

21 June 2024

Foodstuffs (South Island) Properties Limited  
c/- Aurecon New Zealand Limited  
PO Box 1061  
CHRISTCHURCH

Attention: Mark Allan

Sent by email to: [mark.allan@aurecongroup.com](mailto:mark.allan@aurecongroup.com)

Dear Mark,

**PC240002: Private Plan Change Request to the Partially Operative Selwyn District Plan from Foodstuffs (South Island) Properties Limited at 157 Levi Road, Rolleston (V2) – Request for further information**

Thank you for your application lodged on behalf of **Foodstuffs (South Island) Properties Limited** requesting a change to the Partially Operative Selwyn District Plan (PODP). In accordance with Clause 23 of Schedule 1 of the Resource Management Act 1991, the following information is requested to enable Council to better evaluate the potential effects of the proposal and the ways in which adverse effects may be mitigated.

**1. Noise Assessment**

The Marshall Day Acoustic *Assessment of Noise Effects* (dated 19 February 2024) provided with the plan change request was peer reviewed on behalf of Council by Jeremy Trevathan, Acoustic Engineering Services. As a result of this peer review, it is requested that the following matters be addressed:

- 1.1. *“The MDA report is written under the assumption that a supermarket will be built on one end of the site, and a Mitre10 on the other. Subject to planning input/confirmation as to what range of outcomes could actually transpire with the package of rules/constraints requested, can MDA please provide a discussion of the possible noise-related outcomes permitted by the LFRZ zoning more generally – where the site is developed in some other way?”*
- 1.2. *The MDA report suggests that even if the site was zoned LFRZ, a Mitre10 would require a resource consent (allowing noise effects to be considered in detail). Again, subject to planning input/confirmation, this may not be the case. Does that alter MDA’s assessment? Should ‘more detail’ be provided now?*

- 1.3. *Section 4.1 of the MDA report states “we understand the operation of the deliveries and loading bay will only occur during the PODP daytime hours”. What weight should be placed on this, in the context of general rezoning sought rather than a resource consent for any particular activity? Please provide comment on a scenario with nighttime hours delivery activity, if there is no rule which would prevent this.”*

In addition, the following matters are raised by Council:

- 1.4. Condition 18(ii) of RC216016 requires that a noise barrier be erected along the eastern boundary of the site, where the adjoining land is zoned residential, that is a minimum 2 m high acoustic fence erected on the boundary and a minimum 2.5 m high timber acoustic fence setback approximately 6m from the boundary. The MDA Noise Assessment proposes a similar noise mitigation treatment for the balance of the site, being a 2.5 m noise control fence set in a 10m landscape buffer along the eastern boundary of the site. It is unclear if the proposed fence is to be set 6 m off the eastern boundary, as per RC216016 or 10 m off the boundary, as shown on Appendix B to the MDA report. Regardless, these treatments have the effect of creating a 6-10 m wide strip of land along the full length of the eastern boundary, being some 540 m in length, that some, or all of, is effectively fenced off from and not integrated into the management of the site. Please provide details of how it is intended that this area is to be managed, and address any CPTED issues associated with this area.
- 1.5. The MDA assessment assumes “... that all deliveries enter the site off Lincoln Rolleston Road at the internal roadway that divides the ... site”, however, considering the site plan approved as part of RC216016 (McCoy Wixon Architects, Project Number 5798, Sheets RC02, dated 17 August 2022), there does not appear to be any limitation that would prevent vehicles using the eastern most access on Levi Road (Access E on the site plan) and traversing the full length of the eastern boundary to deliver goods. Please provide comment on whether it is intended that Access E shall be for the exclusive use of the consented supermarket, or if other uses on the site will be able to utilise this access as well, and, if so, does this give rise to additional noise effects that MDA should consider. It is noted that the noise assessment indicates that it focuses on the proposed trade supply activity and does not discuss the consented activity as it forms part of the existing environment.
- 1.6. Please amend the ODP to show all appropriate noise mitigation measures considered appropriate by MDA.

## **2. Economic Assessment**

The Insight Economics Limited *Economic Assessment* (dated 13 February 2024) provided with the plan change request was peer reviewed on behalf of Council by Derek Foy, Formative. As a result of this peer review, it is requested that that the following matters be addressed:

- 2.1. *“Please provide an assessment of the potential retail distribution effects on the Rolleston town centre, and if relevant other Selwyn centres, of the range of activities that would be permitted within the proposed LFRZ zoning of the PPC area, beyond that assumed in the IEL report.*

Reason for request: The IEL report assumes that the PPC area will accommodate a supermarket and a trade retail/trade supply store such as a Mitre 10, and assesses the potential for retail distribution effects on that basis (section 6). That supermarkets/Mitre 10 configuration may be a likely outcome if the PPC request is approved, acknowledging that a Pak’nSave supermarket is consented on the Site and discussions have occurred with Mitre 10, however it is also possible that if rezoned as requested other permitted activities might instead establish in the PPC area. At 7.3ha, the PPC area is large enough to accommodate a significant range of other activities, including, for example, well over 20,000m<sup>2</sup> of large format retail tenancies. The economic effects of alternate development scenarios have not been presented, but are required to understand the merits of the request. In formulating a response, the assessment should take into account the presence of the 18ha of operative LFRZ at Jones Road, Rolleston, and the fact that no development has yet occurred on that land, notwithstanding the IEL report’s observation that a consent has been issued.

- 2.2. *Please clarify the statement that “the proposed Mitre 10 is well-suited to the Site and cannot feasibly or logically locate elsewhere in Rolleston”.*

Reason for request: The IEL report assesses the most appropriate location for the proposed Mitre 10, not the feasibility of locating in other locations in Rolleston. It is important to understand how the IEL report’s conclusion about feasibility is supported given the lack of feasibility assessment. It would also assist interpretation of this feasibility conclusion if some commentary were provided on why a location north of the railway line in Rolleston is considered to be unfeasible for a Mitre 10 store, but is suitable for a Bunnings (as noted in RC07072022 referred to in the IEL report) and a large format retail centre.

- 2.3. *Please provide some commentary of the possibility of the PPC request encouraging commercial activities to seek to establish along Masefield Drive, between the PPC area and the eastern edge of the town centre.*

Reason for request: Because the PPC area is only 400m from the edge of the Rolleston town centre along Masefield Drive, it is possible that if the PPC request is approved, and a large format retail development is established within the PPC area, then the area along Masefield Drive will come to be attractive to commercial activities, including small format retail, food and beverages, and offices. This may have the effect of some of these activities not establishing in the town centre, and therefore detracting from the Town Centre Zone being the primary focus point for commercial activities in the District.”

### 3. Transport

The Stantec *Integrated Transport Assessment* (dated 13 February 2024) provided with the plan change request was peer reviewed on behalf of Council by Andy Carr, Carriageway Consulting. As a result of this peer review, it is requested that the following matters be addressed:

- 3.1. *“Section 7 notes that there will be joint use of the main site access from Lincoln Rolleston Road to enable vehicles to remain within the site when travelling from one part to another. However no vehicular link is shown on the ODP to provide certainty on this. Should such a link be shown?”*
- 3.2. *Section 10 notes that the proposed rezoning does not necessitate any changes to the other PAK’nSAVE accesses on Levi Road and Lincoln Rolleston Road, which will all operate as authorised by that consent. However is there a likelihood that vehicles travelling to/from the south of the site from the north/east would use those accesses to avoid delays at the traffic signals? If so, what would the effects be of this extra traffic on the efficiency (queues and delays) of those accesses?*
- 3.3. *On the same topic, if increased volumes of traffic were to use the PAK’nSAVE accesses, would there be any effects on queuing space (or that might mean that the PAK’nSAVE consent had to be varied to mitigate the non-compliance)?*
- 3.4. *Section 10 shows that heavy vehicles are proposed to enter via the main site access on Lincoln Rolleston Road. Please comment on whether service vehicles sharing the same vehicle crossing and accessway in the site as the majority of customers will present any safety-related issues (noting that the Pak n Save consent only allowed for exit from this location, as noted on page 15).*
- 3.5. *Section 11 sets out that the walking route is to be continued along the eastern side of Lincoln Rolleston Road. Please comment on whether this should be indicated on the ODP (or in the narrative)? Similarly, given the accessibility of the site for cyclists and pedestrians, please comment on whether the ODP should show indicative crossing locations on Lincoln Rolleston Road.*
- 3.6. *Section 7 notes that there are to be two new vehicle crossings to the south of the main site access on Lincoln Rolleston Road. However, the ODP appears to show three accesses. Please confirm (or otherwise) that this third vehicle crossing is to be the exit from the service yard that is described.*
- 3.7. *Please provide further details as to why three customer points of access are proposed from Lincoln Rolleston Road (the main site access and the two accesses at 100m and 160m further south). In particular, is the central access necessary, given that drivers approaching from the north would use the main access and drivers approaching from the south would use the southern access?”*

In addition, the following matters are raised by Council:

- 3.8. Further to 3.5 above, while condition 30 of RC216016 requires that pathways for the shared use by pedestrians and cyclists across the full length of the Levi Road, it only requires a pathway along the Lincoln Rolleston Road frontage for pedestrians. However, since the granting of RC216016, land to the south of the site has been rezoned to MRZ. The ODPs in DEV-RO15-17, which cover this area, all show an indicative cycle/pedestrian route along the eastern side of Lincoln Rolleston Road. Please comment on whether it is appropriate that the pathway along the eastern frontage of the site be widened to accommodate both pedestrians and cyclists, as is proposed along the balance of the Lincoln Rolleston Road frontage.
- 3.9. Further to 3.1 above, please comment on the mechanism, if any, to be provided to ensure that any future subdivision of the site does not impede pedestrian and vehicle movement across the site in its entirety, without requiring access back onto the adjoining road network. It is noted that at Section 9.1 of the ITA, the 'with rezoning' model scenario is based on 'restricting movements between the trade retail site and Levi Road through the PAK'nSAVE site. Please comment on what is meant by this, how this is to be achieved, and if it should be shown on the ODP, or included in an accompanying narrative.
- 3.10. As sections 11.1.3 and 11.3 of the ITA indicate that no direct connection is proposed for active mode users between the site and future residential development land to the east in DEV-RO12, please provide comment on whether it is necessary to amend the indicative road layout in DEV-RO12.
- 3.11. Please amend the ODP to show all relevant cycle/pedestrian routes across the frontage of the site; any indicative crossing locations on Levi Road and Lincoln Rolleston Road (if considered appropriate in response to 3.5 above); and any connection to land within DEV-RO12 (if considered necessary in response to 3.10 above).

#### **4. Urban Design**

The *Urban Design and Visual Impact Assessment* by DCM Urban Design Limited (dated 18 February 2024) and the *Landscape Assessment Report* by Rough Milne Mitchell Landscape Architects (dated 14 February 2024) provided with the plan change request have been peer reviewed on behalf of Council by John Lonink, WSP. As a result of this peer review, it is requested that the following matters be addressed:

- 4.1. *"The triangle of open space in the North West corner of the site has not been included in the ODP. Because this area of open space was part of the consideration and mitigating matters of RC216016 it is important that it is recognised and addressed. Please add the open space to the proposed ODP or provide the rationale why this wasn't included."*

- 4.2. *The newly proposed ODP shows a loss of two Indicative Cycle and pedestrian routes. Neither the Landscape Assessment Report (LAR) written by Mr Tony Milne nor the Urban Design and Visual Impact Assessment (UDVIA) written by Mr Dave Compton-Moen have assessed the effects of this reduction in connectivity and from a neighbourhood amenity perspective. Please provide an assessment of the effects on neighbourhood pedestrian and cycle connectivity as a result of the changes to the ODP.*
- 4.3. *Changing the zoning from the Medium Density Residential Zone (MRZ) to the Large Format Retail Zone (LFRZ) has additional effects regarding connectivity within the anticipated environment and the walkability of the neighbourhood. Within the MRZ any development would require a subdivision consent and it would trigger an assessment regarding walkable blocks. Walkable blocks are of significant importance for a well-functioning urban environment. Please provide a rationale of how the proposal will achieve a similar or better outcome than would be anticipated by a development that would be in accordance with the MRZ and the need for a walkable block.*
- 4.4. *Changing the zone from the Medium Density Residential Zone (MRZ) will have other visual effects currently not considered in the LAR nor has it been taken into account by the UDVIA. The following matters would need consideration from an Urban Design perspective:*
- *Changing the zone from MRZ to LFRZ would allow for a significant amount of signage along the road frontages of Levi Road and Lincoln Rolleston Road. This would be particular regarding, but not limited to free standing signs (SIGN-REQ1) that are a permitted activity on every vehicle access. Each sign would have a permitted size of 18sqm with a width of 3 metres and up to a height of 9 metres.*
  - *The change to LFRZ would allow buildings of a height of 15 metres to be built at 5 metres distance from a road boundary. Neither the LAR nor the UDVIA has taken this into consideration. The ODP shows only an indicative building footprint, but it does not restrict buildings from being located elsewhere within the site.*
  - *Besides the effects of allowed building size and location that could occur when changing the zone from MRZ to LFRZ there is also a significant effect in grain and building articulation. The MRZ zone allows for higher density development. However this will still result in buildings that are residential in character and that will provide a sense of human scale. The LFRZ does not have any standards that would achieve this and will likely result in significant large bulky buildings with relatively blank façades compared to residential buildings.*
  - *Changing the zone from MRZ to LFRZ would provide the owner of the land (the applicant in this case) to relinquish their consent for a supermarket within the MRZ and build a building of any activity permitted within the LFRZ to the standards of the LFRZ.*



- 4.5. *In order to be able to assess the visual effects mentioned in the matters highlighted above please provide a comprehensive visual impact assessment that includes accurately constructed photomontages that takes into account the following:*
- *a surrounding receiving environment that is in accordance with the current MRZ;*
  - *all permitted and reasonably needed signage for any commercial activity that is permitted within the LFRZ;*
  - *a build form that is permitted and non-fanciful at the road boundary including the proposed landscape mitigation.*
- 4.6. *Another effect of the rezoning is the likelihood of a significant increase in surface parking. Parking lots are known for increasing CPTED related risks in areas, particularly within and directly surrounding residential areas. In addition, the rezoning to LFRZ will reduce the level of passive surveillance the neighbourhood will have, further increasing the potential for additional CPTED risks. Please provide a comprehensive analysis of the CPTED related risk and how these will be addressed.*
- 4.7. *The site is located roughly 450 metres from the Rolleston Town Centre Zone (TCZ) which is considered to be a very walkable distance. As such the rezoning of the Site to LFRZ within a walkable distance of the TCZ could instigate the anticipation from a development perspective that the residential land in between the two commercial zones would be suitable for commercial development as well. Please provide an urban design rationale of how likely or unlikely this scenario is and if likely what means of mitigation, if any, should be proposed."*

In addition, the following matters are raised by Council:

- 4.8. Given that, with the exception of a few modification to the LFRZ provisions, the same activity and bulk and location parameters are to be applied to the site as the current LFRZ, please provide comment on the statement at Section 5.2, page 22, *"From an urban form perspective the rezoning would allow a trade retail and supplier, like Mitre 10, to play more of a retail role servicing domestic/residential needs as opposed to commercial/industrial needs which are typically the character of large format activities that might establish within the Jones Road LFRZ"*. In other words, other than location, what makes future development on the site different from that which might establish in the existing LFRZ?
- 4.9. The design and appearance of the built form was a significant issue for RC216016. Please provide comment on the suitability of matters within the CMUZ/LFRZ chapters to consider any visual effects of future built form on the surrounding residential environment, noting that CUMZ-MAT3 currently only considers effects on visual and amenity in terms of landscaping, fencing, storage and waste areas, not built form (CMUZ-MAT3.h).

## 5. Servicing

The plan change request has been reviewed by Council's Water Services Asset Manager, and it is requested that a servicing report be provided showing how it is proposed the site will be serviced. In this regard, Council would be happy to discuss servicing options with the proponent.

## 6. Planning

In relation to planning, the following matters are raised:

- 6.1. DEV-RO12 shows connections into the site, which the form of the rezoning request would appear to preclude. While sections 11.1.3 and 11.3 of the ITA indicate that no direct connection is proposed for active mode users between the site and future residential development land to the east, due to the need for acoustic fencing, please comment on suitability of a pedestrian connection at some point along the boundary with DEV-RO12, so as to address the concept of walkable blocks expressed in SUB-REQ7. Can this be provided without giving rise to noise effects?
- 6.2. In considering the request against Objective 6 of the National Policy Statement on Urban Development, please qualify and/or quantify how the proposed rezoning will *"supply significant development capacity"*?

## 7. Proposed amendments to the PODP provisions

In relation to the proposed amendments to the PODP provisions, the following matters are raised:

- 7.1. As set out in **Appendix 1**, it is considered that modification is required to reflect the drafting protocol. The amendments requested have been shown in purple in Appendix 1, whereas those amendments preferred by Council, so as to align with the drafting protocol for the PODP, are shown in red. Where it is considered appropriate that the requested amendments be shown differently, the text has been shown as strikethrough and underline, as appropriate. Please consider and comment on the proposed redrafting of the requested amendments.
- 7.2. Rather than an ODP included in the Development Areas section of the PODP, it is requested that the ODP, amended to reflect the various matters raised in this request, be identified as a schedule in the LFRZ chapter of the plan, similar to that in the GIZ, TCZ and LCZ chapters, for example.
- 7.3. In relation to CMUZ-MAT3, the amendment currently proposed provides no direction if development does not comply with the proposed ODP. Further, the ODP as proposed primarily identifies landscaping and access considerations. As such, its contribution to urban design considerations is limited. Is the additional clause proposed required? If so, please provide alternative wording that can inform consideration of appropriate matters if the ODP is not



complied with, along with the scope of conditions that could be imposed on future resource consent applications.

- 7.4. Please comment on whether it is necessary to amend the LFRZ overview to reflect the location of the proposed LFRZ, and provide additional text for consideration as appropriate.
- 7.5. Please confirm that it is intended, as proposed in LFRZ-R1, that the establishment of any building or structure, including any addition or modification to an existing building or structure, would have an RDIS activity status within LFRZ precinct proposed (PREC13).
- 7.6. In relation to LFRZ-R6, please clarify the intent of the proposed amendment. The wording currently proposed would still allow for any retail activity that was not a department store, or had a GFA of less than 450m<sup>2</sup>, as well as a supermarket. If it is intended that the only retail activity within PREC13 is to be a supermarket, please consider if the amendment shown in red achieves the intent of the amendment.
- 7.7. In relation to LFRZ-R7, LFRZ-R11, LFRZ-R16 and LFRZ-R21, while an alternative has been provided that is consistent with the drafting protocol, please provide justification for the proposed NC activity status, given the PER or DIS status of these activities in the LFRZ as notified.
- 7.8. In relation to LFRZ-R8, please comment on the necessity of a. *“No more than one trade retail and trade supplier is located in PRECz”*. As presented, this appear to be worded to prevent potential trade competition.
- 7.9. In relation to LFRZ-REQ6, please confirm if it is intended that all of the notified elements of this provision would be applicable to PREC13, or if landscaping is only required to comply with that shown on the ODP? If it is only intended that LFRZ-REQ6.8 (as proposed) is applicable in PREC13, please consider and comment on the alternative wording proposed.
- 7.10. Currently the ODP is only referenced in LFRZ-REQ6 Landscaping, however the ODP addresses more than landscaping; it addresses matters such as vehicle access locations, pedestrian connectivity and noise attenuation (as requested above). As such it is not appropriate that it only be linked to this provision, and for CMUZ-MATd to be the only matter for consideration in relation to any non-compliance with LFRZ-REQ6. Please consider and comment on the proposed LFRZ-REQ7 Outline Development Plan.
- 7.11. Please consider if there are any other provisions within the PODP where it may be appropriate to reference the ODP, such as relevant TRAN or NOISE provisions, depending on how it is proposed to response to the requests above. In this regard, Council would be happy to discuss how this could be done in a manner that is consistent with the drafting protocol.
- 7.12. Please provide comment on whether it is appropriate to provide for additional provisions within the PODP to reflect the conditions of RC216016, for example in relation to signage, or if it is

intended that the provisions relevant to the LFRZ are to be relied upon in the future? Would it be appropriate, given the location of the proposed LFRZ adjacent to, and surrounded by residential development, that any relevant district wide provisions pertaining to the LFRZ be modified to reflect the locality?

7.13. Please comment on any potential conflict between TRAN-REQ28 Landscaping Strip for Parking Areas and LFRZ-REQ6 Landscaping, as proposed to be amended by the plan change request.

**Process from here**

Once any further information requested has been received to the satisfaction of the Policy Team Leader, as the Planning and Climate Change Committee resolved to accept the plan change request at its meeting of 15 May 2024, the request will be notified in accordance with clause 26 of Schedule 1 of the Resource Management Act 1991. However, should you decline to provide the information requested (Clause 23(6)), please note that Council may consider rejecting the request on this basis.

Please contact me on (03) 347 1809 or [jocelyn.lewes@selwyn.govt.nz](mailto:jocelyn.lewes@selwyn.govt.nz) if you have any questions.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Lewes', with a large, stylized initial 'J'.

Jocelyn Lewes

**Policy Planner**

Appendix 1: Proposed PODP Amendments

# Commercial and Mixed Use Zones

## CMUZ-Overview

The District’s 'Commercial and Mixed Use Zones' are those areas which are the focal points for the District’s commercial and community needs. They include the **Town Centre Zone**, **Local Centre Zone**, **Neighbourhood Centre Zone**, and **Large Format Retail Zone**. These zones are intended to operate as an Activity Centre Network, with activities and development within each zone aligning with the role and function set out in the Township Network.

The following Objectives and Policies apply to all of the 'Commercial and Mixed Use Zones' in addition to the zone specific Objectives and Policies located in the **Town Centre Zone**, **Local Centre Zone**, **Neighbourhood Centre Zone**, and **Large Format Retail Zone** chapters.

The 'Commercial and Mixed Use Zone' matters for control or discretion are also applicable to controlled and/or restricted discretionary status activities in the **Town Centre Zone**, **Local Centre Zone**, **Neighbourhood Centre Zone**, and **Large Format Retail Zone**.

## CMUZ-Objectives and Policies

CMUZ-Objectives	
CMUZ-01	The 'Commercial and Mixed Use Zones' provide for the District’s commercial needs based on a hierarchy that has the Town Centre Zone as the prime commercial and community focal point, supported by the Local Centre Zone, Neighbourhood Centre Zone, and Large Format Retail Zone.
CMUZ-02	Activities within the Local Centre Zone, Neighbourhood Centre Zone, and Large Format Retail Zone do not undermine the viability and function of the Town Centre Zone.
CMUZ-03	Commercial activities are not undermined by incompatible activities.
CMUZ-04	The 'Commercial and Mixed Use Zones' reflect good urban design principles by providing pleasant places to be with attractive and functional buildings and public spaces.
CMUZ-05	'Commercial and Mixed Use Zones' maintain appropriate levels of amenity within the zone and at the interface with residential zones.
CMUZ-06	That the scale and density of development in 'Commercial and Mixed Use Zones' is proportionate to the function of the applicable zone and reinforces that centres are focal points for the community.

## CMUZ-Policies

### Character and Function of Commercial Zones

<b>CMUZ-P1</b>	Avoid activities locating within any 'Commercial and Mixed Use Zone' that have effects that are incompatible with the character and function of that zone; and where located in a Local Centre, Large Format Retail or Neighbourhood Centre Zone are of a scale or nature that would adversely affect the viability and function of the Town Centre Zone, including individual and cumulative adverse retail distributional and urban form effects.
<b>CMUZ-P2</b>	Enable commercial and retail activities in commercial zones that contribute to the function, amenity, and vitality of the zone.

### Residential Activities

<b>CMUZ-P3</b>	<p>Manage residential activities in 'Commercial and Mixed Use Zones' by:</p> <ol style="list-style-type: none"> <li>Enabling the expansion or alteration of existing residential buildings;</li> <li>Enabling residential activities, above ground floor level within the Town Centre, Local Centre, and Neighbourhood Centre Zones, whilst managing the quality and design of residential units and potential reverse sensitivity effects that may result from their establishment, to provide a pleasant living environment;</li> <li>Avoiding residential activities at ground floor level within the Town Centre, Local Centre and Neighbourhood Centre Zones; and</li> <li>Avoiding residential activities within the Large Format Retail Zone.</li> </ol>
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### Urban Design

<b>CMUZ-P4</b>	<p>Manage development within the Town Centre, Local Centre, and Neighbourhood Centre Zones to ensure that it:</p> <ol style="list-style-type: none"> <li>Maintains the environmental qualities, aesthetics, and amenity values which make the zone distinctive and attractive;</li> <li>Engages and is well integrated with streets and public areas, contributing to the variety and vitality of the street scene; and</li> <li>Provides a high-quality pedestrian experience that support the economic and social vibrancy of the township.</li> </ol>
<b>CMUZ-P5</b>	<p>Maintain the amenity and aesthetic values of the 'Commercial and Mixed Use Zones' and surrounding residential areas, by:</p> <ol style="list-style-type: none"> <li>Managing the visual effects from the outdoor storage of goods; and</li> <li>Ensuring that buildings and structures do not unduly shade or dominate adjoining residential zoned properties.</li> </ol>

## CMUZ-Matters for Control or Discretion

**Note for Plan Users:** To avoid repetition in the **Town Centre, Local Centre, Neighbourhood Centre, and Large Format Retail Zones** the Matters for control or discretion in all Commercial and Mixed Use Zones are located below. To determine when CMUZ-MAT 1 - CMUZ-MAT8 apply, refer to the provisions in the applicable Zone chapter.

CMUZ-MAT1	Economic Impacts
	<ol style="list-style-type: none"> <li>1. The extent to which the scale of the activity adversely affects the viability and function of the Town Centre Zone, including individual and cumulative adverse distributional and urban form effects.</li> <li>2. The extent to which the scale of the activity adversely affects the intended function and role of the Local Centre Zone.</li> </ol>
CMUZ-MAT2	Residential Activities
	<ol style="list-style-type: none"> <li>1. The effects of the residential density proposed on adjoining residential land uses.</li> <li>2. The extent to which outdoor living areas or balconies relate with the internal living areas.</li> <li>3. The extent to which the design, size and location of private or communal open space, parking, loading spaces and driveways on the site achieves a high standard of amenity and acoustic and visual privacy for residents and business activities.</li> <li>4. The extent to which service areas and parking are located close to, and are conveniently accessible from, each residential activity.</li> <li>5. The degree to which the potential for reverse sensitivity effects on existing and permitted activities are mitigated, including, in relation to noise, through acoustic design.</li> <li>6. The extent to which the proposed design provides or continues to provide for: <ol style="list-style-type: none"> <li>a. Lighting designs to enhance security for buildings and ensure the safety of public spaces including service forecourts, parking areas, and service lanes;</li> <li>b. Locating balconies in a manner that may provide passive surveillance of the street;</li> <li>c. Locating doors, windows, and other openings associated with living and working areas, so that they overlook and interact with public spaces; and</li> <li>d. Primary entrances to buildings face the road or on-site public space, with access being visible and in a safe, well-lit location.</li> </ol> </li> </ol>
CMUZ-MAT3	Urban Design
	<ol style="list-style-type: none"> <li>1. The extent to which the development incorporates good urban design principles, including: <ol style="list-style-type: none"> <li>a. Recognises and reinforces the zone's role, context, and character, including any natural, heritage or cultural assets;</li> <li>b. Contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces;</li> <li>c. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;</li> <li>d. Minimises building bulk through the provision of articulation and modulation, while having regard to the functional requirements of the activity;</li> <li>e. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas, and boundary demarcation;</li> <li>f. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and</li> <li>g. Provides safe, legible, and efficient access for all transport modes.</li> </ol> </li> </ol>

	<p>h. Includes landscaping, fencing and storage, and waste areas that are designed and located to mitigate the adverse visual and amenity effects of the development on adjoining residential-zoned sites and public reserves.</p> <p>2. Where the development includes visitor accommodation, the degree to which acoustic design of the visitor accommodation will minimise the potential for reverse sensitivity effects on existing and permitted activities within the Zone.</p> <p>3. <del>In the Rolleston Large Format Retail Precinct (Lincoln Rolleston Road) PRECz, the extent to which the development complies with the Outline Development Plan DEV-RO1 – Rolleston 1 Development Area.</del> <u>In PREC13 Lincoln Rolleston Road Large Format Retail Precinct, the extent to which the development complies with LFRZ-SCHED1 [Name of Schedule].</u></p>
<b>CMUZ-MAT4</b>	<b>Height</b>
	<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>2. The extent to which the increase in height is necessary due to the functional requirements of an activity.</p> <p>3. Any reverse sensitivity effects on important infrastructure where the zone height standard is exceeded.</p> <p>4. <u>Effects on the amenity of adjoining residentially zoned properties, including on outlook, privacy, overshadowing and visual dominance.</u></p>
<b>CMUZ-MAT5</b>	<b>Height in Relation to Boundary</b>
	<p>1. Any adverse effects of shading on any adjoining property owner, or on any road or footpath during winter.</p> <p>2. Effects on amenity of adjoining properties, including on outlook and visual dominance.</p> <p>3. The height, design, and location of the building.</p> <p>4. The sensitivity of any adjoining zone to overshadowing and dominance.</p> <p>5. Whether any landscaping or trees are proposed which will assist in mitigating adverse visual effects.</p> <p>6. The temporal nature of any exceedance.</p> <p>7. Whether the intrusion is necessary due to the functional requirements of an activity.</p>
<b>CMUZ-MAT6</b>	<b>Setbacks</b>
	<p>1. For road setbacks, the extent to which the reduced setback impacts on the amenity and character of the street scene, landscaping potential, or shading of the adjoining road.</p> <p>2. For internal setbacks, the extent of adverse effects on privacy, outlook, shading and other amenity values for the adjoining property.</p> <p>3. Whether the intrusion is necessary due to the functional requirements of an activity.</p> <p>4. The extent and quality of any landscaping provided.</p> <p>5. Whether a reduced setback from boundaries within the rail corridor will enable buildings, balconies, or decks to be constructed or maintained without requiring access above, on, or over the railway corridor.</p>

**CMUZ-MAT7 Site Coverage**

1. Any adverse effects of the building or redevelopment on the amenity of the adjoining or nearby residential areas.
2. Any adverse visual dominance effects from the visual appearance of the building or redevelopment, the extent and effectiveness of the proposed planting of trees in screening car parking areas, and the visual appearance of the building/redevelopment from adjoining or nearby residences.

**CMUZ-MATa Landscaping**

1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values.
2. The extent to which the reduced landscapes 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.
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.
4. Measures to mitigate adverse effects associated with the above matters.

**CMUZ-MATb Fencing and Outdoor Storage**

1. The extent to which the infringement results in adverse effects on amenity and visual streetscape values.
2. The extent to which the infringement results in adverse effects on the safety and efficiency of loading and parking areas.
3. The size and location of storage area relative to the activity it is related to and the way in which the storage area achieves the intent of this standard.
4. Measures to mitigate adverse effects associated with the above matters.

**CMUZ-MATc Active Frontage**

1. The extent to which the infringement results in adverse effects on amenity, centre character and visual streetscape values.
2. The design and location of the building having regard to the operational and functional requirements of the activity to be accommodated.
3. The extent to which the design of the building achieves the intent of the standard by other means, to enable passive surveillance and promote pedestrian safety and amenity.
4. The extent to which Crime Prevention Through Environmental Design (CPTED) principles are incorporated.
5. Measures to mitigate adverse effects associated with the above matters.

**CMUZ-MATd Location of Carparking**

1. The extent to which the infringement results in adverse effects on amenity, centre character and visual streetscape values.
2. The design and location of the car parking having regard to the operational and functional requirements of the activity to be accommodated.
3. The extent to which the infringement results in adverse effects on the safety and efficiency of loading and parking areas.
4. The extent to which the location of car parking achieves the intent of the standard by other means, to promote pedestrian safety and amenity.
5. The extent to which Crime Prevention Through Environmental Design (CPTED) principles are incorporated.



	6. Measures to mitigate adverse effects associated with the above matters.
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# Large Format Retail Zone

## LFRZ-Overview

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 Rolleston Town Centre.

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.

## LFRZ-Objectives and Policies

***Note for Plan Users:** In addition to the Objectives and Policies below the **CMUZ-Objectives and Policies** are applicable in the Large Format Retail Zone.*

### LFRZ-Objectives

LFRZ-O1	The Large Format Retail Zone provides primarily for retail activities with large floor or yard areas.
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### LFRZ-Policies

LFRZ-P1	Enable retail activities with large floor or yard areas, trade retail and food and beverage activities to establish and operate within the Large Format Retail Zone.
LFRZ-P2	Mitigate the visual dominance of buildings in the Large Format Retail Zone by ensuring that buildings are set back an appropriate distance from road boundaries and requiring a landscaped area along the road frontage of the site.
LFRZ-P3	Avoid compromising the function, role and vitality of the Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competition by managing the scale and type of commercial activities, visitor accommodation, and community activities within the Large Format Retail Zone.
LFRZ-P*4	<u>Manage built form and layout within PRECz13 Lincoln Rolleston Road Large Format Retail Precinct to maintain compatibility with the amenity of adjacent residential zoned land.</u>

## LFRZ-Rules

**Note for Plan Users:** There may be a number of Plan provisions that apply to an activity, building or structure, and site. In some cases, consent may be required under rules in this Chapter as well as rules in other District Wide Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in the **How the Plan Works** section.

### LFRZ-Rule List

<b>LFRZ-R1</b>	Buildings and Structures
<b>LFRZ-R2</b>	Residential Activities
<b>LFRZ-R3</b>	Commercial Activities not otherwise listed in LFRZ-Rule List
<b>LFRZ-R4</b>	Food and Beverage Activities
<b>LFRZ-R5</b>	Office Activities
<b>LFRZ-R6</b>	Retail Activities
<b>LFRZ-R7</b>	Automotive Activities
<b>LFRZ-R8</b>	Trade Retail and Trade Supply Activities
<b>LFRZ-R9</b>	Visitor Accommodation
<b>LFRZ-R10</b>	Community Facilities
<b>LFRZ-R11</b>	Community Corrections Activities
<b>LFRZ-RX</b>	Corrections Prison
<b>LFRZ-R12</b>	Education Facilities
<b>LFRZ-R13</b>	Firearms Range Activities
<b>LFRZ-R14</b>	Public Amenities
<b>LFRZ-R15</b>	Keeping of Animals
<b>LFRZ-R16</b>	Primary Production Activities

<b>LFRZ-R17</b>	Airfields and Helicopter Landing Areas
<b>LFRZ-R18</b>	Commercial Composting
<b>LFRZ-R19</b>	Landfills
<b>LFRZ-R20</b>	Waste and Diverted Material Facility Activities
<b>LFRZ-R21</b>	Any Industrial Activity not otherwise listed in LFRZ-Rule List
<b>LFRZ-R22</b>	Any Activity not otherwise listed in <b>LFRZ-Rule List</b>
<b>LFRZ-R1</b>	<b>Buildings and Structures</b>
<b><u>LFRZ (excluding PREC13)</u></b>	<p><b>Activity Status:</b> PER</p> <p>1. The establishment of any building or structure and/or any addition or modification to an existing building or structure,</p> <p><b>Where:</b></p> <p>a. The building is not a residential unit.</p> <p><del>b. The building is not located within PRECz.</del></p> <p><b>And the activity complies with the following rule requirements:</b></p> <p><b>LFRZ-REQ1</b> Servicing</p> <p><b>LFRZ-REQ2</b> Height</p> <p><b>LFRZ-REQ3</b> Height in relation to boundary</p> <p><b>LFRZ-REQ4</b> Setbacks</p> <p><b>LFRZ-REQ5</b> Outdoor storage</p> <p><b>LFRZ-REQ6</b> Landscaping</p> <p><b>Activity status when compliance not achieved:</b></p> <p><del>32.</del> When compliance with any of LFRZ-R1.1.a is not achieved: NC</p> <p><del>3.</del> When compliance with any of LFRZ-R1.1.b is not achieved: RDIS</p> <p><del>43.</del> When compliance with any rule requirement listed in this rule is not achieved: Refer to <b>LFRZ-Rule Requirements</b></p> <p><b>Matters for discretion:</b></p> <p><del>A.</del> The exercise of discretion in relation to LFRZ-R1.5 is restricted to the following matters:</p> <p><del>a.</del> CMUZ-MAT3 Urban Design</p>
<b><u>PREC13</u></b>	<p><b>Activity Status:</b> RDIS</p> <p><u>4. The establishment of any building or structure and/or any addition or modification to an existing building or structure.</u></p> <p><b>Where the activity complies with the following rule requirements:</b></p> <p><u><b>LFRZ-REQ1</b> Servicing</u></p> <p><u><b>LFRZ-REQ2</b> Height</u></p> <p><u><b>LFRZ-REQ3</b> Height in relation to boundary</u></p> <p><u><b>LFRZ-REQ4</b> Setbacks</u></p> <p><b>Activity status when compliance not achieved:</b></p> <p><u>6. When compliance with any of LFRZ-R1.4 is not achieved: NC</u></p> <p><u>7. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u></p>

	<p><u><b>LFRZ-REQ5</b> Outdoor storage</u></p> <p><u><b>LFRZ-REQ6</b> Landscaping</u></p> <p><u><b>LFRZ-REQ7</b> Outline Development Plan</u></p> <p><b>Matters for discretion:</b></p> <p><u>5. The exercise of discretion in relation to LFRZ-R1.5 is restricted to the following matters:</u></p> <p><u>a. CMUZ-MAT3 Urban Design</u></p>	
<b>LFRZ-R2</b>	<b>Residential Activities</b>	
	<p><b>Activity Status:</b> NC</p> <p>1. Any residential activity.</p>	Activity status when compliance not achieved: N/A
<b>LFRZ-R3</b>	<b>Commercial Activities not otherwise listed in LRFZ-Rule List</b>	
	<p><b>Activity Status:</b> DIS</p> <p>1. Any commercial activity not otherwise listed in <b>LRFZ-Rule List</b>.</p>	Activity status when compliance not achieved: N/A
<b>LFRZ-R4</b>	<b>Food and Beverage Activities</b>	
<u><b>LFRZ (excluding PREC13)</b></u>	<p><b>Activity Status:</b> PER</p> <p>1. Any food and beverage activity,</p> <p><b>Where:</b></p> <p>a. The maximum GFA of the food and beverage activity does not exceed 150m<sup>2</sup> per individual tenancy, except that one individual food and beverage activity tenancy within the LFRZ may have a GFA of up to 1,000m<sup>2</sup> <u>except where b. applies</u></p> <p><u>b. In PRECz, any food and beverage activity is ancillary to a trade retail and trade supplier activity and has a GFA that does not exceed 150m<sup>2</sup>.</u></p> <p><b>And the activity complies with the following rule requirements:</b></p> <p><b>LFRZ-REQ1</b> Servicing</p> <p><b>LFRZ-REQ5</b> Outdoor storage</p> <p><b>LFRZ-REQ6</b> Landscaping</p>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with any of LFRZ-R4.1.a. <u>or LFRZ-R4.1.b</u> is not achieved: NC</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to <b>LFRZ-Rule Requirements</b></p>
<u><b>PREC13</b></u>	<u><b>Activity Status:</b> PER</u>	<u><b>Activity status when compliance not achieved:</b></u>

4. Any food and beverage activity,**Where:**

- a. it is ancillary to a trade retail and trade supplier activity; and
- b. it has a GFA that does not exceed 150m<sup>2</sup>.

**And the activity complies with the following rule requirements:**LFRZ-REQ1 ServicingLFRZ-REQ5 Outdoor storageLFRZ-REQ6 LandscapingLFRZ-REQ7 Outline Development Plan5. When compliance with any of LFRZ-R4.4 is not achieved: NC6. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.**LFRZ-R5 Office Activities****Activity Status:** PER

- 1. Any office activity,

**Where:**

- c. The office forms part of, and is incidental to, a principal permitted or consented activity on the same allotment; or
- d. The office forms an inseparable part of the business occupying the allotment; and
- e. The office occupies no more than 25% of the GFA of the building within which the principal activity operates.

**And the activity complies with the following rule requirements:**

LFRZ-REQ1 Servicing

LFRZ-REQ5 Outdoor storage

**Activity status when compliance not achieved:**

- 2. When compliance with any of LFRZ-R5.1.a, LCZ-R5.1.b or LCZ-R5.1.c. is not achieved: DIS
- 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to **LFRZ-Rule Requirements**

**LFRZ-R6 Retail Activities****LFRZ (excluding PREC13)****Activity Status:** PER

- 1. Any retail activity that is not otherwise listed in **LFRZ-Rule List**,

**Where:**

- a. The retail activity is not a department store; and
- b. The GFA of any individual retail tenancy is no less than 450m<sup>2</sup>.

**Activity status when compliance not achieved:**

- 2. When compliance with any of LFRZ-R6.1.a, ~~or~~ LFRZ-R6.1.b. ~~or LFRZ-R6.1.c~~ is not achieved: NC
- 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to **LFRZ-Rule Requirements**

	<p><del>c. In PRECz, the retail activity is a supermarket with a GFA no less than 6,000m<sup>2</sup>.</del></p> <p><b>And the activity complies with the following rule requirements:</b>  <b>LFRZ-REQ1</b> Servicing  <b>LFRZ-REQ5</b> Outdoor storage</p>	
<b>PREC13</b>	<p><b>Activity Status:</b> PER</p> <p><u>4. Any retail activity that is not otherwise listed in <b>LFRZ-Rule List</b>.</u></p> <p><b>Where:</b></p> <p>a. <u>The retail activity is a supermarket with a GFA no less than 6,000m<sup>2</sup>.</u></p> <p><b>And the activity complies with the following rule requirements:</b>  <b>LFRZ-REQ1</b> Servicing  <b>LFRZ-REQ5</b> Outdoor storage  <b>LFRZ-REQ7</b> Outline Development Plan</p>	<p><b>Activity status when compliance not achieved:</b></p> <p><u>5. When compliance with any of LFRZ-R6.4 is not achieved: NC</u></p> <p><u>6. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u></p>
<b>LFRZ-R7</b>	<b>Automotive Activities</b>	
<b><u>LFRZ (excluding PREC13)</u></b>	<p><b>Activity Status:</b> PER</p> <p>1. Any automotive activity.</p> <p><b>Where:</b></p> <p><del>a. The activity is not located in PRECz.</del></p> <p><b>Where the activity complies with the following rule requirements:</b>  <b>LFRZ-REQ1</b> Servicing  <b>LFRZ-REQ5</b> Outdoor storage</p>	<p><b>Activity status when compliance not achieved:</b></p> <p><del>2. When compliance with any of LFRZ-R7.1.a is not achieved: NC</del></p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to <b>LFRZ-Rule Requirements</b></p>
<b>PREC13</b>	<p><b>Activity Status:</b> NC</p> <p><u>3. Any automotive activity.</u></p>	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R8</b>	<b>Trade Retail and Trade Supply Activities</b>	
<b><u>LFRZ (excluding PREC13)</u></b>	<p><b>Activity Status:</b> PER</p> <p>1. Any trade retail and trade supply activity.</p>	<p><b>Activity status when compliance not achieved:</b></p> <p><del>2. When compliance with any of LFRZ-R8.1.a is not achieved: NC</del></p>

	<p><b>Where:</b></p> <p>a. <del>No more than one trade retail and trade supplier is located in PRECz, and the GFA of the trade retail and trade supplier in PRECz is no less than 6,000m<sup>2</sup>.</del></p> <p><b>And the activity complies with the following rule requirements:</b>  <b>LFRZ-REQ1</b> Servicing  <b>LFRZ-REQ5</b> Outdoor storage</p>	<p>2 <del>3</del>. When compliance with any rule requirement listed in this rule is not achieved:  Refer to <b>LFRZ-Rule Requirements</b></p>
<b><u>PREC13</u></b>	<p><b><u>Activity Status: PER</u></b>  <u>4. Any trade retail and trade supply activity,</u></p> <p><b><u>Where:</u></b></p> <p>a. <u>No more than one trade retail and trade supplier is located in PREC13; and</u>  b. <u>the GFA of the trade retail and trade supplier is no less than 6,000m<sup>2</sup>.</u></p> <p><b><u>And the activity complies with the following rule requirements:</u></b>  <u><b>LFRZ-REQ1</b> Servicing</u>  <u><b>LFRZ-REQ5</b> Outdoor storage</u>  <u><b>LFRZ-REQ7</b> Outline Development Plan</u></p>	<p><b><u>Activity status when compliance not achieved:</u></b>  <u>5. When compliance with any of LFRZ-R8.4 is not achieved: NC</u>  <u>6. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u></p>
<b>LFRZ-R9</b>	<b>Visitor Accommodation Activities</b>	
	<p><b>Activity Status: NC</b>  1. Any visitor accommodation activity.</p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<b>LFRZ-R10</b>	<b>Community Facilities</b>	
	<p><b>Activity Status: DIS</b>  1. Any community facility not unless otherwise listed in <b>LFRZ-Rule List</b></p> <p><b>Where:</b></p> <p>a. The GFA of any individual community facility tenancy is no less than 450m<sup>2</sup>;  b. The activity is not a motorsport facility; and  c. The activity is not a health care facility.</p>	<p><b>Activity status when compliance not achieved:</b>  2. When compliance with any of LFRZ-R10.1.a., LFRZ-R10.1.b. or LFRZ-R10.1.c. is not achieved: NC</p>



<b>LFRZ-R11</b>	<b>Community Corrections Activities</b>	
<b><u>LFRZ (excluding PREC13)</u></b>	<b>Activity Status:</b> PER 1. Any community corrections activity.  <b>Where:</b> a. <del>The activity is not located in PRECz.</del>  <b>Where the activity complies with the following rule requirements:</b> LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage	<b>Activity status when compliance not achieved:</b> 2. <del>When compliance with any of LFRZ-R11.1.a is not achieved: NC</del> 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to <b>LFRZ-Rule Requirements</b>
<b><u>PREC13</u></b>	<b>Activity Status:</b> NC 4. <u>Any community corrections activity.</u>	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-RX</b>	<b>Corrections Prisons</b>	
	<b>Activity Status:</b> NC 1. Any corrections prison.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R12</b>	<b>Education Facilities</b>	
	<b>Activity Status:</b> NC 1. Any education facility.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R13</b>	<b>Firearms Range Activities</b>	
	<b>Activity Status:</b> NC 1. Any firearms range activity.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R14</b>	<b>Public Amenities</b>	
	<b>Activity Status:</b> PER 1. Any public amenity.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R15</b>	<b>Keeping of Animals</b>	
	<b>Activity Status:</b> PER 1. The keeping of animals.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R16</b>	<b>Primary Production Activities</b>	

<b><u>LFRZ (excluding PREC13)</u></b>	<b>Activity Status:</b> PER 1. Any primary production activity,  <b>Where:</b> a. The activity is not: i. mineral extraction; ii. intensive primary production; or iii. plantation forestry. <del>b. The activity is not located in PRECz.</del>  <b>And the activity complies with the following rule requirements:</b> LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage	<b>Activity status when compliance not achieved:</b> 2. When compliance with any of LFRZ-R16.1.a. <del>or LFRZ-R16.1.b.</del> is not achieved: NC 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to <b>LFRZ-Rule Requirements</b>
<b><u>PREC13</u></b>	<b><u>Activity Status:</u></b> NC <b><u>4. Any primary production activity.</u></b>	<b><u>Activity status when compliance not achieved:</u></b> N/A
<b>LFRZ-R17</b>	<b>Airfields and Helicopter Landing Areas</b>	
	<b>Activity Status:</b> DIS 1. Airfields and helicopter landing areas.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R18</b>	<b>Commercial Composting</b>	
	<b>Activity Status:</b> NC 1. Any commercial composting activity.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R19</b>	<b>Landfills</b>	
	<b>Activity Status:</b> NC 1. Any landfill.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R20</b>	<b>Waste and Diverted Material Facility</b>	
	<b>Activity Status:</b> NC 1. Waste and diverted material facility.	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R21</b>	<b>Industrial Activities that are not otherwise listed in LFRZ-Rule List</b>	

<b><u>LFRZ (excluding PREC13)</u></b>	<b>Activity Status:</b> DIS 1. Any industrial activity that is not otherwise listed in the <b>LFRZ-Rule List</b> .  <b>Where:</b> a. <del>The activity is not located in PRECz.</del>	<b>Activity status when compliance not achieved:</b> 2. <del>When compliance with any of LRFZ-R21.1.a is not achieved: NC</del>
<b><u>PREC13</u></b>	<b>Activity Status:</b> NC 3. Any industrial activity that is not otherwise listed in the <b>LFRZ-Rule List</b> .	<b>Activity status when compliance not achieved:</b> N/A
<b>LFRZ-R22</b>	<b>Any Activity that is not otherwise listed in LFRZ-Rule List</b>	
	<b>Activity Status:</b> DIS 1. Any activity not otherwise listed in <b>LFRZ-Rule List</b> .	<b>Activity status when compliance not achieved:</b> N/A

## LFRZ-Rule Requirements

<b>LFRZ-REQ1</b>	<b>Servicing</b>	
	1. Any principal building in a township with a reticulated sewer network shall be connected to that network. 2. Any principal building in a township without a reticulated sewer network shall be provided with an on-site wastewater treatment and disposal system.	<b>Activity status when compliance not achieved:</b> 3. When compliance with any of NCZ-REQ1.1. or NCZ-REQ1.2. is not achieved: NC
<b>LFRZ-REQ2</b>	<b>Height</b>	
	1. The maximum height of any building shall be 15m. 2. The maximum height of any structure that is not a building shall be 25m.	<b>Activity Status when compliance not achieved:</b> 3. When compliance with any of LFRZ-REQ2.1. or LFRZ-REQ2.2. is not achieved: RDIS  <b>Matters for discretion:</b> 4. The exercise of discretion in relation to LFRZ-REQ2.3. is restricted to the following matters: a. <b>CMUZ-MAT4</b> Height
<b>LFRZ-REQ3</b>	<b>Height in relation to boundary</b>	
	1. Any building shall comply with the relevant height in relation to boundary requirements in <b>APP-3</b> .	<b>Activity Status when compliance not achieved:</b> 2. When compliance with any of LFRZ-REQ3.1. is not achieved: RDIS

		<p><b>Matters of discretion are restricted to:</b></p> <p>3. The exercise of discretion in relation to LFRZ-REQ3.2. is restricted to the following matters:</p> <p>a. <b>CMUZ-MAT5</b> Height in Relation to Boundary</p>
<b>LFRZ-REQ4</b>	<b>Setbacks</b>	
	<p>1. Any building shall be set back a minimum of 5m from the road boundary except where 40% or more of the road facing ground-floor façade of the building is glazed.</p> <p><u>2. Any building shall be set back a minimum of 10m from any internal boundary adjoining a residential zone.</u></p>	<p><b>Activity Status when compliance not achieved:</b></p> <p><del>23</del>. When compliance with any of LFRZ-REQ4.1. <u>or LFRZ-REQ4.2</u> is not achieved: RDIS</p> <p><b>Matters for discretion:</b></p> <p><del>34</del>. The exercise of discretion in relation to LFRZ-REQ4.2. is restricted to the following matters:</p> <p>a. <b>CMUZ-MAT6</b> Setbacks</p>
<b>LFRZ-REQ5</b>	<b>Outdoor Storage</b>	
	<p>1. Any outdoor storage area shall be screened from any road boundary of the site <u>and from any internal boundary adjoining a residential zone</u> by a fence, wall, or vegetation of at least 1.8m in height, for the full length that the storage area is visible from the road.</p> <p>2. Unconsolidated materials such as soil, coal, sawdust, powdered fertilizer are to be covered or otherwise secured from being blown by the wind.</p>	<p><b>Activity status when compliance is not achieved:</b></p> <p>3. When compliance with any of LFRZ-REQ5.1. or LFRZ-REQ5.2. is not achieved: RDIS</p> <p><b>Matters for discretion:</b></p> <p>4. The exercise of discretion in relation to LFRZ-REQ5.3. is restricted to the following matters:</p> <p>4. <b>CMUZ-MATb</b> Fencing and Outdoor Storage</p> <p><b>Notification:</b></p> <p>4. Any application arising from LFRZ-REQ5.3. shall not be subject to public notification</p>
<b>LFRZ-REQ6</b>	<b>Landscaping</b>	
<b><u>LFRZ (excluding PREC13)</u></b>	<p>1. Prior to the erection of any principal building, a landscaping strip of at least 3m width shall be provided along every road frontage of the site, except where the landscaping would encroach on the line of sight required for any railway crossing or any vehicle accessway as shown in <b>TRAN-Schedules</b></p>	<p><b>Activity Status when compliance not achieved:</b></p> <p>8. When compliance with any of LFRZ-REQ6 is not achieved: RDIS</p> <p>Matters of discretion:</p>

	<p>2. The landscaping shall consist only of those species listed in <b>APP4</b>, and for each site shall include:</p> <ol style="list-style-type: none"> <li>A minimum of two trees from Group A for every 10m of road frontage.</li> <li>At least 35% of the landscaping strip shall be planted in species from Group C.</li> <li>At least 10% of the landscaping strip shall be planted in species from Group D.</li> </ol> <p>3. All plants shall be of the following maximum spacings:</p> <ol style="list-style-type: none"> <li>group B and Group C — 1.5m centres</li> <li>Group D — 700mm centres</li> </ol> <p>4. All new planting areas shall be mulched.</p> <p>5. The landscaping shall be maintained and if dead, diseased or damaged shall be removed and replaced immediately with the same or similar species.</p> <p>6. No fences or structures shall be erected within the 3m landscaping strip.</p> <p>7. Footpaths may be provided within the 3m landscape strip, provided that they are:</p> <ol style="list-style-type: none"> <li>No more than 1.5m in width; and</li> <li>Generally at right angles to the road frontage</li> </ol> <p><del>8. In the Rolleston Large Format Retail Precinct (Lincoln Rolleston Road) PRECz, landscaping shall comply with Outline Development Plan DEV-RO1 – Rolleston 1 Development Area.</del></p>	<p>9. The exercise of discretion in relation to LFRZ-REQ6.8 is restricted to the following matters:</p> <ol style="list-style-type: none"> <li><b>CMUZ-MATd</b> Landscaping</li> </ol> <p><b>Notification:</b></p> <p>10. Any application arising from LFRZ-REQ6.-8. shall not be subject to public notification</p>
<b><u>PREC13</u></b>	<p><u>11. Landscaping shall comply with LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Retail Precinct.</u></p>	<p><b><u>Activity Status when compliance not achieved:</u></b></p> <p><u>12. When compliance with any of LFRZ-REQ6.11 is not achieved: RDIS</u></p> <p><b><u>Matters of discretion:</u></b></p> <p><u>13. The exercise of discretion in relation to LFRZ-REQ6.12 is restricted to the following matters:</u></p> <ol style="list-style-type: none"> <li><b><u>CMUZ-MATd</u></b> Landscaping</li> </ol> <p><b><u>Notification:</u></b></p> <p><u>14. Any application arising from LFRZ-REQ6.12 shall not be subject to public notification</u></p>
<b>LFRZ-REQ7</b>	<b>Outline Development Plan</b>	

<b><u>PREC13</u></b>	<u>1. All development shall be undertaken in accordance with the ODP in LFRZ-SCHED1 – Lincoln Rolleston Road Precinct.</u>	<b><u>Activity Status when compliance not achieved:</u></b> <u>2. When compliance with any of LFRZ-REQ7.1 is not achieved: [to be proposed]</u>  <b><u>Matters of discretion:</u></b> <u>3. The exercise of discretion in relation to LFRZ-REQ7.2 is restricted to the following matters:</u> <div>a. <b><u>CMUZ-MAT3 Urban Design</u></b></div>
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LFRZ-Schedules

<b><u>LFRZ-SCHED1</u></b>	
<b><u>PREC13</u></b>	<u>Lincoln Rolleston Road Large Format Retail Precinct</u>

