



157 LEVI ROAD, ROLLESTON - LARGE FORMAT RETAIL PLAN CHANGE
FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED

7 MARCH 2025
PROJECT NO. 2023_045A
REVISION E



157 LEVI ROAD, ROLLESTON - LARGE FORMAT RETAIL PLAN CHANGE

Project no: 2023_045A
Document title: GRAPHIC ATTACHMENT - URBAN DESIGN ASSESSMENT
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Date: 7 MARCH 2025
Client name: FOOD STUFFS (SOUTH ISLAND) PROPERTIES LIMITED

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| REVISION | DATE | DESCRIPTION | BY | REVIEW | APPROVED |
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| A | 24/07/2024 | FOR COMMENT | ZH | DCM | DCM |
| B | 09/08/2024 | MINOR AMENDMENT | ZH | DCM | DCM |
| C | 19/08/2024 | MINOR AMENDMENT | ZH | DCM | DCM |
| D | 11/02/2025 | UPDATING VIEWPOINTS | ASF/AE | DCM | DCM |
| E | 07/03/2025 | EVIDENCE | DCM | DCM | |

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LEGEND

VIEWPOINT LOCATIONS

1

VP1 - View South from 152 Levi Road

2

VP1 - View West from 61 Masefield Drive

3

VP3 - View North from 332 Lincoln Rolleston Road

4

VP4 - View North from 317 Lincoln Rolleston Road

A. PLAN A - LARGE FORMAT RETAIL (SCALE 1:2500@A3)

client / project name: ROLLESTON LEVI ROAD PRIVATE PLAN CHANGE

drawing name: PLAN A - LARGE LOT RETAIL

designed by: DCM/ZH

drawn by: ZH

original issue date: 24/07/2024

scale: AS SHOWN

| revision no: | amendment: | approved | date |
|--------------|---------------------|----------|------------|
| A | For comment | DCM | 24/07/2024 |
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| D | Updating Viewpoints | DCM | 11/02/2025 |
| E | Evidence | DCM | 07/03/2025 |

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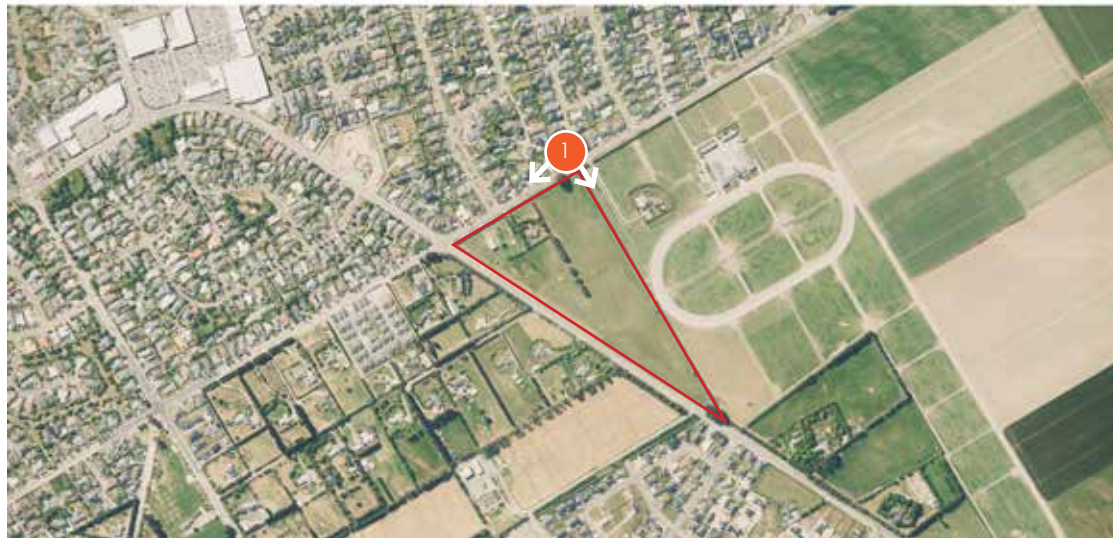
revision: E



A. ELEVATED PERSPECTIVE A - LARGE FORMAT RETAIL ZONE

- Medium Density Residential Zone (MRZ)
- General Rural Zone (GRUZ)
- Christchurch Airport contour boundary

| | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|----------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| client / project name: ROLLESTON LEVI ROAD PRIVATE PLAN CHANGE drawing name: ELEVATED PERSPECTIVE A designed by: DCM/ZH drawn by: ZH original issue date: 24/07/2024 scale: NTS | revision no: | amendment: | approved | date | <div><div><div><div>ARCHITECTS NEW ZEALAND INSTITUTE OF</div><div></div></div><div>REGISTERED LANDSCAPE ARCHITECT</div></div><div><div>dc</div><div>urban</div></div></div> <div>DCM URBAN DESIGN LIMITED 10/245 ST ASAPH STREET, ŌTAUHAHI / CHRISTCHURCH 8011 LEVEL 1, 17 GARRETT STREET, TE WHANGANUI-A-TARA / WELLINGTON 6011 LEVEL 4, 1 BOND STREET, ŌTEPOTI / DUNEDIN 6019 www.dcmurban.com</div> |
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| | C | Minor amendments | DCM | 19/08/2024 | |
| | D | Updating Viewpoints | DCM | 11/02/2025 | |
| | E | Evidence | DCM | 07/03/2025 | |
| project no / drawing no: 2023_045A / 002 | | | | | revision: E |



A. IMAGE LOCATION



B. EXISTING VIEW

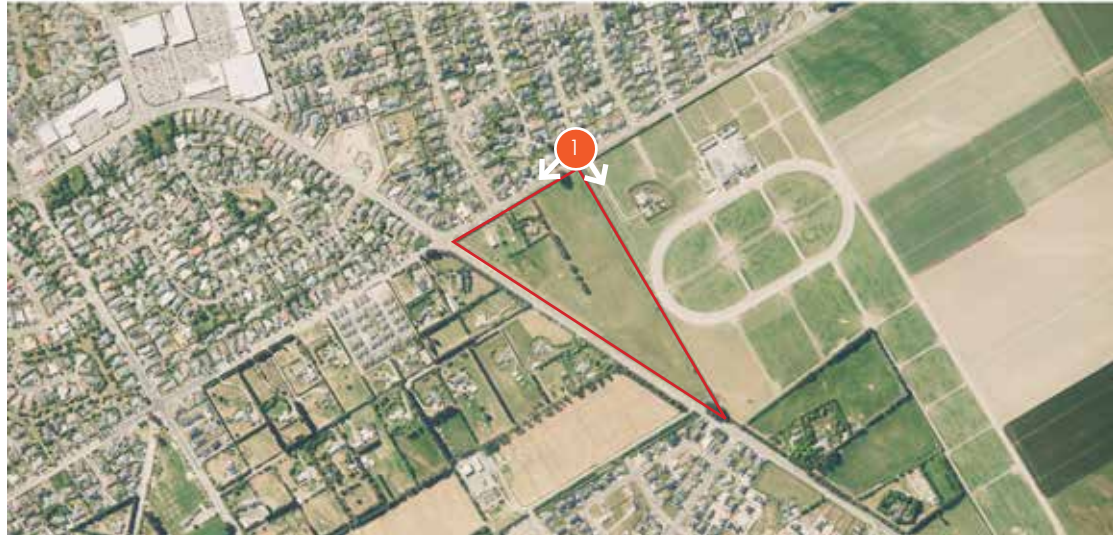
LEVI ROAD

URBAN DESIGN ASSESSMENT FIGURES

VP1 - VIEW SOUTH FROM 152 LEVI ROAD - EXISTING VIEW

FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED- 157 LEVI ROAD, ROLLESTON- PRIVATE PLAN CHANGE

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length of 35mm (52.5mm full frame equivalent)
Date: 11 February 2025 at 10:20am
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION



B. PROPOSED VIEW AFTER 10 YEARS

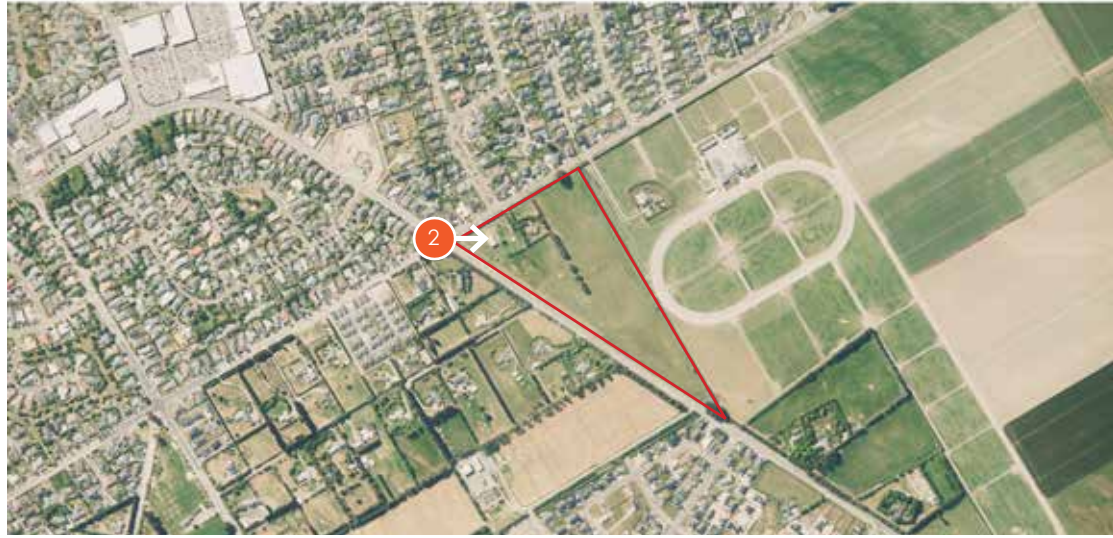
LEVI ROAD

URBAN DESIGN ASSESSMENT FIGURES

VP1 - VIEW SOUTH FROM 152 LEVI ROAD - LARGE FORMAT RETAIL

FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED- 157 LEVI ROAD, ROLLESTON- PRIVATE PLAN CHANGE

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length of 35mm (52.5mm full frame equivalent)
Date: 30 January 2024 at 3:04pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

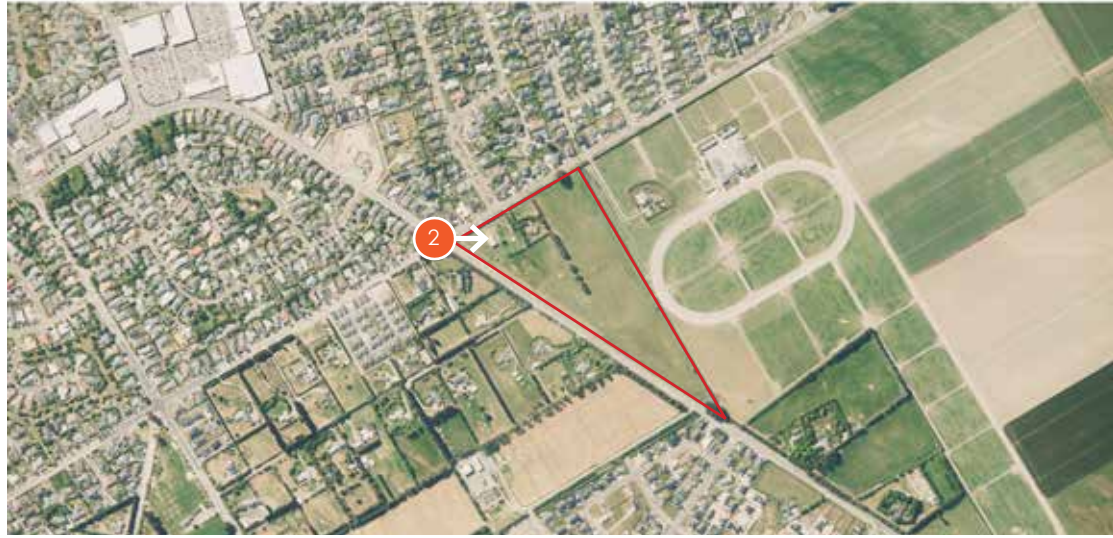


B. EXISTING VIEW

MASEFIELD DRIVE

URBAN DESIGN ASSESSMENT FIGURES
VP2 - VIEW WEST FROM 61 MASEFIELD DRIVE - EXISTING VIEW
 FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED- 157 LEVI ROAD, ROLLESTON- PRIVATE PLAN CHANGE

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Focal length of 35mm (52.5mm full frame equivalent)
 Date: 11 February 2025 at 10:15am
 Height of 1.60 metres
 Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION



PLAN CHANGE AREA

B. PROPOSED VIEW AFTER 10 YEARS

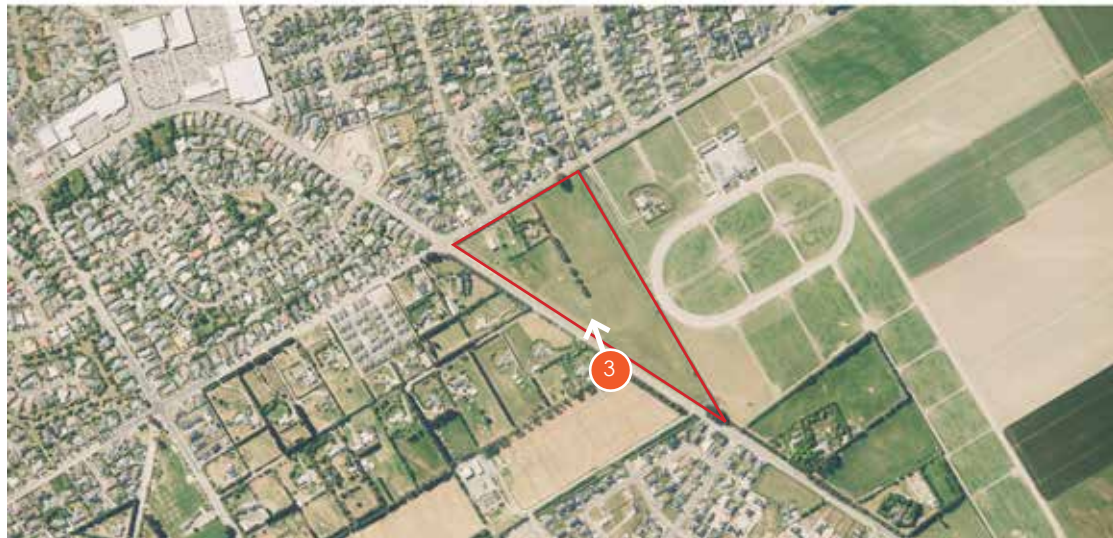
MASEFIELD DRIVE

URBAN DESIGN ASSESSMENT FIGURES

VP2 - VIEW WEST FROM 61 MASEFIELD DRIVE - LARGE FORMAT RETAIL

FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED- 157 LEVI ROAD, ROLLESTON- PRIVATE PLAN CHANGE

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length of 35mm (52.5mm full frame equivalent)
Date: 30 January 2024 at 3:04pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION



B. EXISTING VIEW

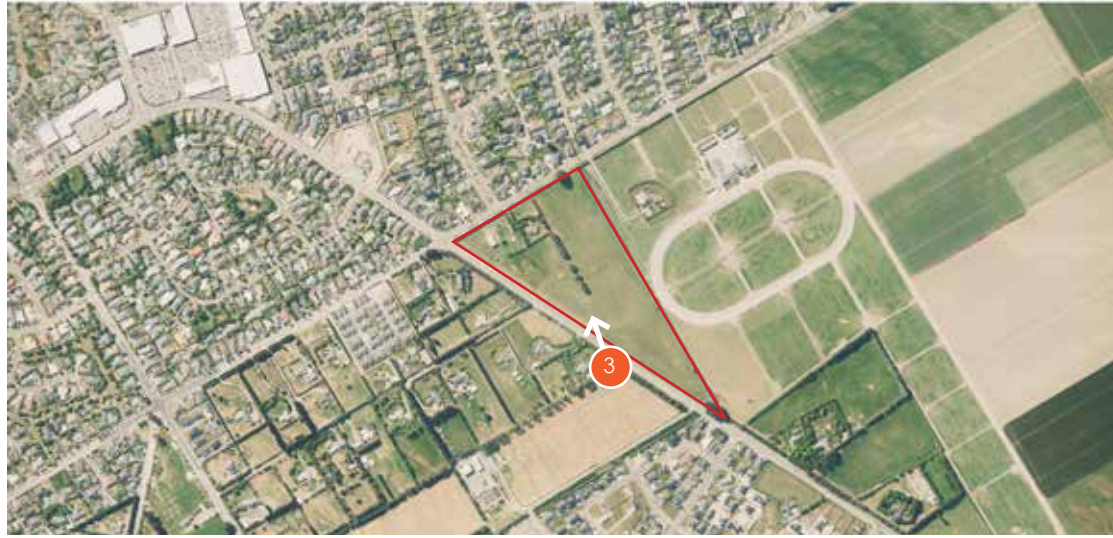
LINCOLN - ROLLESTON ROAD

URBAN DESIGN ASSESSMENT FIGURES

VP3 - VIEW NORTH FROM 332 LINCOLN ROLLESTON ROAD - EXISTING VIEW

FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED- 157 LEVI ROAD, ROLLESTON- PRIVATE PLAN CHANGE

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length of 35mm (52.5mm full frame equivalent)
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Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION



B. PROPOSED VIEW AFTER 10 YEARS

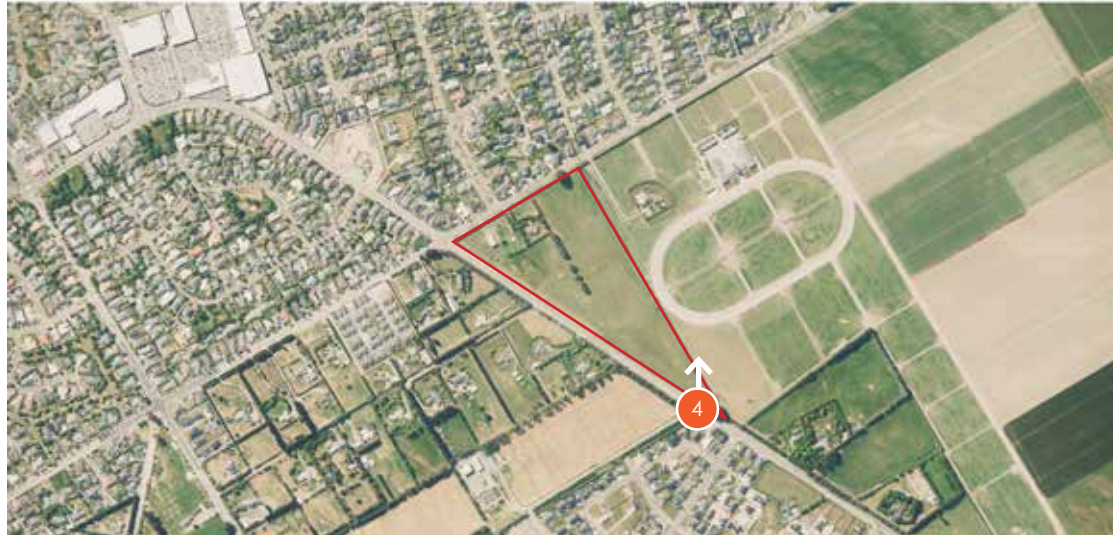
LINCOLN - ROLLESTON ROAD

URBAN DESIGN ASSESSMENT FIGURES

VP3 - VIEW NORTH FROM 332 LINCOLN ROLLESTON ROAD - LARGE FORMAT RETAIL

FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED- 157 LEVI ROAD, ROLLESTON- PRIVATE PLAN CHANGE

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length of 35mm (52.5mm full frame equivalent)
Date: 30 January 2024 at 3:04pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION



B. EXISTING VIEW

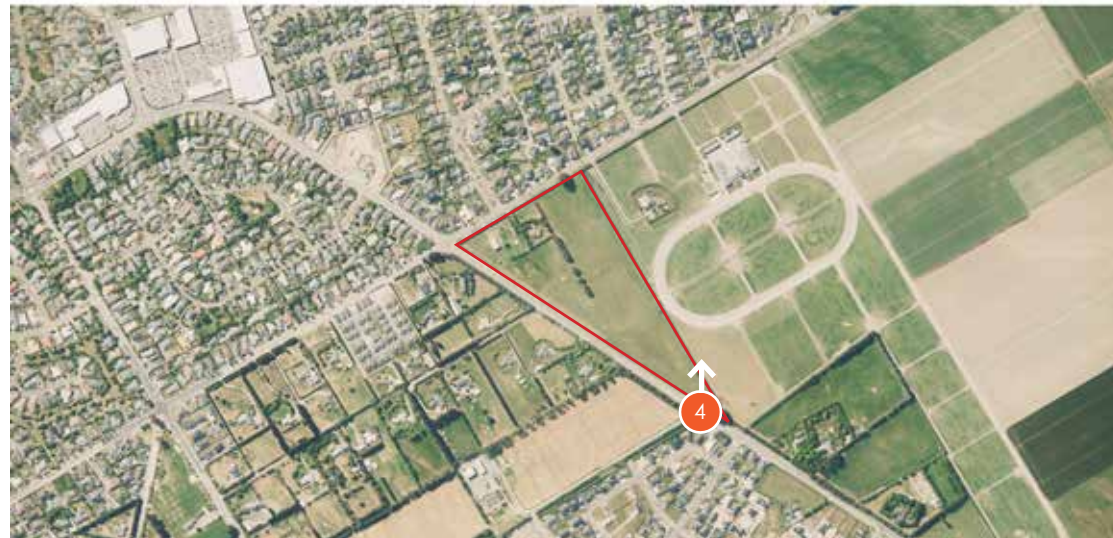
LINCOLN - ROLLESTON ROAD

URBAN DESIGN ASSESSMENT FIGURES

VP4 - VIEW NORTH FROM 317 LINCOLN ROLLESTON ROAD - EXISTING VIEW

FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED- 157 LEVI ROAD, ROLLESTON- PRIVATE PLAN CHANGE

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length of 35mm (52.5mm full frame equivalent)
Date: 11 February 2025 at 10:00am
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

PLAN CHANGE AREA



B. PROPOSED VIEW AFTER 10 YEARS

LINCOLN - ROLLESTON ROAD

URBAN DESIGN ASSESSMENT FIGURES

VP4 - VIEW NORTH FROM 317 LINCOLN ROLLESTON ROAD - LARGE FORMAT RETAIL

FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED- 157 LEVI ROAD, ROLLESTON- PRIVATE PLAN CHANGE

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length of 35mm (52.5mm full frame equivalent)
Date: 30 January 2024 at 3:04pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama