

APPENDIX 2 REPORTING OFFICERS RECOMMENDED CHANGES TO THE CHRISTCHURCH DISTRICT PLAN

As a result of consideration of submissions and potential adverse effects, I recommend the following amendments to the District Plan provisions. The CDP text is shown as *normal text in italics*. Any text recommended to be added by this report will be shown as *red bold* text in italics and that to be deleted as ~~*red bold strikethrough*~~ text in italics.

Tracked Changes

Matters of Discretion

16.7.3.9 – Add to title “and Industrial General” – 16.7.3.9 Area-specific rules – Matters of discretion – Industrial Heavy Zone *and Industrial General* (South West Hornby)

16.7.3.9.1 – Add to title “and Industrial General” – 16.7.3.9.1 Outline Development Plan – Industrial Heavy Zone *and Industrial General* (South West Hornby)

16.7.3.9.2 - Add to title “and Industrial General” - 16.7.3.9.2 Setback from boundaries adjoining rural zone – Industrial Heavy Zone *and Industrial General* (South West Hornby)

16.7.3.9.3 - Add to title “and Industrial General” - 16.7.3.9.3 Landscaping at rural urban interface – Industrial Heavy Zone *and Industrial General* (South West Hornby)

16.7.3.9.4 - Add to title “and Industrial General” - 16.7.3.9.4 Roading and Access – Industrial Heavy Zone *and Industrial General* (South West Hornby)

16.4.9.1 Area Specific Activities – Industrial General Zone (South West Hornby) *add Rules RD2 and RD3*

16.4.9.1.3 Area Specific Restricted Discretionary Activities

	<i>Activity</i>	<i>The Council's discretion shall be limited to the following matters:</i>
<i>RD2</i>	<i>a. Any site access directly onto Marshs Road.</i> <i>b. Any application arising from this rule shall not be publicly notified.</i>	<i>Roading and access - Rule 16.7.3.9.4</i>
<i>RD3</i>	<i>a. Any activity listed in Rule 16.4.9.1.1 P1- P2 that does not meet one or more of the built form standards in Rule 16.4.9.2.</i>	<i>a. As relevant to the built form standard that is not met:</i> <i>i. Maximum height of buildings and fencing or screening structure – Rule 16.7.1.1</i> <i>ii. For Rule 16.4.9.2.2, Minimum building setback from road boundaries/ railway corridor – Rule 16.7.1.3</i> <i>iii. For Rule 16.4.9.2.2 and 16.4.9.2.3 a., Setback from boundaries adjoining rural zone - Rule 16.7.3.9.2</i> <i>iv. For Rule 16.4.9.2.3, Minimum building setback from the boundary with a residential zone, residential property – Rule 16.7.1.4</i> <i>v. For Rule 16.4.9.2.4, Landscaped areas – Rule 16.7.1.7</i> <i>vi. For Rule 16.4.9.2.4, Landscaping at rural urban interface – Rule 16.7.3.9.3</i>

Rules added to 16.4.9 Area Specific Activities – Industrial General Zone (South West Hornby)

New Sub-Heading – 16.4.9.2 *Area-specific built form standards - Industrial General Zone (South West Hornby)*

16.4.9.2.1 Maximum height for buildings

- a. The maximum height of any building within 20 metres of the rural zone boundary and the Marshs Road road boundary shall be 10 metres.
- b. Any application arising from this rule shall not be publicly notified.

16.4.9.2.2 Minimum building setback from road boundaries

- a. The minimum building setback from road boundaries shall be as follows:

	Applicable to	Standard
i.	<u>Office buildings</u> and <u>Parking buildings</u> on <u>sites</u> with frontage to Marshs Road	10 metres
ii.	All other buildings not provided for in clause (i).	20 metres

- b. Any application arising from this rule shall not be publicly notified.

16.4.9.2.3 *Minimum building setback from the south west boundary and residential properties*

- a. *The minimum building setback from a boundary with a rural zone and from residential properties shall be as follows:*

	<i>Applicable to</i>	<i>Standard</i>
<i>i.</i>	<i>A. <u>Sites</u> with a <u>boundary</u> adjoining the Rural Urban Fringe zone.</i>	<i>25 metres</i>
<i>ii.</i>	<i>A. <u>Sites</u> adjoining Lot 1 DP64487 (until the existing <u>residential</u> activity ceases - following which no <u>setback</u> shall apply).</i> <i>B. Clause (ii) shall only apply until 30 March 2026 at which time the rule shall no longer apply.</i>	<i>20 metres</i>

- b. Any application arising from with this rule shall not be publicly notified.*

16.5.4.2.4 Landscaped areas

- a. Landscaping and trees shall be provided as follows:*

	<i>Standard</i>
<i>i.</i>	<i>The <u>setback</u> from Marshs Road and the rural zone required under Rules 16.4.9.2.2 and 16.4.9.2.3 a. shall comprise a <u>landscaping strip</u> of a depth equivalent to the <u>setback</u>, comprising:</i> <i>A. Two rows of trees, staggered in a manner that one row is <u>off</u>-set from the other row.</i> <i>B. Trees shall be spaced 10 metres apart in each row.</i> <i>C. The trees used in the <u>landscaping strip</u> shall comprise one or more of the following species: Podocarpus totara – totara, Hoheria angustifolia – houhere/ narrow-leaved lacebark, Plagianthus regius – manatu/ lowland ribbonwood.</i> <i>D. The <u>existing</u> shelterbelt on the Marshs Road <u>frontage</u> shall be retained <u>until</u> trees required under clause ii. are 6 metres in height.</i> <i>E. Shrubs shall be planted between the two rows of trees, using the species listed in Appendix 6.11.6 of Chapter 6, Section 3.</i> <i>F. The requirements of Appendix 6.11.6 of Chapter 6, Part A shall apply.</i> <i>G. Maintenance of the <u>landscaping strip</u> shall be undertaken for a period of no less than 5 years from the date of <u>planting</u>.</i>

- b. Any application arising from this rule shall not be publicly notified.*