

Before the Independent Commissioner
Appointed by Selwyn District Council

Under	the Resource Management Act 1991
In the matter of	a hearing on submissions to the Partially Operative Selwyn District Plan, Variation 2: Levi Road rezoning
	Foodstuffs (South Island Properties) Limited
	Applicant

Joint Witness Statement – Planning

20 March 2025

May it please the Commissioner

- 1 This joint witness statement (JWS) relates to expert conferencing on the topic of planning in response to the Commissioner's directions in its Minute dated 18 March 2025.
- 2 The conferencing took place on 21 March 2025 at 10.30am via MS Teams.
- 3 Attendees at the conference were Craig Friedel for the Selwyn District Council and Mark Allan for Foodstuffs (South Island) Properties Limited.
- 4 The separate JWS – Noise (19 March 2025) and JWS – Servicing (20 March 2025) in response to the Minute were available at the time of preparing this JWS.

Code of Conduct

- 5 In preparing this statement the experts have read and understood the Code of Conduct for Expert Witnesses included in the 2023 Environment Court Practice Note and agree to comply with it.

Agenda

- 6 Matters discussed are set out below:
 - (a) Proposed amendments to the partially operative Selwyn District Plan (**District Plan**); and
 - (b) Mechanical plant noise (in response to JWS – Noise).

Matters agreed

Proposed amendments to the District Plan

- 7 The following amendments to the proposed provisions have been agreed following adjustments made by the Applicant in response to the Officer Report recommendations:
 - (a) food and beverage activities on the Site limited to two;
 - (b) road boundary setback increased from 5m to 20m;
 - (c) exemption added to LFRZ-REQ7 to clarify the relationship between the requirements for landscaping in LFRZ-REQ6 and for development in accordance with the ODP in LFRZ-REQ7;
 - (d) additional matter of discretion under CMUZ-MAT3.3 Urban Design to enable an evaluation of building appearance at the time of resource consent; and

- (e) consequential amendments to reflect District Plan drafting protocols and correct a pre-existing cross-referencing error in LFRZ-REQ6.
- 8 The above amendments are shown as red text in Attachment 1 of Mr Allan's statement of evidence and attached to this JWS for ease of reference (converted to landscape orientation as per Council's drafting protocol).
- 9 For completeness, we record that there is nothing in the JWS – Servicing that concerns the proposed amendments to the District Plan.

Mechanical plant noise

- 10 In response to the matter of mechanical plant noise raised in the JWS – Noise (paras 13 and 14), we agree that the resource consent process and the current structure of the District Plan provides the opportunity for the appropriate assessment of compliance with the district-wide noise provisions, the identification of any required mitigation, and the imposition of conditions of consent to ensure compliance. Our experience in working with the District Plan noise provisions in similar circumstances is that the Council can, and often will, impose a condition of consent requiring the consent holder submit a specialist acoustic report, prior to or as part of a building consent process, demonstrating mechanical plant will comply with permitted noise standards. We agree this is an acceptable mechanism that does not need changing.
- 11 We considered the option of amending the district-wide NOISE-R1 or NOISE-REQ1, amending proposed LFRZ-R8 or including an additional matter of discretion to account for mechanical plant noise. However, we agree that amending the district-wide matters in particular, and adding such detail at a site-specific level to manage noise effects, does not represent good plan drafting (particularly in the case of such a recently adopted plan) and is not necessary.

Matters not agreed

Proposed amendments to the District Plan

- 12 Paragraph 9.2 of the Officer Report sets out Mr Friedel's recommended changes to the proposed provisions. Those recommended changes that are not in the agreed set attached to this JWS relate to additional prerequisites for the ODP, which are summarised below:
 - (a) Requirement for a landscape plan, CPTED assessment, and Integrated Transport Assessment to satisfy general compliance with the ODP;
 - (b) Additional landscaping specifications;
 - (c) Additional access annotations; and

(d) Additional north-eastern boundary connections.

- 13 Mr Allan considers the resource consent triggers and matters of discretion (both currently in the District Plan and as proposed to be amended) already provide direction and opportunity for assessment in regard to these matters, and does not agree that this additional detail is necessary. In terms of the recommended north-eastern boundary connections, he notes that the proposed ODP already provides for future connectivity (road, pedestrian and cycling) in the form of the “Future Primary Road” and the addition of the adjacent “Indicative Cycle / Pedestrian Route”. This future connectivity reflects that shown on the existing DEV-RO1 ODP for the Site and is in general accord with that shown on the DEV-RO12 for the adjoining MRZ land to the east. For reasons of operational requirements, noise mitigation, urban design and transport, he does not consider additional connectivity along the north-eastern boundary is necessary or appropriate.
- 14 Mr Friedel recorded that he has received and evaluated the Summary of Key Points from Council’s experts in response to Commissioner Caldwell’s Minute 1, which continue to identify the need for these pre-requisites to be included in the PREC13 ODP to deliver the outcomes identified in Variation 2. On this basis, he maintains his position that the inclusion of these ODP pre-requisites is necessary to highlight what matters need to be addressed at resource consent stage, should the rezoning be approved. Mr Friedel identified his intention to circulate the Summary of Key Points by 12pm Friday 21 March 2025, which can be further updated to account for any additional information provided during the hearing process and any related process steps that are directed by Commissioner Caldwell.

Dated this 20th day of March 2025



Craig Friedel



Mark Allan

Attachment 1: Agreed Amendments to District Plan

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.

Amendments proposed by Variation 2 (as notified):

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

Subsequent amendments proposed in response to s42A Report:

- 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

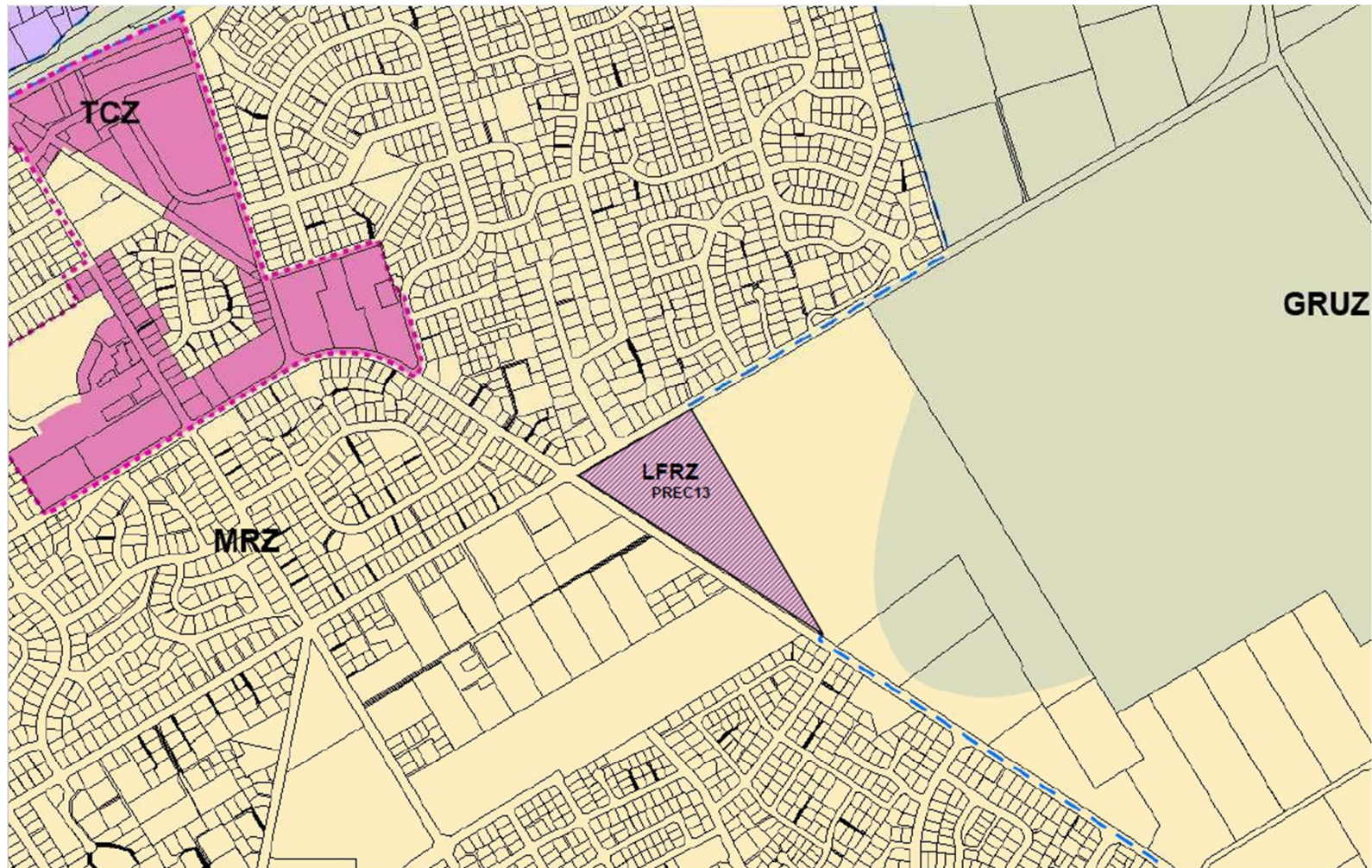
Amend the Planning Maps to rezone the property at 157 Levi Road (Lot 1 Deposited Plan 579376) from Medium Density Residential Zone (MRZ) to Large Format Retail Zone (LFRZ).

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

How the Plan works

Relationship between spatial layers

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>

Transport

TRAN-Rule Requirements

TRAN-REQ28 Landscape Strip for Parking Areas		
CMUZ (excluding PREC13) KNOZ	<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><u>4. All new on-site car parking shall establish and maintain a continuous landscape strip that complies with LFRZ-REQ6.11.</u></p>	<p><u>Activity status when compliance not achieved:</u> <u>5. When compliance with any of TRAN-REQ28.4 is not achieved: RDIS</u></p> <p><u>Matters of discretion:</u> <u>6. The exercise of discretion in relation to TRAN-REQ28.5 is restricted to the following matters:</u> a. <u>TRAN-MAT7</u> Landscaping of Parking Areas</p>
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SIGN-Rule Requirements

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 of SIGN-REQ1.15, 1.18 <u>SIGN-REQ1.14, SIGN-REQ1.15, SIGN-REQ1.16, or SIGN-REQ1.17</u>. not achieved: RDIS</p> <p>Matters for discretion:</p> <p>19. The exercise of discretion in relation to SIGN-REQ1.19 <u>18</u>. is restricted to the following matters:</p> <p>a. SIGN-MAT1 All Signs and Support Structures</p>
PREC13	<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>Advisory Note: <u>SIGN-REQ1.37 shall not apply where the sole function of a sign is to direct traffic.</u></p>	<p>Activity status when compliance not achieved:</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>Matters for discretion:</p> <p><u>41. The exercise of discretion in relation to SIGN-REQ1.40 is restricted to the following matters:</u></p> <p>a. <u>SIGN-MAT1 All Signs and Support Structures</u></p>

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

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| CMUZ-O1 | 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. |
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CMUZ-O2	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-O3	Commercial activities are not undermined by incompatible activities.
CMUZ-O4	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-O5	'Commercial and Mixed Use Zones' maintain appropriate levels of amenity within the zone and at the interface with residential zones.
CMUZ-O6	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

CMUZ-P1	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.
CMUZ-P2	Enable commercial and retail activities in commercial zones that contribute to the function, amenity, and vitality of the zone.

Residential Activities

CMUZ-P3	Manage residential activities in 'Commercial and Mixed Use Zones' by: <ol style="list-style-type: none"> 1. Enabling the expansion or alteration of existing residential buildings; 2. 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;
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	<ol style="list-style-type: none"> Avoiding residential activities at ground floor level within the Town Centre, Local Centre and Neighbourhood Centre Zones; and Avoiding residential activities within the Large Format Retail Zone.
Urban Design	
CMUZ-P4	<p>Manage development within the Town Centre, Local Centre, and Neighbourhood Centre Zones to ensure that it:</p> <ol style="list-style-type: none"> Maintains the environmental qualities, aesthetics, and amenity values which make the zone distinctive and attractive; Engages and is well integrated with streets and public areas, contributing to the variety and vitality of the street scene; and Provides a high-quality pedestrian experience that support the economic and social vibrancy of the township.
CMUZ-P5	<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"> Managing the visual effects from the outdoor storage of goods; and Ensuring that buildings and structures do not unduly shade or dominate adjoining residential zoned properties.

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"> 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. 2. The extent to which the scale of the activity adversely affects the intended function and role of the Local Centre Zone.
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CMUZ-MAT2 Residential Activities

	<ol style="list-style-type: none"> 1. The effects of the residential density proposed on adjoining residential land uses. 2. The extent to which outdoor living areas or balconies relate with the internal living areas. 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. 4. The extent to which service areas and parking are located close to, and are conveniently accessible from, each residential activity. 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. 6. The extent to which the proposed design provides or continues to provide for: <ol style="list-style-type: none"> a. Lighting designs to enhance security for buildings and ensure the safety of public spaces including service forecourts, parking areas, and service lanes; b. Locating balconies in a manner that may provide passive surveillance of the street;
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- c. Locating doors, windows, and other openings associated with living and working areas, so that they overlook and interact with public spaces; and
- d. Primary entrances to buildings face the road or on-site public space, with access being visible and in a safe, well-lit location.

CMUZ-MAT3 Urban Design

1. The extent to which the development incorporates good urban design principles, including:
 - 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. In PREC13 Lincoln Rolleston Road Large Format Retail Precinct, the extent to which
 - a. The development complies with LFRZ-SCHED1 – Outline Development Plan; and
 - b. 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

	<u>environments.</u>
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CMUZ-MAT4 Height

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| | <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>Effects on the amenity of adjoining residentially zoned properties, including on outlook, privacy, overshadowing and visual dominance.</u> |
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CMUZ-MAT5 Height in Relation to Boundary

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| | <ol style="list-style-type: none"> 1. Any adverse effects of shading on any adjoining property owner, or on any road or footpath during winter. 2. Effects on amenity of adjoining properties, including on outlook and visual dominance. 3. The height, design, and location of the building. 4. The sensitivity of any adjoining zone to overshadowing and dominance. 5. Whether any landscaping or trees are proposed which will assist in mitigating adverse visual effects. 6. The temporal nature of any exceedance. 7. Whether the intrusion is necessary due to the functional requirements of an activity. |
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CMUZ-MAT6 Setbacks

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| | <ol style="list-style-type: none"> 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. 2. For internal setbacks, the extent of adverse effects on privacy, outlook, shading and other amenity values for the adjoining property. 3. Whether the intrusion is necessary due to the functional requirements of an activity. 4. The extent and quality of any landscaping provided. |
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| | 5. Whether a reduced setback from boundaries with the rail corridor will enable buildings, balconies, or decks to be constructed or maintained without requiring access above, on, or over the railway corridor. |
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CMUZ-MAT7 Site Coverage

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| | <ol style="list-style-type: none"> 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. |
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CMUZ-MATa Landscaping

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| | <ol style="list-style-type: none"> 1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values. 2. The extent to which the reduced landscaping is opposite any residential or open space and recreation zones, and the effects of any reduction in landscaping on the amenity values and outlook of those zones. 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. |
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CMUZ-MATb Fencing and Outdoor Storage

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| | <ol style="list-style-type: none"> 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 |
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| | <p>achieves the intent of this standard.</p> <p>4. Measures to mitigate adverse effects associated with the above matters.</p> |
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CMUZ-MATc Active Frontage

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| | <ol style="list-style-type: none"> 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. |
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CMUZ-MATd Location of Carparking

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| | <ol style="list-style-type: none"> 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 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

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.

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 setback 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.
<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>

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

LFRZ-R1	Buildings and Structures
LFRZ-R2	Residential Activities
LFRZ-R3	Commercial Activities not otherwise listed in LFRZ-Rule List
LFRZ-R4	Food and Beverage Activities
LFRZ-R5	Office Activities
LFRZ-R6	Retail Activities
LFRZ-R7	Automotive Activities
LFRZ-R8	Trade Retail and Trade Supply Activities
LFRZ-R9	Visitor Accommodation
LFRZ-R10	Community Facilities

LFRZ-R11	Community Corrections Activities
LFRZ-RX	Corrections Prison
LFRZ-R12	Education Facilities
LFRZ-R13	Firearms Range Activities
LFRZ-R14	Public Amenities
LFRZ-R15	Keeping of Animals
LFRZ-R16	Primary Production Activities
LFRZ-R17	Airfields and Helicopter Landing Areas
LFRZ-R18	Commercial Composting
LFRZ-R19	Landfills
LFRZ-R20	Waste and Diverted Material Facility Activities
LFRZ-R21	Any Industrial Activity not otherwise listed in LFRZ-Rule List
LFRZ-R22	Any Activity not otherwise listed in LFRZ-Rule List

LFRZ-R1 Buildings and Structures

LFRZ (excluding PREC13)	Activity Status: PER 1. The establishment of any building or structure and/or any addition or modification to an existing building or structure, Where:	Activity status when compliance not achieved: 32. When compliance with any of LFRZ-R1.1.a. is not achieved: NC 43. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements
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	<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 LFRZ-REQ2 Height LFRZ-REQ3 Height in relation to boundary LFRZ-REQ4 Setbacks LFRZ-REQ5 Outdoor storage LFRZ-REQ6 Landscaping</p>	
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<p>PREC13</p>	<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 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>	<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>
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LFRZ-R2 Residential Activities

	<p>Activity Status: NC</p> <p>1. Any residential activity</p>	<p>Activity status when compliance not achieved: N/A</p>
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LFRZ-R3 Commercial Activities not otherwise listed in LRFZ-Rule List

	Activity Status: DIS 1. Any commercial activity not otherwise listed in LRFZ-Rule List.	Activity status when compliance not achieved: N/A
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LFRZ-R4 Food and Beverage Activities

<u>LFRZ</u> <u>(excluding PREC13)</u>	Activity Status: PER 1. Any food and beverage activity, Where: a. The maximum GFA of the food and beverage activity does not exceed 150m ² per individual tenancy, except that one individual food and beverage activity tenancy within the LFRZ may have a GFA of up to 1,000m ² . And the activity complies with the following rule requirements: LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage LFRZ-REQ6 Landscaping	Activity status when compliance not achieved: 2. When compliance with any of LFRZ-R4.1.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>	Activity Status: PER <u>4. Any food and beverage activity.</u> Where: a. <u>it is ancillary to a trade retail and trade</u>	Activity status when compliance not achieved: <u>5. When compliance with any of LFRZ-R4.4.a, or LFRZ-R4.4.b., or LFRZ-R4.4.c is not achieved: NC</u> <u>6. When compliance with any rule requirement listed in this rule</u>

<p>supplier activity; and</p> <p>b. it has a total GFA that does not exceed 250m² ; and</p> <p>c. <u>there are no more than two food and beverage activities within the precinct.</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 LFRZ-REQ6</u></p> <p><u>Landscaping</u></p> <p><u>LFRZ-REQ7 Outline Development Plan</u></p>	<p><u>is not achieved: Refer to relevant rule requirement.</u></p>
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LFRZ-R5 Office Activities

<p>Activity Status: PER</p> <p>1. Any office activity,</p> <p>Where:</p> <p>a. The office forms part of, and is incidental to, a principal permitted or consented activity on the same allotment; or</p> <p>b. The office forms an inseparable part of the business occupying the allotment; and</p> <p>c. The office occupies no more than 25% of the GFA of the building within which the principal</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R5.1.a, LCZ-R5.1.b or LCZ-R5.1.c. is not achieved: DIS</p> <p>3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
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	<p>activity operates.</p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p>	
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LFRZ-R6 Retail Activities

<p><u>LFRZ</u> <u>(excluding</u> <u>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>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R6.1.a, <u>or</u> 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>
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<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 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: Refer to relevant rule requirement.</u></p>
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LFRZ-R7 Automotive Activities

<u>LFRZ (excluding PREC13)</u>	<p><u>Activity Status:</u> PER</p> <p><u>1. Any automotive activity.</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-REQ5 Outdoor storage</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</u></p>
<u>PREC13</u>	<p><u>Activity Status:</u> NC</p> <p><u>3. Any automotive activity.</u></p>	<p><u>Activity status when compliance not achieved:</u> N/A</p>

LFRZ-R8 Trade Retail and Trade Supply Activities

<p><u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u></p>	<p>Activity Status: PER</p> <p>1. Any trade retail and trade supply activity.</p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
<p><u>PREC13</u></p>	<p>Activity Status: PER</p> <p><u>3. Any trade retail and trade supply activity.</u></p> <p>Where:</p> <p>a. <u>No more than one trade retail and trade supply activity is located in PREC13; and</u></p> <p>b. <u>the GFA of the trade retail and trade supply activity is no less than 6,000m²; and</u></p> <p>c. <u>the use of any service access or loading bay adjacent to the eastern boundary is restricted to 0700 to 1900 hours.</u></p> <p>And the activity complies with the following rule requirements: <u>LFRZ-REQ1 Servicing</u> <u>LFRZ-REQ5 Outdoor storage</u> <u>LFRZ-REQ7 Outline Development Plan</u></p>	<p>Activity status when compliance not achieved:</p> <p><u>4. When compliance with any of LFRZ-R8.3.a, LFRZ-R8.3.b or LFRZ-R8.3.c is not achieved: NC</u></p> <p><u>5. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u></p>

LFRZ-R9 Visitor Accommodation Activities

	Activity Status: NC 1. Any visitor accommodation activities	Activity status when compliance not achieved: N/A
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LFRZ-R10 Community Facilities

	Activity Status: DIS 1. Any community facility not unless otherwise listed in LRFZ-Rule List Where: <ol style="list-style-type: none"> The GFA of any individual community facility tenancy is no less than 450m²; The activity is not a motorsport facility; and The activity is not a health care facility. 	Activity status when compliance not achieved: 2. When compliance with any of LFRZ-R10.1.a., LFRZ-R10.1.b. or LFRZ-R10.1.c. is not achieved: NC
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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>	Activity Status: NC 3. Any community corrections activity.	Activity status when compliance not achieved: N/A

LFRZ-RX Corrections Prisons

	Activity Status: NC 1. Any corrections prison.	Activity status when compliance not achieved: N/A
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LFRZ-R12 Education Facilities

	Activity Status: NC 1. Any education facility.	Activity status when compliance not achieved: N/A
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LFRZ-R13 Firearms Range Activities

	Activity Status: NC 1. Any firearms range activity.	Activity status when compliance not achieved: N/A
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LFRZ-R14 Public Amenities

	Activity Status: PER 1. Any public amenity.	Activity status when compliance not achieved: N/A
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LFRZ-R15 Keeping of Animals

	Activity Status: PER 1. The keeping of animals	Activity status when compliance not achieved: N/A
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LFRZ-R16 Primary Production Activities

<u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u>	Activity Status: PER 1. Any primary production activity, Where:	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
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	<p>a. The activity is not:</p> <ul style="list-style-type: none"> i. mineral extraction; ii. intensive primary production; or iii. plantation forestry. <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing</p> <p>LFRZ-REQ5 Outdoor storage</p>	
PREC13	<p>Activity Status: NC</p> <p>4. Any primary production activity.</p>	Activity status when compliance not achieved: N/A

LFRZ-R17 Airfields and Helicopter Landing Areas

	<p>Activity Status: DIS</p> <p>1. Airfields and helicopter landing areas.</p>	Activity status when compliance not achieved: N/A
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LFRZ-R18 Commercial Composting

	<p>Activity Status: NC</p> <p>1. Any commercial composting activity.</p>	Activity status when compliance not achieved: N/A
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LFRZ-R19 Landfills

	<p>Activity Status: NC</p> <p>1. Any landfill.</p>	Activity status when compliance not achieved: N/A
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LFRZ-R20 Waste and Diverted Material Facility

	Activity Status: NC 1. Waste and diverted material facility.	Activity status when compliance not achieved: N/A
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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>	Activity status when compliance not achieved: N/A

LFRZ-R22 Any Activity that is not otherwise listed in LFRZ-Rule List

	Activity Status: DIS 1. Any activity not otherwise listed in LFRZ-Rule List.	Activity status when compliance not achieved: N/A
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LFRZ-Rule Requirements

LFRZ-REQ1 Servicing

	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	Activity status when compliance not achieved: 3. When compliance with any of NCZ-REQ1.1. or NCZ-REQ1.2. is not achieved: NC
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	an on-site wastewater treatment and disposal system.	
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LFRZ-REQ2 Height

	<ol style="list-style-type: none"> 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. 	<p>Activity Status when compliance not achieved:</p> <ol style="list-style-type: none"> 3. When compliance with any of LFRZ-REQ2.1. or LFRZ-REQ2.2. is not achieved: RDIS <p>Matters for discretion:</p> <ol style="list-style-type: none"> 4. The exercise of discretion in relation to LFRZ-REQ2.3. is restricted to the following matters: <ol style="list-style-type: none"> a. CMUZ-MAT4 Height
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LFRZ-REQ3 Height in relation to boundary

	<ol style="list-style-type: none"> 1. Any building shall comply with the relevant height in relation to boundary requirements in APP-3. 	<p>Activity Status when compliance not achieved:</p> <ol style="list-style-type: none"> 2. When compliance with any of LFRZ-REQ3.1. is not achieved: RDIS <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 3. The exercise of discretion in relation to LFRZ-REQ3.2. is restricted to the following matters: <ol style="list-style-type: none"> a. CMUZ-MAT5 Height in Relation to Boundary
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LFRZ-REQ4 Setbacks

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

LFRZ-REQ5 Outdoor Storage

	<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</p>	<p>Activity Status when compliance is not achieved:</p> <p>3. When compliance with any of LFRZ-REQ5.1. or LFRZ-REQ5.2. is not achieved: RDIS</p>
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	<p>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>Matters for discretion:</p> <p>4. The exercise of discretion in relation to LFRZ-REQ5.3. is restricted to the following matters:</p> <p>a.1. CMUZ-MATb Fencing and Outdoor Storage</p> <p>Notification:</p> <p>45. Any application arising from LFRZ-REQ5.3. shall not be subject to public notification</p>
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LFRZ-REQ6 Landscaping

<p><u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u></p>	<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> <p>a. A minimum of two trees from Group A for every 10m of road frontage.</p> <p>b. At least 35% of the landscaping strip shall be planted in species from Group C.</p>	<p>Activity Status when compliance not achieved:</p> <p>8. When compliance with any of LFRZ-REQ6 is not achieved:</p> <p>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> <p>a. CMUZ-MATda Landscaping</p> <p>Notification:</p> <p>410. Any application arising from LFRZ-REQ6.8. shall not be subject to public notification</p>
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	<p>c. At least 10% of the landscaping strip shall be planted in species from Group D.</p> <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>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 	
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<u>PREC13</u>	11. Landscaping shall comply with the ODP in <u>LFRZ-SCHED1 – Lincoln Rolleston Road Large Format Retail Precinct.</u>	<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> <p style="padding-left: 40px;">a. <u>CMUZ-MATda Landscaping</u></p> <p><u>Notification:</u></p> <p><u>14. Any application arising from LFRZ-REQ6.12 shall not be subject to public notification</u></p>
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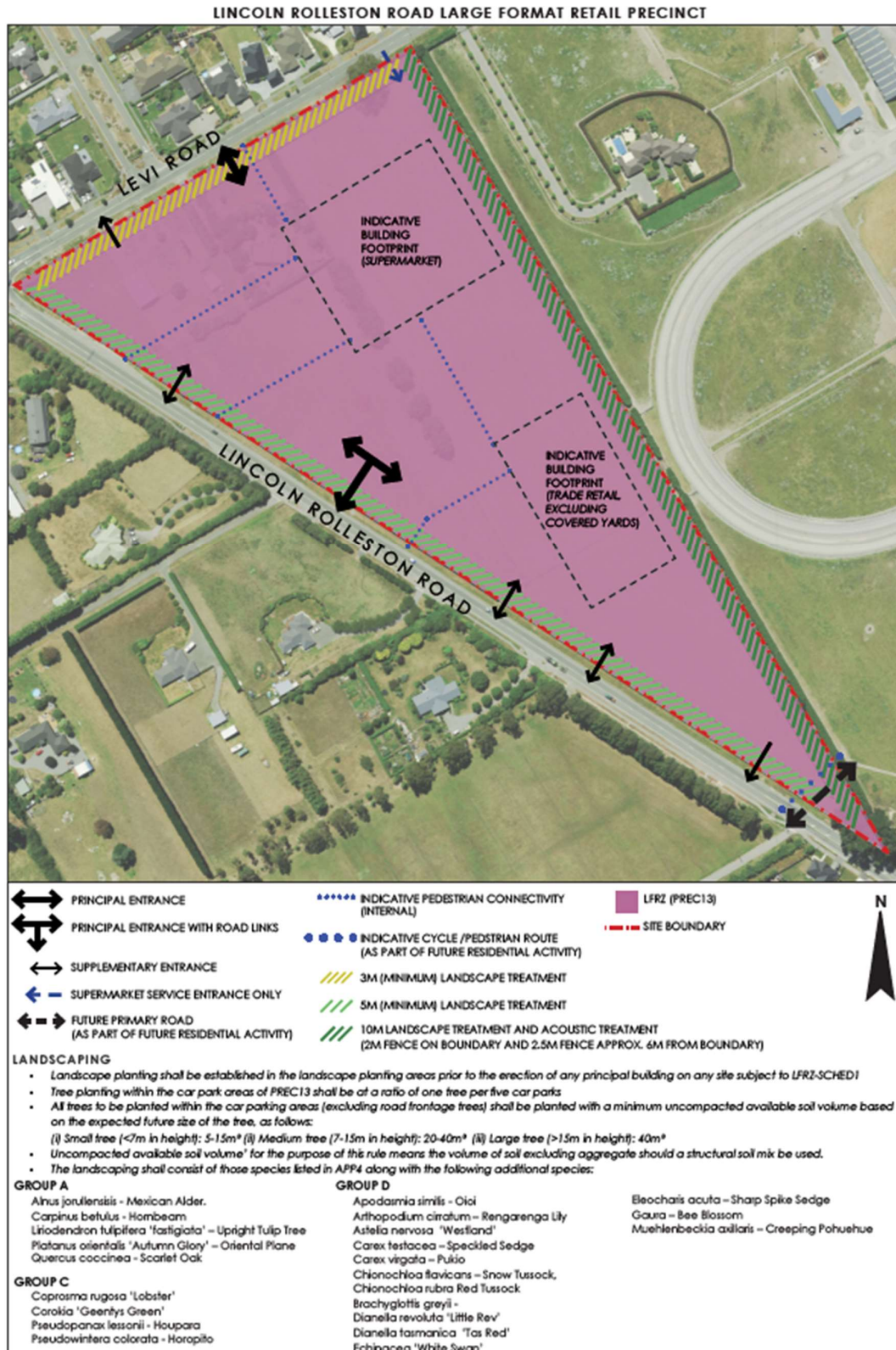
LFRZ-REQ7 Outline Development Plan

<u>PREC13</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.</u>	<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>
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LFRZ-Schedules

LFRZ-SCHED1 - Large Format Retail Precinct ODP

<u>PREC13</u>	Lincoln Rolleston Road Large Format Retail Precinct <u>ODP</u>
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Development Areas / RO-Rolleston

Delete DEV-RO1 Rolleston 1 Development Area and all associated narrative text