

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

Chapter 16 Industrial

16.2 Objectives and Policies

16.2.9.2 Policy - Activities in industrial zones

- a. ...
- b. ...
- c. Avoid the use of industrial zones for non-industrial activities that could adversely affect the strategic role of the **Central City**, ~~**District Centres**~~ **Town Centres** and ~~**Neighbourhood Local Centres**~~ as focal points for **commercial activities, community activities, residential activities,** and other activities.
- d. ...

16.2.2 Objective – Brownfield redevelopment

- a. The recovery and economic growth of the **Christchurch District** is provided for by enabling residential, mixed-use or commercial redevelopment, ~~including mixed-use development,~~ of appropriate **brownfield** sites while ~~not compromising the function of the wider industrial area for primarily industrial activities, ensuring that:~~
 - i. Commercial activities are primarily directed to the Central City and commercial centres; and

- ii. Where commercial activities are located out of centres as a result of brownfield redevelopment, there are no significant adverse distributional or urban form effects on the Central City and commercial centres; and
- iii. **For brownfield sites not identified within the Brownfield precinct,** the function of the wider industrial area for primarily industrial activities is not compromised; **and**
- iv. **For brownfield sites within the Brownfield Precinct at Woolston (excludes the Tannery), Hornby, Cranford and Papanui, a high-quality residential environment is achieved that is consistent with the outcomes sought for residential medium density zones.**

Advice note:

1. **16.2.2 Objective** – Brownfield development and **16.2.2.1 Policy** - Brownfield site identification and **16.2.2.2 Policy** – Brownfield redevelopment are the only objective and policies in the Industrial Chapter to be considered for any proposal for residential or mixed-use development of a brownfield site.

(Proposed Plan Change 5C subject to Council Decision)

16.2.2.2 Policy – Brownfield redevelopment

- a. ~~Support~~ Provide for the redevelopment of brownfield sites identified by a brownfield overlay at Waterloo Business Park and the Tannery or identified in accordance with Policy 16.2.2.1 for residential activities, or mixed use activities including a limited quantum of commercial activities or commercial activities where.
 - i. Commercial activities are of a scale and/or type that do not have significant adverse distributional or urban form effects on the Central City and commercial centres; and
 - ii. Industrial activities remain the predominant use in the same geographic area zoned industrial.
- b. **Provide for the redevelopment of brownfield sites within the Brownfield Precinct at Hornby, Papanui, Cranford and Woolston (excludes the Tannery), for medium density residential activities.**
- c. ~~b. Brownfield regeneration redevelopment~~ proposals as provided for in sub-clause a. and b. above shall also ensure that:
 - i. any ~~residential or mixed-use re~~development will not give rise to reverse sensitivity effects on existing industrial activities, or other effects, including reverse sensitivity, that may hinder or constrain the establishment or ongoing operation or development of industrial activities and strategic infrastructure;
 - ii. the safety and efficiency of the current and future transport system is not significantly adversely affected;
 - iii. good quality urban design and an appropriate level of residential amenity ~~can~~ will be achieved on the site;

- iv. the site enhances connectivity to public transport routes, commercial and community services, and open space where appropriate;
- v. any **contaminated land** is managed in accordance with national and regional standards;
- vi. the redevelopment maintains the strategic role of **the Central City and commercial centres** as the focal points for commercial and other activities, and the efficient and effective use of land and/or community and **transport infrastructure** investment in centres; ~~and~~
- vii. ~~any the~~ environmental and cultural values ~~of waterways~~ within or **adjoining** the site are recognised and provided for in any redevelopment;
- viii. the development is comprehensively planned;
- ix. the effects of natural hazards are managed in accordance with the framework in Chapter 5;
- x. the principles of **crime prevention through environmental design** are incorporated into the development; and
- xi. the design of the development mitigates the effects of noise from traffic, railway activity, and other sources where necessary to protect residential amenity.

(Proposed Plan Change 5C subject to Council Decision)

16.4 Rules - Industrial General Zone

16.4.1 Activity status tables – Industrial General Zone

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16.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules [16.7.1](#) and [16.7.2](#), as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
...
RD8	<u>Comprehensive residential development on sites identified by a Brownfield precinct at Hornby, Papanui, Cranford and Woolston.</u>	a. <u>Brownfield Area Redevelopment</u>

16.4.2 Built form standards – Industrial General Zone

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, RD3 and RD4 unless otherwise stated.

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16.4.2.4 Sunlight and outlook at boundary with a residential zone and road

	Standard
a.	<ul style="list-style-type: none"> i. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured at any point 2.3 metres above the internal boundary in accordance with the relevant diagram in Appendix 16.8.11 <u>unless specified below.</u> ii. Clause (a) shall not apply to the Industrial General Zone off Haytons Road.

	Standard
b.	Where a site adjoins Blakes Road at East Belfast, no buildings shall project beyond a building envelope constructed by recession planes commencing at a point 8 metres above the road boundary with Blakes Road and climbing at an angle of 15 degrees until it reaches a line 50 metres back from and parallel to the road boundary with Blakes Road.
c.	<u>Within the Brownfield Precinct, where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a 60° recession plane measured at any point 4 metres above the internal boundary.</u>

- c. Where **sites** are located within a **Flood Management Area**, recession plane breaches created by the need to raise floor levels shall not be publicly or limited notified.
- d. Any application arising from this rule shall not be publicly notified.

16.4.3.1 Area-specific activities–Industrial General Zone (Waterloo Park)

16.4.3.1.1 Area-specific permitted activities

- a. The activities listed below are permitted activities in the Industrial General Zone (Waterloo Park) if they meet the activity specific standards set out in this table and the built form standards in [Rule 16.4.3.2](#).

Activity		Activity specific standards
...
P3	Retail activity	<p>a. The maximum GLFA of retail activity within the Industrial General Zone (Waterloo Park) shall be 3,000m² and shall be located in a local neighbourhood centre.</p> <p>b. The maximum GLFA per tenancy for any retail activity shall be 350m².</p>
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16.5 Rules – Industrial Heavy Zone

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16.5.2 Built form standards - Industrial Heavy Zone

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

...

6.5.2.4 Sunlight and outlook at boundary with a residential zone

	Applicable to:	Standard
a.	All sites which share a boundary with a residential zone, other than those adjoining the residential zone at Wigram	a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a 60° recession plane measured at any point 2.3 4 metres above the internal boundary in accordance with the diagrams in Appendix 16.8.11 <u>unless specified below</u> .
b.	<u>All sites in the Brownfield Precinct which share a boundary with a residential zone</u>	<u>a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a 60° recession plane measured at any point 4 metres above the internal boundary.</u>

- b. Where sites are located within a Flood Management Area, recession plane breaches created by the need to raise floor levels shall not be publicly or limited notified.
- c. Any application arising from this rule shall not be publicly notified.

16.6 Rules – Industrial Park Zone

16.6.2 Built form standards - Industrial Park Zone

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activity RD2 unless otherwise stated.

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16.6.2.5 Sunlight and outlook at boundary with a residential zone

- a. Where an internal **site boundary** adjoins a residential zone no part of any **building** shall project beyond a **building** envelope contained by a recession plane measured at any point 2.3 metres above the internal **boundary** in accordance with the-relevant diagram in [Appendix 16.8.11](#) **unless specified below.**
- b. **Within the Brownfield Precinct, where an internal **site boundary** adjoins a residential zone, no part of any **building** shall project beyond a **building** envelope contained by a 60° recession plane measured at any point 4 metres above the internal **boundary**.**
- c. Where **sites** are located within a **Flood management area**, recession plane breaches created by the need to raise floor levels shall not be limited or publicly notified.
- d. Any application arising from this rule shall not be publicly notified.

16.7 Rules - Matters of discretion

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16.7.9 Matters of discretion for activity specific standards

16.7.2.5 Brownfield Area Redevelopment

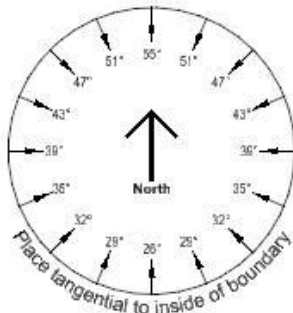
- a. **The extent to which the proposal meets the criteria set out in Policy [16.2.2.2\(c\)](#).**
- b. **Whether a high-quality residential environment is achieved that is consistent with the outcomes sought for residential medium density zones.**
- c. **The extent to which the proposal addresses the Residential Design Principles in Rule [14.15.1](#).**

Appendix 16.8.11 Recession Plane Diagrams

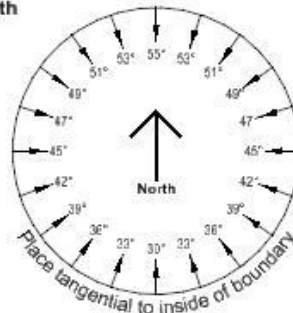
To be updated

Appendix 16.8.11 - Recession Plane Diagram

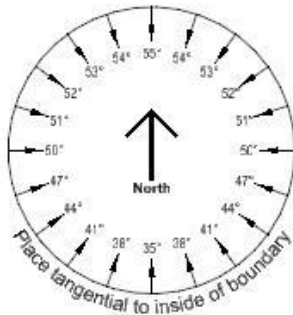
Note: North is true north



- A** Applicable to all buildings:
- in the Residential Suburban Zone
 - on sites in other non-residential zones that adjoin the Residential Suburban Zone



- B** Applicable to all buildings:
- Residential Suburban density overlay
 - On sites on other non-residential zones that adjoin the Residential Suburban density overlay area



- C** Applicable to all buildings:
- in the Residential Medium Density Zone
 - on sites in other non-residential zones that adjoin the Residential Medium Density Zone



- D** Applicable to all buildings:
- in the medium density higher height limit zones
 - on sites in other non-residential zones that adjoin the medium density higher height limit zones
 - in the medium density higher height limit zones (except those buildings over 11 metres in height)
 - on sites in other non-residential zones that adjoin the medium density (except those over 11 metres in height)



- E** Applicable to all buildings:
- over 11 metres in height in the medium density higher height limit zones
 - over 11 metres in height on sites in other non-residential zones that adjoin the medium density higher height limit zones