

APPENDIX A

Proposed Amendments to Partially Operative Selwyn District Plan

Editing Key:

The base version is the Appeals Version of the PODP as released by Selwyn District Council on 6 December 2023.

Only those provisions of the PODP that are subject to amendment have been included. Amendments are shown:

- Text added is underlined
- Text deleted is ~~struck out~~

Planning Maps

The following spatial amendments are proposed to the District Plan Planning Maps:

Zone Layer

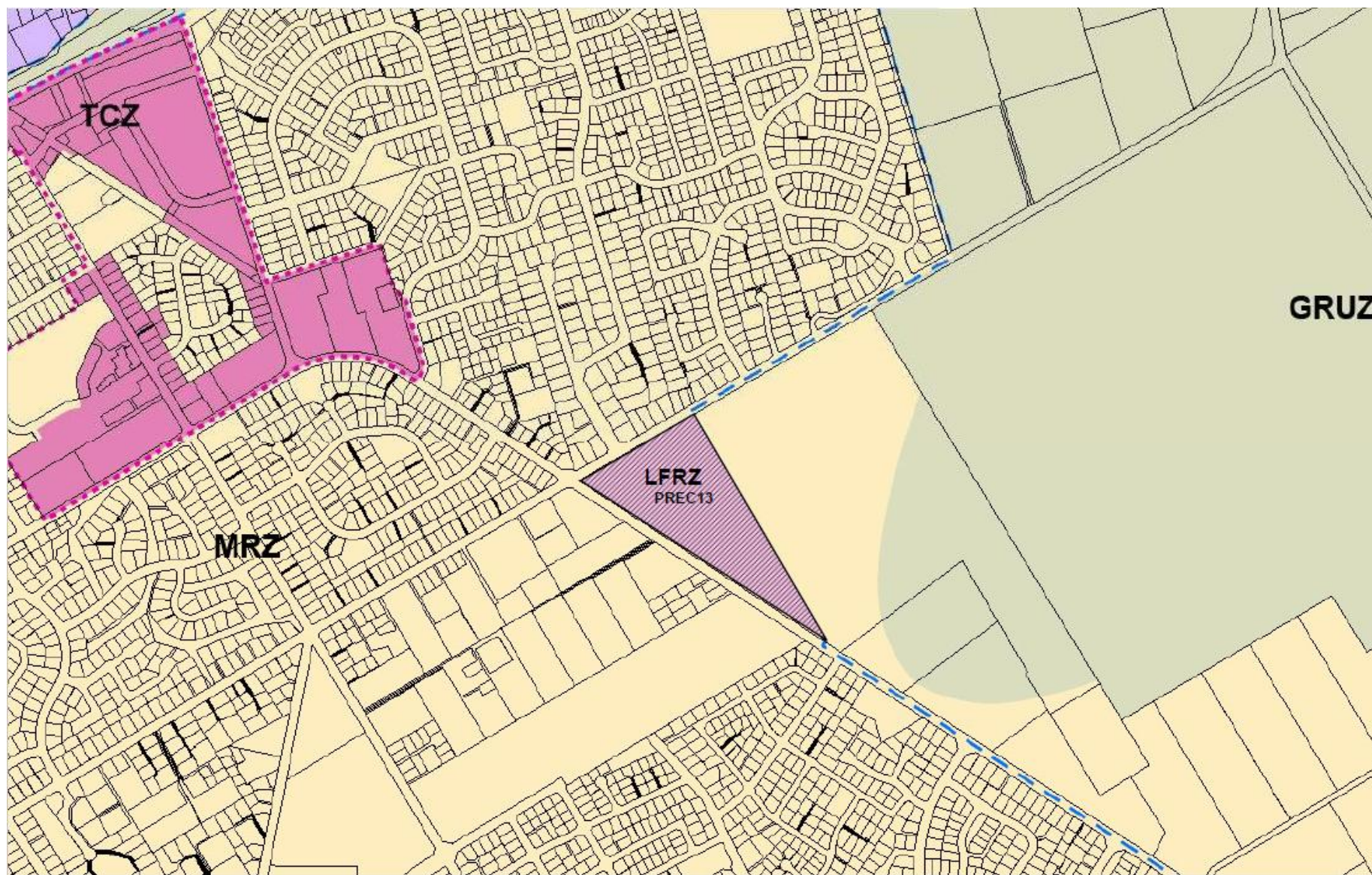
Amend the Planning Maps to rezone the property at 157 Levi Road (Lot 1 Deposited Plan 579376) from Medium Density Residential Zone (MRZ) to Large Format Retail Zone (LFRZ).

Development Area Overlay

Delete DEV-RO1 Rolleston 1 Development Area (Lot 1 Deposited Plan 579376).

Precincts Overlay – Commercial Precincts

Add Lincoln Rolleston Road Large Format Retail Precinct on the property at 157 Levi Road (Lot 1 Deposited Plan 579376).



LEGEND

- LFRZ
- PREC13

PROPOSED ZONING MAP – 157 Levi Road, Rolleston

HPW-How the Plan works

HPW-Relationship between Spatial Layers

HPW26-Precincts		
Name	Code	Description
<u>Lincoln Rolleston Road Large Format Retail Precinct</u>	<u>PREC13</u>	<u>The purpose of this precinct is to manage the type and scale of large format retail activities and the interfaces with the surrounding residential area.</u>

TRAN-Transport

TRAN-REQ28	Landscape Strip for Parking Areas	
<p>CMUZ (excluding PREC13)</p> <p>KNOZ</p>	<p>1. All new on-site car parking shall establish and maintain a continuous landscape strip that complies with the following:</p> <ul style="list-style-type: none"> a. the landscape strip is located between the road and adjacent parking area and does not extend across vehicle crossings or pedestrian accesses; and b. the landscape strip is a minimum width of 3m and contains plant species that will grow to a height of 60cm within 3 years of planting; or c. the landscape strip is a minimum width of 1.5m and contains plant species that will grow to a minimum height of 1m and is visually impermeable within 3 years of planting; and d. the landscape strip includes a tree for each 10m of road frontage that is set in a planting bed with the minimum dimensions of 1.5m by 1.5m. 	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of TRAN-REQ28.1 is not achieved: RDIS</p> <p>Matters of discretion:</p> <p>3. The exercise of discretion in relation to TRAN-REQ28.2 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. TRAN-MAT7 Landscaping of Parking Areas
<p><u>PREC13</u></p>	<p>4. All new on-site car parking shall establish and maintain a continuous landscape strip that complies with LFRZ-REQ6.11.</p>	<p>Activity status when compliance not achieved:</p> <p>5. When compliance with any of TRAN-REQ28.4 is not achieved: RDIS</p> <p>Matters of discretion:</p> <p>6. The exercise of discretion in relation to TRAN-REQ28.5 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. TRAN-MAT7 Landscaping of Parking Areas

SIGN-Signs

SIGN-REQ1	Free Standing Signs	
LFRZ (excluding PREC13) GIZ PORTZ DPZ	<p>14. There shall be a maximum of one free standing sign per vehicle access to the site.</p> <p>15. The maximum area of a sign shall be 18m².</p> <p>16. The maximum width of a sign shall be 3m.</p> <p>17. The maximum height above ground level at the top of the sign shall be 9m.</p>	<p>Activity status when compliance not achieved:</p> <p>18. When compliance with any SIGN-REQ1.14, SIGN-REQ1.15, SIGN-REQ1.16, or SIGN-REQ1.17. not achieved: RDIS</p> <p>Matters for discretion:</p> <p>19. The exercise of discretion in relation to SIGN- REQ1.18. is restricted to the following matters:</p> <p>a. SIGN-MAT1 All Signs and Support Structures</p>
<u>PREC13</u>	<p><u>37. There shall be a maximum of two free standing signs along Lincoln Rolleston Road and one free standing sign along Levi Road.</u></p> <p><u>38. The maximum area of a sign shall be 12m².</u></p> <p><u>39. The maximum height above ground level at the top of the sign shall be 6m.</u></p> <p><u>Advisory Note:</u></p> <p><u>1. SIGN-REQ1.37 shall not apply where the sole function of a sign is to direct traffic.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>40. When compliance with any of SIGN-REQ1.37, SIGN-REQ1.38 or SIGN-REQ1.39 is not achieved: RDIS</u></p> <p><u>Matters for discretion:</u></p> <p><u>41. The exercise of discretion in relation to SIGN- REQ1.40 is restricted to the following matters:</u></p> <p><u>a. SIGN-MAT1 All Signs and Support Structures</u></p>

CMUZ-Commercial and Mixed Use Zones

CMUZ-MAT3	Urban Design
	<ol style="list-style-type: none"> 1. The extent to which the development incorporates good urban design principles, including: <ol style="list-style-type: none"> a. Recognises and reinforces the zone's role, context, and character, including any natural, heritage or cultural assets; b. Contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; c. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; d. Minimises building bulk through the provision of articulation and modulation, while having regard to the functional requirements of the activity; e. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas, and boundary demarcation; f. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and g. Provides safe, legible, and efficient access for all transport modes. 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. 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. 3. <u>In PREC13 Lincoln Rolleston Road Large Format Retail Precinct, the extent to which:</u> <ol style="list-style-type: none"> a. <u>The development complies with LFRZ-SCHED1 – Outline Development Plan; and</u> b. <u>Includes a façade design that utilises varied materials and building modulation and applies appropriate extents and levels of corporate colour palettes to integrate the building into the adjacent residential environments.</u>

CMUZ-MAT4	Height
	<ol style="list-style-type: none"> 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. 2. The extent to which the increase in height is necessary due to the functional requirements of an activity. 3. Any reverse sensitivity effects impact on important infrastructure where the zone height standard is exceeded. 4. <u>In PREC13, effects on the amenity of adjoining residentially zoned properties, including on outlook, privacy, overshadowing and visual dominance.</u>

Large Format Retail Zone

LFRZ-Overview

The Large Format Retail Zone is located in two areas:

1. Adjacent to the Industrial Zone and Special Purpose Port Zone in Rolleston, north of State Highway One and the main trunk railway line.
The Its 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.
2. Adjacent to Levi Road, Lincoln Rolleston Road and Rolleston 12 Development Area in Rolleston (PREC13 Lincoln Rolleston Road Large Format Retail Precinct).
Its purpose is to provide for a supermarket and a trade retail and trade supply activity to service the surrounding Medium Density Residential Zone catchment. Due to its interface with this residential zone, it is the more restrictive of the two Large Format Retail Zone locations.

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. In the case of PREC13, additional boundary treatment is required along the residential boundary interface to ensure development is compatible with its residential surroundings.

LFRZ-Objectives and Policies

<u>LFRZ-P4</u>	<u>Manage built form and layout within PREC13 Lincoln Rolleston Road Large Format Retail Precinct to maintain compatibility with the amenity of adjacent residentially zoned land.</u>
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LFRZ-Rules

LFRZ-R1	Buildings and Structures	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	<p>Activity Status: 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>Where:</p> <p>a. The building is not a residential unit.</p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ2 Height</p> <p>LFRZ-REQ3 Height in relation to boundary</p> <p>LFRZ-REQ4 Setbacks</p> <p>LFRZ-REQ5 Outdoor storage</p> <p>LFRZ-REQ6 Landscaping</p>	<p>Activity status when compliance not achieved:</p> <p>32¹. When compliance with any of LFRZ-R1.1.a. is not achieved: NC</p> <p>43². When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	<p>Activity Status: 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><u>Where the activity complies with the following rule requirements:</u></p> <p><u>LFRZ-REQ1 Servicing</u></p> <p><u>LFRZ-REQ2 Height</u></p> <p><u>LFRZ-REQ3 Height in relation to boundary</u></p> <p><u>LFRZ-REQ4 Setbacks</u></p> <p><u>LFRZ-REQ5 Outdoor storage</u></p>	<p>Activity status when compliance not achieved:</p> <p><u>6. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement</u></p>

¹ Clause 16 amendment

² Clause 16 amendment

	<p><u>LFRZ-REQ6 Landscaping</u></p> <p><u>LFRZ-REQ7 Outline Development Plan</u></p> <p><u>Matters for discretion:</u></p> <p><u>5. The exercise of discretion in relation to LFRZ-R1.4 is restricted to the following matters:</u></p> <p><u>a. CMUZ-MAT3 Urban Design.</u></p>	
LFRZ-R4	Food and Beverage Activities	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	<p>Activity Status: PER</p> <p>1. Any food and beverage activity,</p> <p>Where:</p> <p>a. The maximum GFA of the food and beverage activity does not exceed 150m² per individual tenancy, except that one individual food and beverage activity tenancy within the LFRZ may have a GFA of up to 1,000m².</p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p> <p>LFRZ-REQ6 Landscaping</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R4.1.a. is not achieved: NC</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	<p>Activity Status: PER</p> <p><u>4. Any food and beverage activity.</u></p> <p>Where:</p> <p>a. <u>it is ancillary to a trade retail and trade supplier activity;</u></p> <p>b. <u>it has a total GFA that does not exceed 250m² ; and</u></p> <p>c. <u>there is no more than one food and beverage activity within the precinct.</u></p>	<p>Activity status when compliance not achieved:</p> <p><u>5. When compliance with any of LFRZ-R4.4.a, LFRZ-R4.4.b., or LFRZ-R4.4.c 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>

	<p><u>And the activity complies with the following rule requirements:</u></p> <p><u>LFRZ-REQ1 Servicing</u></p> <p><u>LFRZ-REQ5 Outdoor storage</u></p> <p><u>LFRZ-REQ6 Landscaping</u></p> <p><u>LFRZ-REQ7 Outline Development Plan</u></p>	
LFRZ-R6	Retail Activities	
<p><u>LFRZ (excluding PREC13)</u></p>	<p>Activity Status: PER</p> <p>1. Any retail activity that is not otherwise listed in LFRZ-Rule List,</p> <p>Where:</p> <p>a. The retail activity is not a department store; and</p> <p>b. The GFA of any individual retail tenancy is no less than 450m².</p> <p><u>And the activity complies with the following rule requirements:</u></p> <p><u>LFRZ-REQ1 Servicing</u></p> <p><u>LFRZ-REQ5 Outdoor storage</u></p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R6.1.a, or LFRZ-R6.1.b. is not achieved: NC</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<u>PREC13</u>	<p><u>Activity Status:</u> PER</p> <p><u>4. Any retail activity that is not otherwise listed in LFRZ-Rule List,</u></p> <p><u>Where:</u></p> <p>a. <u>The retail activity is a supermarket with a GFA no less than 6,000m².</u></p> <p><u>And the activity complies with the following rule requirements:</u></p> <p><u>LFRZ-REQ1 Servicing</u></p> <p><u>LFRZ-REQ5 Outdoor storage</u></p> <p><u>LFRZ-REQ7 Outline Development Plan</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>5. When compliance with any of LFRZ-R6.4.a is not achieved: NC</u></p> <p><u>6. When compliance with any rule requirement listed in this rule is not achieved:</u> <u>Refer to relevant rule requirement</u></p>

LFRZ-R7	Automotive Activities	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	Activity Status: PER 1. Any automotive activity. Where 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 rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements
<u>PREC13</u>	<u>Activity Status: NC</u> 3. <u>Any automotive activity.</u>	<u>Activity status when compliance not achieved: N/A</u>
LFRZ-R8	Trade Retail and Trade Supply Activities	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	Activity Status: PER 1. Any trade retail and trade supply activity. 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 rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements
<u>PREC13</u>	<u>Activity Status: PER</u> 3. <u>Any trade retail and trade supply activity,</u> <u>Where:</u> a. <u>No more than one trade retail and trade supply activity is located in PREC13;</u> b. <u>the GFA of the trade retail and trade supply activity is no less than 6,000m²; and</u> c. <u>the use of any service access or loading bay adjacent to the eastern boundary is restricted to 0700 to 1900 hours.</u> <u>And the activity complies with the following rule requirements:</u>	<u>Activity status when compliance not achieved:</u> 4. <u>When compliance with any of LFRZ-R8.3.a, LFRZ-R8.3.b or LFRZ-R8.3.c is not achieved: NC</u> 5. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement</u>

	<u>LFRZ-REQ1 Servicing</u> <u>LFRZ-REQ5 Outdoor storage</u> <u>LFRZ-REQ7 Outline Development Plan</u>	
LFRZ-R11	Community Corrections Activities	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	Activity Status: PER 1. Any community corrections activity, Where 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 rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements
<u>PREC13</u>	<u>Activity Status: NC</u> 3. <u>Any community corrections activity</u>	<u>Activity status when compliance not achieved: N/A</u>
LFRZ-R16	Primary Production Activities	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	Activity Status: PER 1. Any primary production activity, Where: a. The activity is not: i. mineral extraction; ii. intensive primary production; or iii. plantation forestry. 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-R16.1.a. is not achieved: NC 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements
<u>PREC13</u>	<u>Activity Status: NC</u> 4. <u>Any primary production activity</u>	<u>Activity status when compliance not achieved: N/A</u>

LFRZ-R21	Industrial Activities that are not otherwise listed in LFRZ-Rule List	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	Activity Status: DIS 1. Any industrial activity that is not otherwise listed in the LFRZ-Rule List.	Activity status when compliance not achieved: N/A
<u>PREC13</u>	Activity Status: NC <u>2. Any industrial activity that is not otherwise listed in the LFRZ-Rule List.</u>	<u>Activity status when compliance not achieved: N/A</u>

LFRZ-Rule Requirements

LFRZ-REQ4	Setbacks	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	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.	Activity Status when compliance not achieved: 2. When compliance with any of LFRZ-REQ4.1. is not achieved: RDIS Matters for discretion: 3. The exercise of discretion in relation to LFRZ-REQ4.2. is restricted to the following matters: a. CMUZ-MAT6 Setbacks
<u>PREC13</u>	<u>4. Any building shall be set back a minimum of 20m from the road boundary.</u> <u>5. Any building shall be set back a minimum of 10m from any internal boundary adjoining a residential zone.</u>	Activity Status when compliance not achieved: <u>6. When compliance with any of LFRZ-REQ4.4 or LFRZ-REQ4.5 is not achieved: RDIS</u> Matters for discretion: <u>7. The exercise of discretion in relation to LFRZ-REQ4.6 is restricted to the following matters:</u> a. <u>CMUZ-MAT6 Setbacks</u>
LFRZ-REQ5	Outdoor Storage	
	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.	Activity Status when compliance is not achieved: 3. When compliance with any of LFRZ-REQ5.1. or LFRZ-REQ5.2. is not achieved: RDIS Matters for discretion:

	2. Unconsolidated materials such as soil, coal, sawdust, powdered fertilizer are to be covered or otherwise secured from being blown by the wind.	4. The exercise of discretion in relation to LFRZ-REQ5.3. is restricted to the following matters: <u>a.1.</u> ³ CMUZ-MATb Fencing and Outdoor Storage Notification: 45. ⁴ Any application arising from LFRZ-REQ5.3. shall not be subject to public notification
LFRZ-REQ6	Landscaping	
<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	<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 TRAN-Schedules.</p> <p>2. The landscaping shall consist only of those species listed in APP4, and for each site shall include:</p> <ul style="list-style-type: none"> a. A minimum of two trees from Group A for every 10m of road frontage. b. At least 35% of the landscaping strip shall be planted in species from Group C. c. At least 10% of the landscaping strip shall be planted in species from Group D. <p>3. All plants shall be of the following maximum spacings:</p> <ul style="list-style-type: none"> a. Group B and Group C – 1.5m centres b. Group D – 700mm centres <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>Activity Status when compliance not achieved:</p> <p>8. When compliance with any of LFRZ-REQ6 is not achieved: RDIS</p> <p>Matters of discretion:</p> <p>9. The exercise of discretion in relation to LFRZ-REQ6.8. is restricted to the following matters:</p> <ul style="list-style-type: none"> a. CMUZ-MATa⁵ Landscaping <p>Notification:</p> <p>410. Any application arising from LFRZ-REQ6.8. shall not be subject to public notification</p>

³ Clause 16 amendment

⁴ Clause 16 amendment

⁵ Clause 16 amendment

	<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> <ul style="list-style-type: none"> a. No more than 1.5m in width; and b. Generally at right angles to the road frontage 	
<u>PREC13</u>	<p><u>11</u> Landscaping shall comply with the ODP in LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Retail Precinct.</p>	<p><u>Activity Status when compliance not achieved:</u></p> <p><u>12. When compliance with any of LFRZ-REQ6.11 is not achieved: RDIS</u></p> <p><u>Matters of discretion:</u></p> <p><u>13. The exercise of discretion in relation to LFRZ-REQ6.12 is restricted to the following matters:</u></p> <ul style="list-style-type: none"> a. <u>CMUZ-MATa Landscaping</u> <p><u>Notification:</u></p> <p><u>14. Any application arising from LFRZ-REQ6.12 shall not be subject to public notification</u></p>
<u>LFRZ-REQ7</u>	<u>Outline Development Plan</u>	
<u>PREC13</u>	<p><u>1.</u> Except as provided for in LFRZ-REQ6.11, all development shall be undertaken in accordance with the ODP in LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Retail Precinct.</p>	<p><u>Activity Status when compliance is not achieved:</u></p> <p><u>2. When compliance with any of LFRZ-REQ7.1 is not: achieved: DIS</u></p>

Recommendations from s42A author, accepted by Commissioner

Add additional matters to the proposed LFRZ PREC13 ODP plan and any consequential changes to the supporting narrative in Part 3 – Area Specific Matters –LFRZ-Schedules.

PREC13	<p>Permitted activity pre-requisites</p> <p>Add additional qualifiers in the narrative of the proposed PREC13 ODP to require that the following are submitted to SDC for approval to satisfy general compliance with the ODP.</p> <ol style="list-style-type: none"> 1. A landscape management plan has been provided for the approval of SDC that covers the security, maintenance, and <u>pest and weed control and regular monitoring of within</u> the northeastern 10-metre-wide biodiversity strip. 2. A full CPTED assessment, including a lighting plan, has been provided for the approval of SDC. 3. An Integrated transport Assessment covering the following items is provided for the approval of SDC: <ol style="list-style-type: none"> i. <u>Site circulation, including to achieve integration of movement between key activities, and for supporting service vehicle movement (including for vehicles, pedestrians and cyclists).</u> ii. <u>Safety and efficiency of the location and design of site access, including to support safe separation of the service access to the future Broadlands Drive intersection.</u> iii. <u>The need for and proposed layout of upgrades to the site frontage onto Lincoln Rolleston Road, including provision for pedestrians, cyclists and potential future bus services.</u>
	<p>Lincoln Rolleston Road landscaping strip</p> <p>Amend the proposed PREC13 ODP plan to require that:</p> <p>The Lincoln Rolleston Road landscape treatment, <u>including provision for a 5m landscape strip on the north side of the future primary road connection,</u> is to be designed and installed to be generally consistent with the consented landscape plan for the proposed supermarket development (RC216016).</p>
	<p>Carpark trees</p> <p>Amend the proposed PREC13 ODP plan to require that:</p> <p><u>Require one tree per five car parks within the parking area. These trees shall be generally distributed evenly throughout the parking area with a spacing of approximately 7.5m or one tree per three carparking bays where practical. Tree species within the parking areas are to be of medium or high grade heights.</u></p>
	<p>Outdoor storage area landscape treatments</p> <p>Amend the proposed PREC13 ODP plan to provide:</p> <p><u>Additional denser planting comprising shrubs and trees to at least 3m in height is required along the Lincoln Rolleston Road boundary adjacent to the outdoor storage areas that will need to be returned along the north side of the potential future eastern road connection.</u></p>

	<p>Service access annotation</p> <p>Amend the proposed PREC13 ODP plan to:</p> <p>The service <u>access</u> to the south as an 'Indicative' location to respond to the uncertainties around the location of the future Broadlands Drive <u>intersection</u>.</p>
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