

APPENDIX 9.2 LINKAGES BETWEEN PROVISIONS

Issue	Directions	Objectives	Policies	Methods incl. rules
<p>ISSUE 1: Ensuring that the demand for land can be met to accommodate future industrial growth and to support the recovery</p>	<p><i>Avoid urban development outside of existing urban areas or greenfield priority areas for development (Objective 6.2.1 (3), Chapter 6 of CRPS).</i></p> <p><i>“Combined with other vacant industrial land in existing zones, the greenfield priority areas will be sufficient to meet future demand as well as allowing for choice of location and market competition”(LURP, Section 4.3.2 ‘Provide for Industrial needs’).</i></p> <p><i>A range of other business activities are provided for in appropriate locations (Objective 6.2.6 (4), Chapter 6 of CRPS).</i></p>	<p>Objective 1 ‘Recovery and Growth’ The recovery and economic growth of the district’s industry are supported and strengthened in existing and new greenfield industrial zones.</p>	<p>Policy 1: Sufficient land supply</p>	<p>Rezoning greenfield priority areas in the south west (16.2.9, 16.3.5) and Belfast (16.2.7)</p>
			<p>Policy 3: Range of industrial locations</p>	<p>Zoning to reflect the existing environment and to recognise different needs including:</p> <ul style="list-style-type: none"> - Industrial General zone (16.2) - Industrial Heavy zone (16.3) - Industrial Park zone (16.4)
<p>ISSUE 2 - Non-industrial activities have the potential to restrict opportunities for industrial activities to establish/operate</p>	<p><i>Areas used for existing industrial activities are to be used primarily for that purpose, rather than as a location for new commercial activities (Objective 6.2.6 (2), Chapter 6 of CRPS).</i></p> <p><i>Greenfield priority areas for business in Christchurch City provide primarily for the accommodation of new industrial activities (Objective 6.2.6 (1), Chapter 6 of CRPS).</i></p> <p>Method to Policy 6.3.6 <i>Territorial Authorities Will: ...</i> <i>(2) Identify trigger thresholds for office and retail commercial activities in industrial areas where these activities are likely to give rise to distributional effects, particularly on larger commercial centres, or result in reverse sensitivity effects.</i></p>		<p>Policy 4: Activities in Industrial Zones</p>	<p>Permitted activities including Industrial Activity, Warehousing and distribution, and High Technology Industrial Activity. Other activities are limited in scale or Restricted Discretionary/ Discretionary.</p>
			<p>Policy 5: Office Development</p>	<p>Office activity limited to an ancillary function in industrial zones with exception of the Industrial Park zone where up to 5,000 m2 is provided for.</p>
			<p>Policy 6: Office Parks</p>	<p>Section 16.5 Industrial Office zone</p>

ISSUE 3 - A shift of industrial activity to the west has the potential to put pressure on infrastructure, raising uncertainty on the future role of industrial areas in the east, particularly given damage to land and buildings in that area.	<i>"Earthquake-affected industries that do not want to or cannot easily relocate, such as high infrastructure users in Woolston and Bromley, need to be supported to remain and, where necessary, rebuild in existing industrial areas"</i> (LURP, Section 4.3.2 'Provide for Industrial Needs').		Policy 2: Encourage the redevelopment of existing industrial zones for industrial activities		
	<i>Enable comprehensive residential and mixed use developments, including on brownfield sites (LURP, Action 2).</i>		Policy 7: Brownfield redevelopment	Residential activity and office/ retail activity not ancillary to a permitted activity is Discretionary to enable an assessment on a case by case basis	
ISSUE 4 – Amenity levels in established industrial areas have not been maintained or improved leading to poor environmental outcomes in some instances. This has the potential to result in land use conflict at the interface between industrial areas and more sensitive zones.	<i>"Recognise existing business zones provide for a range of business activities depending on ... the desired amenity" and that "good urban design principles should be incorporated where appropriate to the context"</i> (Policy 6.3.6 of the CRPS)	Objective 2 Managing effects and amenity	Policy 8: Improve visual amenity	Rule requiring offices to be at the front of a site between buildings and the street e.g. P12, Rule 16.2.2.1. Provisions re. landscaping (16.2.3.6), fencing (e.g. 16.2.3.1(b)), and storage (e.g. 16.2.3.5) also seek to improve visual amenity on the road boundary Appendix 16.1 includes indigenous species in the list of trees and shrubs appropriate for planting. Specific rules for areas on the fringe of the City (refer to 16.2.7 North Belfast and 16.3.5 SW Hornby) incl. provisions re. landscaping and infrastructure upgrades.	
			Policy 9: Development in greenfield areas		
			Policy 10: Managing effects on the environment		Built form standards for all zones incl. Height Setbacks Recession planes Outdoor storage of materials Landscaping Noise mitigation (Rule 16.2.9.2.8)
			Policy 11: Managing stormwater		Specific rules for greenfield areas e.g. 16.2.8.2.5, 16.2.9.2.9 Resource consent required for any surface water management structure within 3km of the runways of Christchurch International Airport Limited

