL DPR-0384.474 and RIHL DPR-0374.440, Stuart PC DPR-0365.028 and Woolworths DPR-0396.022

<sup>19</sup> Woolworths DPR-0396.022 and DPR-0396.023

<sup>20</sup> Woolworths DPR-0396.022 and DPR-0396.023

<sup>21</sup> Woolworths DPR-0396.022 and DPR-0396.023

<sup>22</sup> Woolworths DPR-0396.022 and DPR-0396.023

<sup>23</sup> Woolworths DPR-0396.022 and DPR-0396.023

<sup>24</sup> Woolworths DPR-0396.022 and DPR-0396.023

<sup>25</sup> Chorus DPR-0101.047

	<p>is to an arterial road or collector road that has a gateway function to a township.</p> <p>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.</p> <p>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.<sup>26</sup></p>	
GIZ-MATyb Internal boundary landscaping	<p>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.</p> <p>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.</p> <p>3. The extent to which there are any compensating 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.<sup>27</sup></p>	...
GIZ-MATc Outdoor Storage	<p>1. The extent to which the infringement results in adverse effects on residential amenity and visual streetscape values.</p> <p>2. The extent to which the infringement results in adverse effects on the safety and efficiency of loading and parking areas.</p> <p>3. The size and location of storage area relative to the activity it is related to and the way in which the storage area achieves the intent of this standard.</p> <p>4. Measures to mitigate adverse effects.<sup>28</sup></p>	

<sup>26</sup> Woolworths DPR-0396.026

<sup>27</sup> Woolworths DPR-0396.026

<sup>28</sup> Woolworths DPR-0396.026

<p><u>GIZ-MATd</u> <u>Street</u> <u>Interface</u></p>	<ol style="list-style-type: none"> <li>1. <u>The extent to which the infringement results in adverse effects on residential amenity and visual streetscape values.</u></li> <li>2. <u>The design and location of the building having regard to the operational and functional requirements of the activity to be accommodated.</u></li> <li>3. <u>The extent to which the design of the building achieves the intent of the standard by other means.</u></li> <li>4. <u>Measures to mitigate adverse effects.</u><sup>29</sup></li> </ol>	
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### Planning Maps

Amend the planning maps to demonstrate to the geographical extent of PREC6.<sup>30</sup>

Amend the GIZ-SCHED2 to demonstrate the geographical extent of PREC6.<sup>31</sup>

<sup>29</sup> Woolworths DPR-0396.026

<sup>30</sup> RIDL DPR-0384.490 and RIHL DPR-0374.412, IRHL DPR-0363.465

<sup>31</sup> Bunnings DPR-0145.015