

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/Darfield ¹ respectively, located within the Dairy Processing Zone and adjacent to the strategic transport network...
DPZ -R1	... 2. Any activity ancillary to an activity listed in DPZ R1.1, limited to: ... b. Infrastructure for roading, wastewater, sewerage, stormwater, water supply, <u>energy renewable electricity² generation</u> , or car parking...
DPZ -R2	... Any rural production activity <u>and associated buildings and structures³</u> , amenity planting, shelterbelt, and conservation activity Where: a. This activity complies with the following rules: i. <u>GRUZ-R2 Structures⁴</u> , ...
DPZ -REQ2	... 2. Where located within the Rural Buffer Area: a. Any free-standing sign permitted by DPZ- REQ2.1 shall: i. have a maximum height of 6m above ground level; 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; ⁵ i. Comply with SIGN-R4 and SIGN-REQ1⁶ .
DPZ -SCHED1	Amend the DPZ-SCHED1 as shown in Appendix 2 to depict the extent of the Synlait 'Inner Noise Zone' ⁷ .

Knowledge Zone Chapter

Tertiary Education	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. <u>It includes ancillary use of facilities by persons not associated with a tertiary education or research activity.</u> ⁸
---------------------------	---

¹ Fonterra DPR-0370.086

² Synlait DPR-0420.018

³ SDC DPR207.071

⁴ SDC DPR207.071

⁵ Synlait DPR-0420.020 and Fonterra DPR-0370.097

⁶ Synlait DPR-0420.020 and Fonterra DPR-0370.097

⁷ Synlait DPR-0420.027

⁸ 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> . ⁹
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> ¹⁰ , including associated accommodation activities.
KNOZ-P1	Enable <u>tertiary education, and research activities and rural sector commercial activities</u> ¹¹ 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> . ¹²
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> ¹³ ; 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> ¹⁴ ; i. By persons not associated with a tertiary education or research activity; and ii. For less than 30 days per calendar year. ¹⁵ And this activity complies with the following rule requirements:
KNOZ-REQ3	1. Any building <u>or structure</u> ¹⁶ shall comply with the height in relation to boundary <u>A</u> requirements in APP3 ¹⁷
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> ¹⁸

⁹ Lincoln University DPR-0205.006, Plant and Food and Landcare DPR-0213.006 and AgResearch DPR-0342.022

¹⁰ Lincoln University DPR-0205.007, Plant and Food and Landcare DPR-0213.007 and AgResearch DPR-0342.023

¹¹ Lincoln University DPR-0205.008 Plant and Food and Landcare DPR-0213.008 and AgResearch DPR-0342.024

¹² Lincoln University DPR-0205.009 Plant and Food and Landcare DPR-0213.009 and AgResearch DPR-0342.025

¹³ Lincoln University DPR-0205.010, Plant and Food and Landcare DPR-0213.010 and AgResearch DPR-0342.026

¹⁴ Lincoln University DPR-0205.012

¹⁵ Lincoln University DPR-0205.012

¹⁶ SDC DPR207.071

¹⁷ SDC DPR207.071

¹⁸ Chorus DPR-0101.048

Port Zone Chapter

PORTZ-Overview	<p>The Port Zone is an inland port area, located in Rolleston. <u>There are two Port Zone areas, one¹⁹ at the eastern edge of the township's industrial area, to the north of the State Highway. The inland ports are considered important infrastructure²⁰. 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.²¹</u></p> <p>The purpose of the Port Zone ... includes logistics storage, stacking, and handling <u>of containers</u>.²² Because of the scale and nature of activities ..., including noise, traffic volumes <u>(including rail)</u>²³, visual dominance, and shading from large-scale structures. These effects need to be managed ...within adjoining zones. <u>Sensitive Activities</u> ²⁴within the zone also need to be controlled...</p>
PORTZ-P2	Provide for other <u>a range of</u> ²⁵ 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 affect the efficient operation of port activities, including those likely to result in reverse sensitivity effects. ²⁶
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"> 1. Limiting <u>controlling</u>²⁷ building coverage; 2. Ensuring an appropriate level of separation is achieved at the interface with other zones and roads; and 3. Limiting <u>controlling</u>²⁸ the height of buildings and structures.
PORTZ-R5	<p>Amend as follows:</p> <p>Activity Status:CON</p> <ol style="list-style-type: none"> 1. Any noise sensitive activity. <p>Where:</p> <ol style="list-style-type: none"> a. The noise sensitive activity is a residential activity that is for custodial on-site security purposes. <ol style="list-style-type: none"> a. <u>It located outside of the 55 dBA LAeq Noise Control Overlay,</u>²⁹ <p>And this activity complies with the following rule requirements:</p> <p>PORTZ-REQ1 Servicing</p> <p>PORTZ-REQ4 Setback</p>

¹⁹ MetroPort DPR-0068.023

²⁰ MetroPort DPR-0068.023

²¹ MetroPort DPR-0068.023

²² MetroPort DPR-0068.023

²³ MetroPort DPR-0068.023

²⁴ MetroPort DPR-0068.023

²⁵ LPC DPR-0453.024

²⁶ LPC DPR-0453.025

²⁷ MetroPort DPR-0068.30 and LPC DPR-0453.026

²⁸ MetroPort DPR-0068.30 and LPC DPR-0453.026

²⁹ 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 <u>ANC</u>³⁰</p>
PORTZ-REQ3	1. Any building <u>or structure</u> shall comply with the Height in Relation to <u>Boundary A</u> requirement in APP3 . ³¹
PORTZ-MAT1	<p>3. Whether the intrusion is necessary due to the functional <u>and operational</u>³² requirements of an activity.</p> <p>4. <u>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>³³</p>
PORTZ-MAT2	7. Whether the intrusion is necessary due to the functional <u>and operational</u> ³⁴ requirements of an activity.
PORTZ-MAT3	3. Whether the intrusion is necessary due to the functional <u>and operational</u> ³⁵ requirements of an activity.

APP3

APP3	<p>...Please note there are no HRTB requirements where the PORTZ adjoins the GIZ and <u>HRTB is measured only along internal boundaries, not road boundaries.</u>³⁶</p>
------	--

³⁰ LPC DPR-0453.027 Metroport DPR-0068.032

³¹ Foster DPR-0126.022

³² LPC DPR-0453.043 DPR-0453.044 DPR-0453.045

³³ Chorus DPR-0101.048

³⁴ LPC DPR-0453.043 DPR-0453.044 DPR-0453.045

³⁵ LPC DPR-0453.043 DPR-0453.044 DPR-0453.045

³⁶ LPC DPR-0453.038 MetroPort DPR-0068