

## APPENDIX B

### V2 Summary of Submissions – Commissioner Recommendations

No.	Name	Category	Point No.	Support/ Oppose	Submission Summary	Recommendation
1	Kelsey Adams-Gavin	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	1.1	Support	Rezone to support a commercial need in the location.	Accept for the reasons recorded in the Recommendation.
2	Dean Jones	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	2.1	Support	Positive employment opportunities.	Accept for the reasons recorded in the Recommendation.
3	Michael van Haastrecht	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	3.1	Oppose	Adverse transport effects.	Reject for the reasons recorded in the Recommendation.
	Michael van Haastrecht	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	3.2	Oppose	Reduction in the enjoyment of the area.	Accept for the reasons recorded in the Recommendation.
4	Beth-ann Roche	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	4.1	Oppose	Inconsistent with the district plan that indicates that retail activities should be north of State Highway 1 and the Main Trunk Railway Line.	Reject. Acknowledge inconsistency but rezoning appropriate for the reasons recorded in the Recommendation.
	Beth-ann Roche	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	4.2	Oppose	Commercial activities will contribute to adverse transport effects and congestion.	Reject for the reasons recorded in the Recommendation and based on transportation evidence.
	Beth-ann Roche	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.4-LFRZ-Rule Requirements > 1.1.4.1-LFRZ-REQ4	4.3	Oppose	A 20m (rather than a 5m) boundary setback is required with the residential area due to the size of the building.	Accept in part. Note 20m boundary setback from the Lincoln Rolleston Road frontage included.
	Beth-ann Roche	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.4-LFRZ-Rule Requirements > 1.1.4.2-LFRZ-REQ5	4.4	Oppose	The management of the outdoor storage of stock is required to be monitored.	Accept in part. Provisions for the outdoor storage area included.
	Beth-ann Roche	1-V2 Levi Road Variation Request > 1.3-Transport > 1.3.1-TRAN-Rule Requirements > 1.3.1.1-TRAN-REQ28	4.5	Oppose	Onsite staff parking needs to be provided to avoid adverse transport effects and congestion.	Reject. Not appropriate to specify parking requirements in this context.
5	Joanna Hindley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	5.1	Oppose	Retain MRZ and require the proponent to locate in the existing LFRZ.	Reject for the reasons recorded in the Recommendation.
	Joanna Hindley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	5.2	Oppose	Adverse effects on the adjoining and adjacent residential zones cannot be mitigated.	Reject. Adverse effects have been properly addressed and can be mitigated.
	Joanna Hindley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	5.3	Oppose	Adverse noise effects, including beyond the site.	Reject. Noise effects have been appropriately considered and addressed by noise experts.
	Joanna Hindley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	5.4	Oppose	Adverse transport effects and inconsistency with objective TRAN-O3, including reduced safety and increased air pollution through increased vehicle movements and vehicles diverting down Reuben Avenue.	Reject for the reasons provided in the officer report and the Recommendation. Note frontage roads defined as arterial road. Traffic evidence that trade supplier will add approximately 40 heavy vehicle movements per day with these frontage roads forecast to carry approximately 1,300 vehicles per hour. Transport effects can be considered at consenting stage.
	Joanna Hindley	1-V2 Levi Road Variation Request > 1.4-Signs > 1.4.1-SIGN-Rule Requirements > 1.4.1.1-SIGN-REQ1	5.5	Oppose	Adverse visual effects associated with the signage and building bulk.	Reject for the reasons recorded in the Recommendation and the officers report. Appropriate mechanisms to provide for assessment are now included, together with restrictions on signage.
	Joanna Hindley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.3-LFRZ-Rules > 1.1.3.1-LFRZ-R1	5.6	Oppose	Adverse visual effects associated with the building bulk.	Reject for the reasons recorded in the Recommendation and the officers report. Appropriate mechanisms are included.

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	Joanna Hindley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	5.7	Oppose	Granting the request will set a precedent for commercial sprawl.	Reject. Precedent of limited relevance in plan change context. Plan change would be required to enable any other trade activity. This site already includes a consented PaknSave.
	Joanna Hindley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	5.8	Oppose	Inconsistent with district plan, including compromising the character of the area and transport safety.	Reject. With amendments made, issues in terms of character and transport safety will be addressed at consent stage.
6	Amanda Thompson for Canterbury Regional Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone	6.1	Not Stated	Meets the broad intent of the CRPS by avoiding urban development outside greenfield priority areas (Objective 6.2.1) but proposes commercial development in an area that has been prioritised for residential 'greenfield' activities (Policy 6.3.1 ).	Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.
	Amanda Thompson for Canterbury Regional Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone	6.2	Not Stated	Proposal allows for development that does not have a significant adverse distributional effect on key activity centres and neighbourhood centres (Objective 6.2.6 and Policy 6.3.6).	Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.
	Amanda Thompson for Canterbury Regional Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone	6.3	Not Stated	The proposal does not conflict with the intent of the CRPS given there is a surplus in the medium term housing demand and uncertainty in the longer term forecasts (Objective 6.2.1.a).	Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.
	Amanda Thompson for Canterbury Regional Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	6.4	Not Stated	Aside from the departure from Map A, the proposal supports self-sufficient business growth (Objective 6.2.2), consolidated and intensified business growth (Objective 6.2.6) and providing business development close to labour supply and transport networks (Policy 6.3.6).	Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.
	Amanda Thompson for Canterbury Regional Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	6.5	Not Stated	Aside from the departure from Map A, the proposal aligns with the CRPS by ensuring any new development can be efficiently and effectively serviced (objectives 6.2.1 and 6.2.2, and Policy 6.3.5) and by promoting sustainable outcomes through access to existing transport networks, reduced travel distances and increase walkable catchments to a hardware store (Objectives 6.2.4 and Policy 6.3.4).	Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.
	Amanda Thompson for Canterbury Regional Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone	6.6	Not Stated	Consistency with the CRPS for managing natural hazards (Objectives 5.2.1 and 11.2.1, and Policies 5.3.2 and 11.3.1), contaminated land (Objective 17.2.1 and Policy 17.3.2) and protecting groundwater (Objective 5.2.1, and Policies 5.3.2 and 7.3.4).	Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.
	Amanda Thompson for Canterbury Regional Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone	6.7	Not Stated	The proposal will need to comply with the Selwyn District Plan and the Canterbury Land and Water Plan if it proceeds.	Considers that overall the proposal aligns with the CRPS and as such the submission does not seek any relief. No decision required.
7	Daniel Bartley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	7.1	Support	Rezone to support a commercial need in the location.	Accept for the reasons recorded in the Recommendation.
	Daniel Bartley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	7.2	Support	Positive transport effects through less commuting.	Accept for the reasons recorded in the Recommendation and officer report.
8	Rob Wright	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	8.1	Support	Supports a commercial need in Rolleston.	Accept for the reasons recorded in the Recommendation.

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	Rob Wright	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	8.2	Support	Positive transport effects through less commuting.	Accept for the reasons recorded in the Recommendation and officer report.
9	Scott Wasley	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	9.1	Support	Support the rezoning.	Accept for the reasons recorded in the Recommendation.
10	Sandra Cameron	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	10.1	Support	Supports a commercial need in the district and Rolleston.	Accept for the reasons recorded in the Recommendation.
	Sandra Cameron	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	10.2	Support	Positive transport effects through less commuting.	Accept for the reasons recorded in the Recommendation and officer report.
11	Britney Murray	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	11.1	Support	Rezone to support a commercial need in the location.	Accept for the reasons recorded in the Recommendation.
	Britney Murray	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	11.2	Support	Positive transport effects through less commuting and improved accessibility.	Accept for the reasons recorded in the Recommendation and officer report.
12	Vicky Van der Zwet	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	12.1	Support	Supports a commercial need in the location.	Accept for the reasons recorded in the Recommendation.
	Vicky Van der Zwet	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	12.2	Support	Positive transport effects through less commuting and improved accessibility.	Accept for the reasons recorded in the Recommendation and officer report.
	Vicky Van der Zwet	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	12.3	Support	Positive employment opportunities.	Accept for the reasons recorded in the Recommendation.
13	Emma Van der Zwet	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	13.1	Support	Supports a commercial need in the location.	Accept for the reasons recorded in the Recommendation.
	Emma Van der Zwet	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	13.2	Support	Positive transport effects through less commuting and improved accessibility.	Accept for the reasons recorded in the Recommendation and officer report.
	Emma Van der Zwet	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	13.3	Support	Positive employment opportunities and improved retail offerings.	Accept for the reasons recorded in the Recommendation.
14	Peter Beechey	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	14.1	Oppose	Retain MRZ and require the proponent to locate in the existing LFRZ.	Reject for the reasons recorded in the Recommendation.
	Peter Beechey	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	14.2	Oppose	The location will not generate any benefits for the neighbouring residents.	Reject for the reasons recorded in the Recommendation including benefits arising from co-location.
	Peter Beechey	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	14.3	Oppose	The activity is incompatible with the amenity and character of the area.	Reject. Additional rules and matters of control enable amenity and character issues to be addressed.
	Peter Beechey	1-V2 Levi Road Variation Request > 1.2-Commercial and Mixed Use Zones > 1.2.1-CMUZ-Matters for Control or Discretion > 1.2.1.1-CMUZ-MAT3	14.4	Oppose	Inconsistency with the urban design matters of control or discretion as the activity is not retail or large format retail.	Reject. Additional rules and matters of control enable amenity and character issues to be addressed. Consented PaknSave retail and evidence provided that Mitre10 focus on retail and within definition of trade retail and trade suppliers.
	Peter Beechey	1-V2 Levi Road Variation Request > 1.3-Transport > 1.3.1-TRAN-Rule Requirements > 1.3.1.1-TRAN-REQ28	14.5	Oppose	Adverse transport effects, including reduced safety and increased greenhouse gas emissions.	Reject. Transport effects, including safety, addressed in expert evidence and matters can be addressed in terms of safety through consenting. No evidence of increased greenhouse gas emissions and evidence reduction in commuting and travel to other destinations for trade retail supplies.
	Peter Beechey	1-V2 Levi Road Variation Request > 1.4-Signs > 1.4.1-SIGN-Rule Requirements > 1.4.1.1-SIGN-REQ1	14.6	Oppose	The signage will be incompatible with the area.	Reject. Signage limited and additional signage can be addressed through the consenting process.

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	Peter Beechey	1-V2 Levi Road Variation Request > 1.5-How the Plan Works > 1.5.1-HPW26 - Precincts	14.7	Oppose	A LFRZ should be excluded along Levi Road, but smaller boutique businesses that improve neighbourhood ambience and bring an energy may be appropriate.	Reject for the reasons recorded in the Recommendation. The LFRZ as proposed appropriate.
	Peter Beechey	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.3-LFRZ-Rules > 1.1.3.1-LFRZ-R1	14.8	Oppose	Adverse visual effects associated with the colour and architectural form of the proposed buildings.	Reject. Amended provisions provide for appropriate assessment of visual effects and architectural form of the proposed buildings.
15	Daniel Schmidt	1-V2 Levi Road Variation Request > 1.5-How the Plan Works > 1.5.1-HPW26 - Precincts	15.1	Oppose	LFRZ should be excluded along Levi Road to maintain the separation between residential and commercial activities.	Reject. Supermarket consented. Appropriate provisions included to address interface of residential and commercial activities.
	Daniel Schmidt	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	15.2	Oppose	Compromise the character of the area.	Reject. The plan provisions enable appropriate assessment of separation and integration with residential boundaries.
	Daniel Schmidt	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	15.3	Oppose	Adverse transport effects including an increase in larger trade vehicles.	Reject. Transport effects, including safety, addressed in expert evidence and matters can be addressed in terms of safety through consenting.
	Daniel Schmidt	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	15.4	Oppose	Granting the request will set a precedent for additional large-scale trade and retail stores within the residential areas of Rolleston.	Reject. Precedent of limited relevance in plan change context. Plan change would be required to enable any other trade activity. This site already includes a consented PaknSave.
16	Rodrigo Carneiro	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	16.1	Support	Positive transport effects through less commuting.	Accept. Potential reduction in commuting identified and assessed in Recommendation and officer reports.
	Rodrigo Carneiro	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	16.2	Support	Improved retail offerings.	Accept for the reasons recorded in the Recommendation and officer reports.
17	Andrew Beattie for Beattie Air	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	17.1	Support	Addresses the deficit of LFRZ land within the district to support the community and local businesses.	Accept.
	Andrew Beattie for Beattie Air	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	17.2	Support	Supports a commercial need in the district and in the location.	Accept for the reasons recorded in the Recommendation, officers report and expert economic evidence.
	Andrew Beattie for Beattie Air	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	17.3	Support	The location will support convenience and productivity.	Accept.
	Andrew Beattie for Beattie Air	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	17.4	Support	Positive transport effects through less commuting.	Accept. Transport effects, including safety, addressed in expert evidence.
	Andrew Beattie for Beattie Air	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	17.5	Support	The rezoning will have economic benefits.	Accept for the reasons addressed in the Recommendation.
18	Te Ngai Tuahuriri Runanga and Te Taumutu Runanga	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	18.1	Support	Supportive of the rezoning subject to the recommendations contained in the CIA prepared by Mahaanui Kurataiao Limited, including to: identify and protect springs and/or wetlands; identify and protect culturally sensitive areas; apply low-impact design methods; remediate all contaminated soils; minimise earthworks at the design phase; avoid earthworks that could affect aquifers; survey and protect taonga/indigenous species; apply relevant guidelines to the design and construction of services; avoid any decrease in stormwater capacity; and encourage the treatment of hard stand stormwater discharges to treat heavy metals.	Accept. The officers report identifies no presence of springs or wetlands or sites of significance to Māori, taonga/indigenous species and any sensitive environments that are identified would require protection through subsequent consenting process. Agree with reporting officer's analysis in s42A report at 7.91. Relevant guidelines and other issue identified in this submission can be addressed through the consenting processes.

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19	Tim Mason for Selwyn District Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	19.1	Not Stated	Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning.	Concerns noted. Recommendation that the ODP be amended to identify the service access to the south as an indicative location to respond to uncertainties around the location of the future Broadlands Drive intersection.
	Tim Mason for Selwyn District Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	19.2	Not Stated	Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning.	As above
	Tim Mason for Selwyn District Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	19.3	Not Stated	Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning.	As above
	Tim Mason for Selwyn District Council	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.5-LFRZ-Schedules	19.4	Not Stated	Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning.	As above
	Tim Mason for Selwyn District Council	1-V2 Levi Road Variation Request > 1.6-Planning Maps	19.5	Not Stated	Adverse transport effects on the safe operation of a future Emergency Services Campus need to be managed, including the placement of vehicle crossings and access onto Lincoln-Rolleston Road. Further, consideration needs to be given to the future formation of the Lincoln-Rolleston Road and Broadlands Drive intersection to ensure it is supported by integrated transport planning.	As above
20	James Harris	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	20.1	Support	The rezoning is needed for Rolleston.	Accept for the reasons contained in the Recommendation and s42A Report.
21	Jonathan White	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	21.1	Oppose	Adverse transport effects.	Reject for the reasons provided in the officer report and the Recommendation. Again note frontage road is defined as arterial road. Traffic evidence that trade supply will add approximately 40 heavy vehicle movements per day with these frontage road forecast to carry approximately 1,300 vehicles per hour.
	Jonathan White	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.2-LFRZ-Policies > 1.1.2.1-LFRZ-P4	21.2	Oppose	Oppose as it is out of zone and centre.	Reject for the reasons contained in the Recommendation.
22	Gould Developments Ltd	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.4-LFRZ-Rule Requirements > 1.1.4.3-LFRZ-REQ6	22.1	Support	Requests that the acoustic and landscape treatments along the boundary with 131-139 Levi Road are retained.	Accept.



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	Gould Developments Ltd	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.4-LFRZ-Rule Requirements > 1.1.4.1-LFRZ-REQ4	22.2	Not Stated	Requests that the building setbacks illustrated in Appendix H Updated Indicative Mitre 10 Concept Plan of the request are retained.	Accept.
<b>23</b>	Nigel Shatford	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	23.1	Support	Supports a commercial need in Rolleston.	Accept for the reasons contained in the Recommendation and the officer report.
	Nigel Shatford	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	23.2	Support	Positive transport effects through less commuting and improved accessibility.	Accept for the reasons contained in the Recommendation and officer report.
	Nigel Shatford	1-V2 Levi Road Variation Request > 1.1-Large Format Retail Zone > 1.1.1-LFRZ-Overview	23.3	Support	Improved retail offerings.	Accept for the reasons contained in the Recommendation and officer report.