

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

Dairy Processing Zone Chapter

DPZ-Overview	Synlait Milk Limited and Fonterra Limited have existing dairy processing plants at Dunsandel and Hororata ¹ respectively, located within the Dairy Processing Zone and adjacent to the strategic transport network...	
DPZ -R1	<p>...</p> <p>2. Any activity ancillary to an activity listed in DPZ R1.1, limited to:</p> <p>...</p> <p>b. Infrastructure for roading, wastewater, sewerage, stormwater, water supply, energy renewable electricity² generation, or car parking...</p> <p>...</p> <p>DPZ-REQ8 Access Design Synlait³</p>	
DPZ -R2	<p>...</p> <p>Any rural production activity and associated buildings and structures⁴, amenity planting, shelterbelt, and conservation activity</p> <p>Where:</p> <p>a. This activity complies with the following rules:</p> <p>i. GRUZ R16 Rural Production</p> <p>ii. GRUZ R22 Amenity Planting</p> <p>iii. GRUZ R25 Shelterbelt</p> <p>iv. GRUZ R26 Conservation Activity⁵</p> <p>i. GRUZ-R2 Structures⁶</p> <p>...</p>	
DPZ R3⁷	<p>1. Prior to the issue of a building consent for any new building and/or any addition to an existing building (excluding any buildings for ancillary activities specified in DPZR1) which will increase the capacity for milk processing or storage on a site subject to the Outline Development Plan in DPZ-SCHED2.</p> <p>Where:</p> <p>a) A traffic assessment by a suitably qualified expert is provided to address the design</p>	<p>Activity status when compliance not achieved:</p> <p>3. When compliance with any of DPZ R3.1 is not achieved: DIS⁹</p>

¹ Fonterra DPR-0370.086

² Synlait DPR-0420.018

³ Synlait DPR-420.026 and Fonterra DPR-370.094

⁴ SDC DPR207.071

⁵ Fonterra DPR-370.093

⁶ SDC DPR207.071

⁷ Fonterra DPR-370.094

⁹ Fonterra DPR-370.094

	<p>of any access from the State Highway or the design of any State Highway/local road intersection as shown on the Outline Development Plan in DPZ-SCHED2.</p> <p>Matters for discretion:</p> <p>2. The exercise of discretion in relation to DPZ-REQ2.1 is restricted to the following matters: a) DPZ-MAT1 Access⁸</p>	
DPZ -REQ2	<p>...</p> <p>2. Where located within the Rural Buffer Area:</p> <p>a. Any free-standing sign permitted by DPZ- REQ2.1 shall:</p> <p>i. have a maximum height of 6m above ground level;</p> <p>ii. be setback 20m from any site boundary adjoining the state highway, 10m from any boundary adjoining a road other than the state highway, and 5m from any site boundary adjoining the Rural Zone;¹⁰</p> <p>i. Comply with SIGN-R4 and SIGN-REQ1¹¹.</p>	
DPZ-REQ8		
<u>Synlait Site</u> ¹²	<p>1. Prior to the issue of a building consent for any new building and/or addition to an existing building (excluding any buildings for ancillary activities specified in DPZ-R1) which will increase the capacity for milk processing or storage on a site subject to the Outline Development Plan in DPZ-SCHED1 a traffic assessment by a suitably qualified expert shall be provided which demonstrates that:</p> <p>a. The average annual daily traffic volumes on SH1 (east of Heselton Road) <u>as most recently published by the NZTA</u>¹³, do not exceed 15,500 vehicles per day measured at <u>the NZTA's</u>¹⁴ nearest <u>regular telemetry</u>¹⁵ count site; and</p> <p>b. The average number of weekday afternoon peak hour vehicle movements <u>generated by the Synlait site between its site access on Heselton Road and State Highway 1 will not exceed 220 vehicle movements per hour calculated in</u></p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of DPZ-REQ8.1 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to DPZ-REQ8.3 is restricted to the following matters:</p> <p>a. <u>DPZ-MAT1</u> Access</p>

⁸ Fonterra DPR-370.094

¹⁰ Synlait DPR-0420.020 and Fonterra DPR-0370.097

¹¹ Synlait DPR-0420.020 and Fonterra DPR-0370.097

¹² Synlait DPR-0420.020

¹³ Synlait DPR-0420.020

¹⁴ Synlait DPR-0420.020

¹⁵ Synlait DPR-0420.020

	<p>accordance with the following requirements:</p> <p>i. The calculation shall include vehicle movements from the proposed development, any consented development that is not yet built and existing vehicle movements.¹⁶</p> <p>ii. Existing vehicle movements from the Synlait site shall be measured by a traffic survey undertaken within the last 12 months, from a¹⁷ Monday to a Thursday on two consecutive non-holiday weeks from the start of September to the end of the second week of December; and</p> <p>iii. The afternoon peak hour shall be calculated by taking those vehicle movements in the busiest one hour (to the nearest 15 minutes) recorded between 4pm and 6pm on each surveyed day, and then averaged to provide a final number.¹⁸</p>	
Fonterra Site ¹⁹	<p>4. Prior to the issue of a building consent for any new building and/or addition to an existing building (excluding any buildings for ancillary activities specified in DPZ-R1) which will increase the capacity for milk processing or storage on a site subject to the Outline Development Plan in DPZ-SCHED2 a traffic assessment by a suitably qualified expert shall be provided which demonstrates that:</p> <p>a. The average annual daily traffic volumes on State Highway 73 (south of the Fonterra access) as most recently published by NZTA, do not exceed 4960 vehicles per day; and</p> <p>b. The average number of weekday peak hour vehicle movements generated by the Fonterra site between its site access and State Highway 73 will not exceed 170 vehicle movements per 30 minute calculated in accordance with the following requirements:</p> <p>i. The calculation shall include vehicle movements from the proposed development, any consented</p>	<p>Activity status when compliance not achieved:</p> <p>5. When compliance with any of DPZ-REQ8.1 DPZ-REQ8.4 is not achieved: RDIS</p> <p>Matters for discretion:</p> <p>6. The exercise of discretion in relation to DPZ-REQ8.5 is restricted to the following matters:</p> <p>a. DPZ-MAT1 Access²¹</p>

¹⁶ Synlait DPR-420.026

¹⁷ Synlait DPR-420.026

¹⁸ Synlait DPR-420.026

¹⁹ Synlait DPR-420.026 and Fonterra DPR-370.094

²¹ Synlait DPR-420.026 and Fonterra DPR-370.094

	<p>development that is not yet built and existing vehicle movements.</p> <p>ii. Existing vehicle movements from the Fonterra site shall be measured by a traffic survey undertaken within the last 12 months, from a Monday to a Thursday on two consecutive non-holiday weeks from the start of September to the end of the second week of December; and</p> <p>iii. The peak 30 minutes shall be calculated by taking those vehicle movements in the busiest 30 minutes (to the nearest 15 minutes) recorded between 7am and 9am and 4pm and 6pm on each surveyed day, and then averaged to provide a final number.²⁰</p>	
DPZ-MAT1	<p>1. The effects of any access on traffic efficiency and safety with respect to the road frontage and the wider land transport infrastructure network.additional traffic generated by the proposed activity on:</p> <p>a. The site access;</p> <p>b. The traffic efficiency and safety of: with respect to the road frontage and the wider land transport infrastructure network.</p> <p>i. Heslerton Road including the State Highway 1/Heslerton Road intersection (with respect to the Synlait site); or</p> <p>ii. The State Highway 73/Fonterra Access Road intersection (with respect to the Fonterra site); and</p> <p>c. The wider land transport infrastructure network, having particular regard to the design and extent of any intersection improvements planned, under construction or implemented by NZTA for Heslerton Road and SH1 with respect to the Synlait site).²²</p> <p>2. The outcome of any consultation with NZTA and/or KiwiRail.</p> <p>3. The suitability of any amendments or upgrades to²³ the access design having particular regard to the level of additional traffic generated by the proposed activity.</p>	
DPZ -SCHED1	Amend the DPZ-SCHED1 as shown in Appendix 2 to depict the extent of the Synlait 'Inner Noise Zone' ²⁴ .	

Knowledge Zone Chapter

Tertiary Education	<p>The use of land and/or buildings for the purpose of facilitating tertiary education, training, development and instruction and/or related research and laboratories; and includes ancillary and accessory administrative, cultural, commercial, community, staff and student facilities, conferencing, accommodation, retail and recreational facilities. It includes ancillary use of facilities by persons not associated with a tertiary education or research activity.²⁵</p>
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²⁰ Synlait DPR-420.026 and Fonterra DPR-370.094

²² Fonterra DPR-370.103

²³ Fonterra DPR-370.103

²⁴ Synlait DPR-0420.027

²⁵ Lincoln University DPR-0434.003

KNOZ-O1	The Knowledge Zone contributes to the social and economic wellbeing of the District, region and nation by providing primarily for <u>tertiary education, and research activities and rural sector commercial activities</u> . ²⁶
KNOZ-O2	The scale and proportion of buildings and spaces in the Knowledge Zone reflects the characteristics of high density <u>tertiary education, and research activities and rural sector commercial activities</u> ²⁷ , including associated accommodation activities.
KNOZ-P1	Enable <u>tertiary education, and research activities and rural sector commercial activities</u> ²⁸ to establish and operate.
KNOZ-P2	Provide for activities within the Knowledge Zone which are compatible with, <u>and support tertiary education, and research activities and rural sector commercial activities</u> . ²⁹
KNOZ-P3	Avoid activities that: 1. are incompatible with the efficient and effective operation of <u>tertiary education, and research activities and rural sector commercial activities</u> ³⁰ ; or
KNOZ-R8	1. Visitor accommodation, Where: a. The visitor accommodation activity relates to the use of an existing student or staff accommodation building <u>by persons not associated with a tertiary education or research activity</u> ³¹ . <u>i. By persons not associated with a tertiary education or research activity; and</u> <u>ii. For less than 30 days per calendar year.</u> ³² And this activity complies with the following rule requirements:
KNOZ-REQ3	1. Any building <u>or structure</u> ³³ shall comply with the height in relation to boundary <u>A</u> requirements in <u>APP3</u> ³⁴
KNOZ-MAT1	<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.</u> ³⁵

²⁶ Lincoln University DPR-0205.006, Plant and Food and Landcare DPR-0213.006 and AgResearch DPR-0342.022

²⁷ Lincoln University DPR-0205.007, Plant and Food and Landcare DPR-0213.007 and AgResearch DPR-0342.023

²⁸ Lincoln University DPR-0205.008 Plant and Food and Landcare DPR-0213.008 and AgResearch DPR-0342.024

²⁹ Lincoln University DPR-0205.009 Plant and Food and Landcare DPR-0213.009 and AgResearch DPR-0342.025

³⁰ Lincoln University DPR-0205.010, Plant and Food and Landcare DPR-0213.010 and AgResearch DPR-0342.026

³¹ Lincoln University DPR-0205.012

³² Lincoln University DPR-0205.012

³³ SDC DPR207.071

³⁴ SDC DPR207.071

³⁵ Chorus DPR-0101.048

Port Zone Chapter

PORTZ-Overview	<p>The Port Zone is an inland port area, located in Rolleston. There are two Port Zone areas, one³⁶ at the eastern edge of the township's industrial area, to the north of the State Highway. The inland ports are considered important infrastructure³⁷. The zone is located adjacent to the railway line at its southern end and adjoining the rural area at its northern and eastern boundaries. The second area is on the western side on the Rolleston industrial area adjoining the Midland Railway line and is surrounded by industrial activities. The inland ports are considered important infrastructure.³⁸</p> <p>The purpose of the Port Zone ... includes logistics storage, stacking, and handling of containers.³⁹ Because of the scale and nature of activities ..., including noise, traffic volumes (including rail)⁴⁰, visual dominance, and shading from large-scale structures. These effects need to be managed ...within adjoining zones. Sensitive Activities⁴¹ within the zone also need to be controlled...</p>
PORTZ-P2	Provide for other a range of⁴² industrial activities within the Port Zone, where such activities do not adversely affect port activities.
PORTZ-P3	Avoid activities locating within the zone that would adversely affect⁴³ the efficient operation of port activities, including those likely to result in reverse sensitivity effects. ⁴³
PORTZ-P4	<p>Recognise the functional and operational requirements of activities within the Port Zone, while managing their adverse effects by:</p> <ol style="list-style-type: none"> Limiting controlling⁴⁴ building coverage; Ensuring an appropriate level of separation is achieved at the interface with other zones and roads; and Limiting controlling⁴⁵ the height of buildings and structures.
PORTZ-R5	<p>Amend as follows:</p> <p>Activity Status:CON</p> <ol style="list-style-type: none"> Any noise sensitive activity. <p>Where:</p> <ol style="list-style-type: none"> The noise sensitive activity is a residential activity that is for custodial on-site security purposes. <ol style="list-style-type: none"> It located outside of the 55 dBA LAeq Noise Control Overlay,⁴⁶ <p>And this activity complies with the following rule requirements:</p> <p>PORTZ-REQ1 Servicing</p> <p>PORTZ-REQ4 Setback</p>

³⁶ MetroPort DPR-0068.023

³⁷ MetroPort DPR-0068.023

³⁸ MetroPort DPR-0068.023

³⁹ MetroPort DPR-0068.023

⁴⁰ MetroPort DPR-0068.023

⁴¹ MetroPort DPR-0068.023

⁴² LPC DPR-0453.024

⁴³ LPC DPR-0453.025

⁴⁴ MetroPort DPR-0068.30 and LPC DPR-0453.026

⁴⁵ MetroPort DPR-0068.30 and LPC DPR-0453.026

⁴⁶ LPC DPR-0453.027 Metroport DPR-0068.032

	<p>PORTZ–REQ5 Landscaping - Road boundaries</p> <p>PORTZ–REQ6 Landscaping - Rural boundaries</p> <p>PORTZ–REQ7 Building Coverage</p> <p>Matters of control:</p> <p>2. The exercise of control in relation to PORTZ-R5.1.a is reserved over the following matters:</p> <p>a. The removal of, or other method to be used to dispose of, or convert the use of, the residential unit in the event of it no longer being required for security purposes.</p> <p>Activity status when compliance not achieved: N/A/NC⁴⁷</p>
PORTZ-REQ3	1. Any building or structure shall comply with the Height in Relation to Boundary A requirement in APP3 . ⁴⁸
PORTZ-MAT1	<p>3. Whether the intrusion is necessary due to the functional and operational⁴⁹ requirements of an activity.</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.⁵⁰</p>
PORTZ-MAT2	7. Whether the intrusion is necessary due to the functional and operational ⁵¹ requirements of an activity.
PORTZ-MAT3	3. Whether the intrusion is necessary due to the functional and operational ⁵² requirements of an activity.

APP3

APP3	...Please note there are no HRTB requirements where the PORTZ adjoins the GIZ and HRTB is measured only along internal boundaries, not road boundaries. ⁵³
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⁴⁷ LPC DPR-0453.027 Metroport DPR-0068.032

⁴⁸ Foster DPR-0126.022

⁴⁹ LPC DPR-0453.043 DPR-0453.044 DPR-0453.045

⁵⁰ Chorus DPR-0101.048

⁵¹ LPC DPR-0453.043 DPR-0453.044 DPR-0453.045

⁵² LPC DPR-0453.043 DPR-0453.044 DPR-0453.045

⁵³ LPC DPR-0453.038 MetroPort DPR-0068