

## Appendix 2: Recommended amendments

### PART 1 – Introduction and General Provisions

#### Interpretation Chapter

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| Department Store | <p>A retail activity that uses land and/or buildings for displaying or offering many varieties of goods in different departments for sale to the public, with a focus on supplying goods in three or more of the following categories:</p> <ul style="list-style-type: none"> <li>a. homewares;</li> <li>b. furniture;</li> <li>c. clothing;</li> <li>d. footwear;</li> <li>e. electronics;</li> <li>f. appliances;</li> <li>g. sporting and leisure equipment;</li> <li>h. toys; <del>and</del></li> <li>i. cosmetics; <u>and</u></li> <li>j. <u>food and groceries.</u></li> </ul> |
| Retail Activity  | A commercial activity that uses land and/or buildings for displaying or offering goods for sale <u>to the public</u> <sup>1</sup> . It includes supermarkets and department stores, but excludes food and beverage outlets, drive through facilities and trade retail and trade suppliers.                                                                                                                                                                                                                                                                                           |
| Supermarket      | A retail activity that uses land and/or buildings for displaying or offering a <del>comprehensive</del> <u>broad</u> range food, beverage and other disposable goods such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and housekeeping and other personal items for sale to the public.                                                                                                                                                                                                                                       |

#### How the Plan works chapter:

| HPW-26 Precincts | Name                                          | Code         | Description                                                                                                                                     |
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|                  | <u>Rolleston Large Format Retail Precinct</u> | <u>PRECx</u> | <u>The purpose of this precinct is to enable Industrial Activities in the LFRZ at Rolleston where it adjoins the existing GIZ.</u> <sup>2</sup> |

### Part 3 Area Specific Matters

#### CMUZ Chapter

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| CMUZ-06 | That <u>the scale and density of development in building heights and density of urban form 'Commercial and Mixed Use Zones' is proportionate to the function of the applicable zone and</u> |
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<sup>1</sup> RWRL DPR-0358.050, RIDL(DPR-0384.057), IRHL(DPR-0363.055) and RIHL(DPR-0374.049)

<sup>2</sup> RIDL DPR-0384.421 and RIHL DPR-0374.388

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|  | reinforces that centres are focal points for the community <sup>3</sup> . <del>reflect the demand for a predominantly low density form of commercial, retail, and residential activity</del> |
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| CMUZ-P2 | Enable <del>low density</del> <sup>4</sup> commercial and retail activities in commercial zones that contribute to the function and planned urban built form of the zone. |
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| CMUZ-MAT4 | <p>1. The extent to which the location, design, scale, and appearance (including reflectivity) of the building or structure mitigates the visual impact of exceeding the height limit.</p> <p><del>2. The extent to which the building or structure is visible from the road, residential or rural zones.</del><sup>5</sup></p> <p><del>3.2.</del> The extent to which the increase in height is necessary due to the functional requirements of an activity.</p> <p><u>3. Whether any reverse sensitivity effects impact on important infrastructure where the zone height standard is exceeded by more than 2m.</u><sup>6</sup></p> |
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| CMUZ-MAT6 | <p>...</p> <p><u>5. Whether a reduced setback from boundaries with the rail corridor will enable buildings, balconies, or decks to be constructed or maintained without requiring access above, on, or over the railway corridor.</u><sup>7</sup></p> |
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| <b>CMUZ-MATx</b> | <b><u>Landscaping</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                  | <ol style="list-style-type: none"> <li><u>1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values.</u></li> <li><u>2. The extent to which the reduced landscaping is opposite any residential or open space and recreation zones and the effects of any reduction in landscaping on the amenity values and outlook of those zones.</u></li> <li><u>3. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, the display of trade supplier or yard-based goods for sale, along the site frontage.</u><sup>8</sup></li> </ol> |

<sup>3</sup> Kainga Ora DPR-414.392

<sup>4</sup> Kainga Ora DPR-414.394

<sup>5</sup> Kāinga Ora DPR-0414.401

<sup>6</sup> Chorus DPR-0101.046

<sup>7</sup> KiwiRail DPR-0458.069

<sup>8</sup> RIHL DPR-0374.395, DPR-0374.396, RIDL DPR-0384.428, DPR-0384.429 and Woolworths DPR-0396.007

## TCZ Chapter

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| TCZ-O1 | The Town Centre Zone is the primary focus for commercial activities within the district and provides a diverse range of commercial activities, along with <u>residential</u> , recreation, cultural and community activities and civic services, <del>with associated residential activity</del> <sup>9</sup> |
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| TCZ-P1 | Enable a range of commercial activities, <u>residential activities</u> <sup>10</sup> , visitor accommodation, recreational, cultural, community activities, and public amenities to establish and operate within the Town Centre Zone. |
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| TCZ-P3 | Ensure buildings are set back an appropriate distance from identified boundaries to maintain privacy and outlook for residents and <del>to maintain the character of the area in which they are located</del> <u>contribute to the planned urban form</u> . <sup>11</sup> |
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| TCZ-R1                      | <b>Any buildings that are not otherwise listed in TCZ-R3</b>                                                                                                       |
| TCZ (Darfield and Leeston)  | <b>Activity Status:</b> PER<br>...<br><br>3. Any addition <u>to, or structural</u> modification <u>to the exterior of</u> , <sup>12</sup> an existing building...  |
| TCZ (Lincoln and Rolleston) | <b>Activity Status:</b> PER<br>...<br><br>10. Any addition <u>to, or structural</u> modification <u>to the exterior of</u> , <sup>13</sup> an existing building... |

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| TCZ-R7 | ... <b>Where the activity complies with the following rule requirements:</b><br>TCZ-REQ1 Servicing<br><del>TCZ-REQ2 Height</del><br><del>TCZ-REQ3 Height in relation to boundary</del> <sup>14</sup><br>TCZ-REQ5 Fencing and outdoor storage areas<br>TCZ-REQ8 Active frontage... |
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| TCZ-R16 | <b><u>Community Corrections Activities</u></b>                                  |
|         | <b>Activity Status:</b> PER<br><br>1. Any <u>community</u> corrections activity |

<sup>9</sup> Kainga Ora DPR-0414.414

<sup>10</sup> Kainga Ora DPR-0414.417

<sup>11</sup> Kainga Ora DPR-0414.0419

<sup>12</sup> Investore DPR-0323.009

<sup>13</sup> Investore DPR-0323.009

<sup>14</sup> JP Singh DPR-0204.039 and DPR-0204.040

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|        | <del>2. Where: d. The activity is a community corrections activity.</del><br><del>And</del> <sup>15</sup> Where the activity complies with the following rule requirements: ... |
| TCZ-RX | <b><u>Corrections Prison</u></b>                                                                                                                                                |
|        | <b><u>Activity Status: NC</u></b><br>1. <u>Any Corrections Prison</u> <sup>16</sup>                                                                                             |

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| TCZ-REQ2 | ...<br>5. The maximum height of any building shall be <del>15</del> <u>18</u> m. <sup>17</sup><br>... |
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| TCZ-REQ4 | <u>5. Any building or structure shall be set back 5m where the internal boundary of the site is with the rail corridor.</u> | <b><u>Activity status when compliance not achieved:</u></b><br><u>6. Where compliance with any of TCZ-REQ5.1. is not achieved: RDIS</u><br>-<br><b><u>Matters for discretion:</u></b><br><u>7. The exercise of discretion in relation to TCZ- REQ5.1. is restricted to the following matters:</u><br><br>a. <u>CMUZ-MAT6 Setbacks</u> <sup>18</sup> |
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| TCZ-REQ8 | <del>1. In relation to new developments:</del><br><br><del>the primary frontage must incorporate active frontage which results in at least 50% of the development's façade ground floor level being transparent glazing.</del><br><br><del>If the development includes a secondary frontage, active frontage resulting in at least 60% of the combined primary frontage and secondary frontage, with a minimum of 10% of the secondary frontage at ground floor level, must be transparent glazing.</del><br><br><del>2. In relation to existing developments: Where a façade overlooks on site public space, or a road, or other area where the public have legal right of access, 80% of existing transparent glazing must be retained as active frontage.</del> |
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<sup>15</sup> Ara Poutama Aotearoa DPR-0300.011, DPR-0300.012, DPR-0300.013, DPR-0300.014

<sup>16</sup> Ara Poutama Aotearoa DPR-0300.011, DPR-0300.012, DPR-0300.013, DPR-0300.014

<sup>17</sup> Foodstuffs DPR-0373.022

<sup>18</sup> KiwiRail DPR-0458.056

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|  | <p><u>1. Any new commercial building:</u></p> <p><u>For any new commercial building the primary frontage must contain at least 50% active frontage at ground floor level. The secondary frontage must contain at least 10% active frontage at ground floor level.</u></p> <p><u>2. Any existing commercial building:</u></p> <p><u>For any structural modification to an existing commercial building the primary frontage must contain either at least 50% active frontage at ground floor level or retain the existing active frontage, whichever the greater.</u></p> <p><u>3. Any existing residential development to be converted for commercial use:</u></p> <p><u>Any façade that overlooks public space or 'on-site public space must retain at least 80% of existing glazing at Ground Floor level.</u> <sup>19</sup></p> <p><del>3.4.</del> Transparent glazing may not be obscured by being boarded up, painted, or covered by signage or obscured by other means.</p> |
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## LCZ Chapter

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| LCZ-P1 | Enable a range of commercial, <u>residential</u> <sup>20</sup> , visitor accommodation, recreational, cultural, community activities, and public amenities to establish and operate within the Local Centre Zone, provided that they are of a scale and nature that does not detract from the role and function of the Town Centre Zone. |
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| LCZ-R15 | <b><u>Community Corrections Activities</u></b>                                                                                                                                                                                                                        |
|         | <p><b>Activity Status: PER</b></p> <p><u>1. Any community corrections activity</u></p> <p><del>2. Where: d. The activity is a community corrections activity.</del></p> <p>And<sup>21</sup> Where the activity complies with the following rule requirements: ...</p> |
| LCZ-RX  | <b><u>Corrections Prison</u></b>                                                                                                                                                                                                                                      |
|         | <p><b>Activity Status: NC</b></p> <p>1. <u>Any Corrections Prison</u><sup>22</sup></p>                                                                                                                                                                                |

<sup>19</sup> JP Singh DPR-0204.047

<sup>20</sup> Kainga Ora DPR-0414.412

<sup>21</sup> Ara Poutama Aotearoa DPR-0300.011, DPR-0300.012, DPR-0300.013, DPR-0300.014

<sup>22</sup> Ara Poutama Aotearoa DPR-0300.011, DPR-0300.012, DPR-0300.013, DPR-0300.014

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| LCZ-REQ6 | 2. When compliance with any of LCZ-REQ6.1. is not achieved: <del>DIS</del> <u>SRDIS</u> <sup>23</sup> |
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## NCZ Chapter

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| NCZ-P1 | Enable a limited range and scale of commercial activities, visitor accommodation, <u>residential</u> <sup>24</sup> and community facilities. |
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| NCZ-R13       | <b><u>Community Corrections Activities</u></b>                                                                                                                                                                                                              |
|               | <b>Activity Status: PER</b><br><br>1. Any <u>community</u> corrections activity<br>2. <del>Where: d. The activity is a community corrections activity.</del><br><br>And <sup>25</sup> Where the activity complies with the following rule requirements: ... |
| <u>NCZ-RX</u> | <b><u>Corrections Prison</u></b>                                                                                                                                                                                                                            |
|               | <b>Activity Status: NC</b><br><br>1. <u>Any Corrections Prison</u> <sup>26</sup>                                                                                                                                                                            |

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| NCZ-REQ2 | 1. The maximum height of any building or structure shall be <del>8m</del> <u>10m</u> <sup>27</sup><br>.... |
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| NCZ-REQ5 | 2. When compliance with any of NCZ-REQ5.1 is not achieved: <del>DIS</del> <u>SRDIS</u> <sup>28</sup> |
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| NCZ-REQ7 | No car parking or vehicular access is provided between the <u>primary</u> frontage of any building and a legal road (or any accessway from which the public will access the site if it does not have access to a legal road), <u>except where the building has more than two frontages, in which case the developer may nominate which façade is the primary one.</u> <sup>29</sup> |
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<sup>23</sup> Woolworths DPR-0396.008 and DPR-0396.015

<sup>24</sup> Kainga Ora DPR-0414.407

<sup>25</sup> Ara Poutama Aotearoa DPR-0300.011, DPR-0300.012, DPR-0300.013, DPR-0300.014

<sup>26</sup> Ara Poutama Aotearoa DPR-0300.011, DPR-0300.012, DPR-0300.013, DPR-0300.014

<sup>27</sup> Next Level DPR-0351.003

<sup>28</sup> Woolworths DPR-0396.008 and DPR-0396.015

<sup>29</sup> Foster Commercial DPR-0126.011

## LFRZ Chapter

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| LFRZ-Overview | <p>The Large Format Retail Zone is located adjacent to the Industrial Zone and Special Purpose Port Zone in Rolleston, north of State Highway One and the main trunk railway line. The purpose of the Large Format Retail Zone is to provide primarily for retail activities that require a large floor area, providing a location where many of these types of activities can be located together and developed as an integrated area. The Large Format Retail Zone is intended to support the overall retail offering within the district, without detracting from the core commercial activities located within the <del>Rolleston</del> Town Centre <u>Zones</u>.</p> <p>Development within the Large Format Retail Zone will include larger buildings and associated areas of car parking, with the road boundary interface managed carefully to mitigate the adverse visual effects arising from this and maintain a pleasant streetscape.</p> |
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| LFRZ-R6 | <p>... a. The retail activity is not a <del>supermarket or</del> department store; and</p> <p>b. The GFA of any individual retail tenancy is no less than 450m<sup>2</sup>...</p> |
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| LFRZ-R8 | <p><b>Activity Status:</b> PER</p> <p>1. Any trade retail and trade supply activity.</p> <p><b>And the activity complies with the following rule requirements:</b><br/> <a href="#">LFRZ-REQ1</a> Servicing<br/> <a href="#">LFRZ-REQ5</a> Outdoor storage</p> | <p><b>Activity status when compliance not achieved:</b><br/> <del>2. Where compliance with any of LFRZ R8.1 is 8 is not achieved: DIS</del><br/> 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to <a href="#">LFRZ-Rule Requirements</a></p> |
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| LFRZ-R11       | <b><u>Community Corrections Activities</u></b>                                                                                                                                                                                                                                   |  |
|                | <p><b>Activity Status:</b> PER</p> <p>1. Any <u>community</u> corrections activity</p> <p><del>2. Where: d. The activity is a community corrections activity.</del></p> <p><del>And</del><sup>30</sup> Where the activity complies with the following rule requirements: ...</p> |  |
| <u>LFRZ-RX</u> | <b><u>Corrections Prison</u></b>                                                                                                                                                                                                                                                 |  |
|                | <p><b>Activity Status:</b> NC</p> <p>1. <u>Any Corrections Prison</u><sup>31</sup></p>                                                                                                                                                                                           |  |

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| LFRZ-R21 | <p><b>Activity Status:</b> <del>NC</del>PER</p> <p>1. Any industrial activity that is not otherwise listed in the <a href="#">LFRZ-Rule List</a>.</p> | <p><b>Activity status when compliance not achieved:</b><br/> 2. <del>Where compliance with any of LFRZ-R21 is not achieved: NC</del><sup>32</sup></p> |
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<sup>30</sup> Ara Poutama Aotearoa DPR-0300.011, DPR-0300.012, DPR-0300.013, DPR-0300.014

<sup>31</sup> Ara Poutama Aotearoa DPR-0300.011, DPR-0300.012, DPR-0300.013, DPR-0300.014

<sup>32</sup> RIDL DPR-0384.421 and RIHL DPR-0374.388

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
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|  | <p><u>Where:</u></p> <p>2. <u>The activity is located within PRECx; and</u></p> <p>3. <u>The activity is not listed on the GLZ-SCHED1 Offensive Trades.</u></p> <p><b><u>And the activity complies with the following rule requirements:</u></b></p> <p><a href="#">LFRZ-REQ1</a> Servicing</p> <p><a href="#">LFRZ-REQ4</a> Setbacks</p> <p><a href="#">LFRZ-REQ5</a> Outdoor storage</p> <p><a href="#">LFRZ-REQ6</a> Landscaping</p> |  |
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| LFRZ-REQ4 | 1. Any building shall be setback a minimum of <u>5m 10m</u> from the road boundary, <u>except where 40% or more of the road facing ground-floor façade of the building is glazed.</u> <sup>33</sup> |
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| LFRZ-REQ6 | 8. When compliance with any of LFRZ-REQ6 is not achieved: <del>DIS</del> <u>SRDIS</u> <sup>34</sup> |
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## Planning Maps

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| Planning Maps | Insert <u>new PREC layer</u> as shown in image below <sup>35</sup> |
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<sup>33</sup> RIHL DPR-0374.393 and RIDL DPR-0384.427

<sup>34</sup> RIDL DPR-0384.430, DPR-0384.431, RIHL DPR-0374.397, DPR-0374.398 and Woolworths DPR-0396.020

<sup>35</sup> RIDL DPR-0384.421 and RIHL DPR-0374.388



