



APPENDIX ONE - URBAN DESIGN AND VISUAL IMPACT ASSESSMENT FIGURES

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

15 FEBRUARY 2024
PROJECT NO. 2023_045A
REVISION B



157 LEVI ROAD, ROLLESTON - LARGE FORMAT RETAIL PLAN CHANGE

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B	15/02/2024	Update as per Comments	NK	DCM	DCM



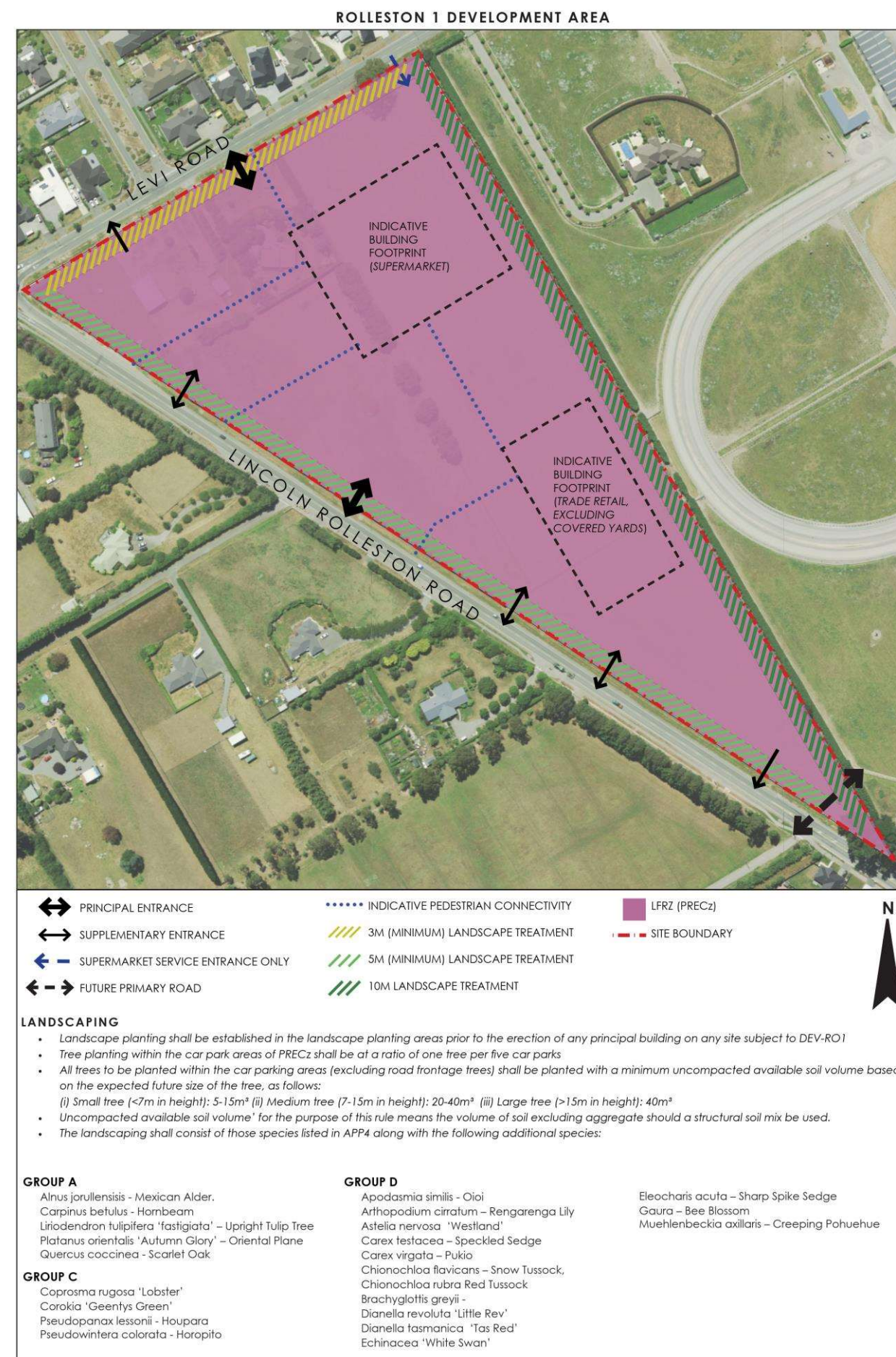
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A. OUTLINE DEVELOPMENT PLAN (NTS)

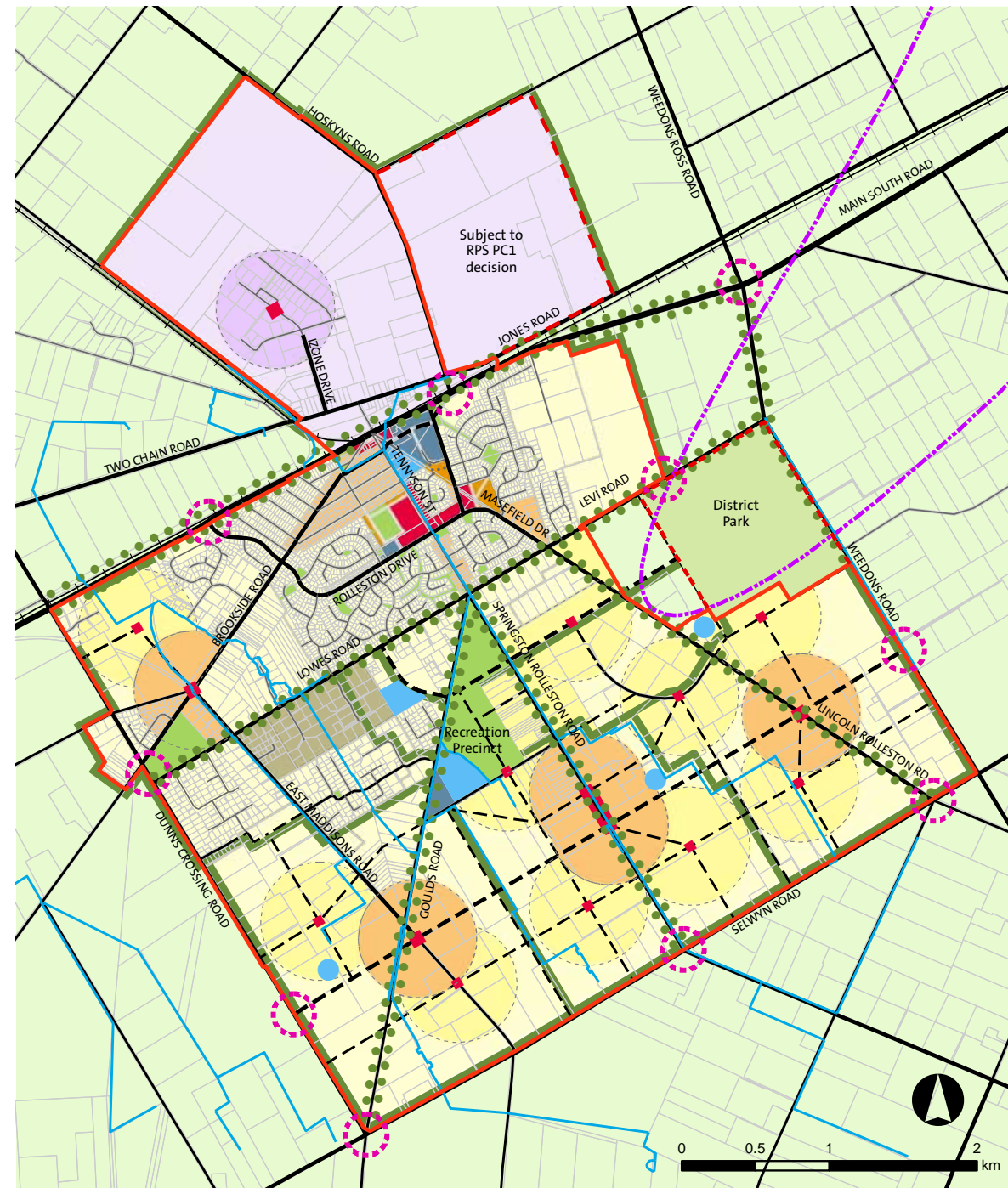
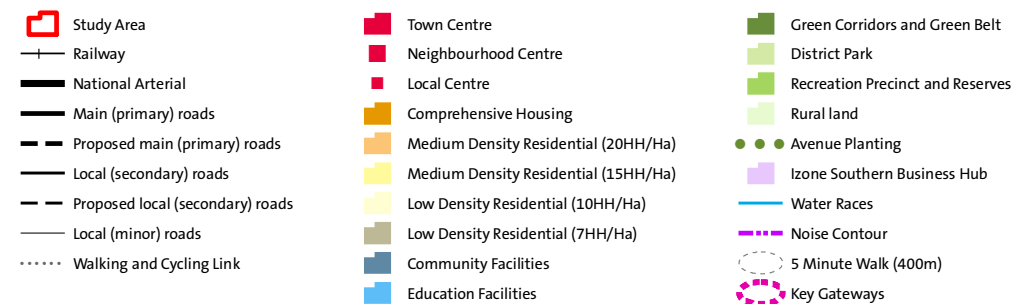


Figure 5.2: Rolleston Structure Plan



A. ROLLESTON STRUCTURE PLAN (2009)

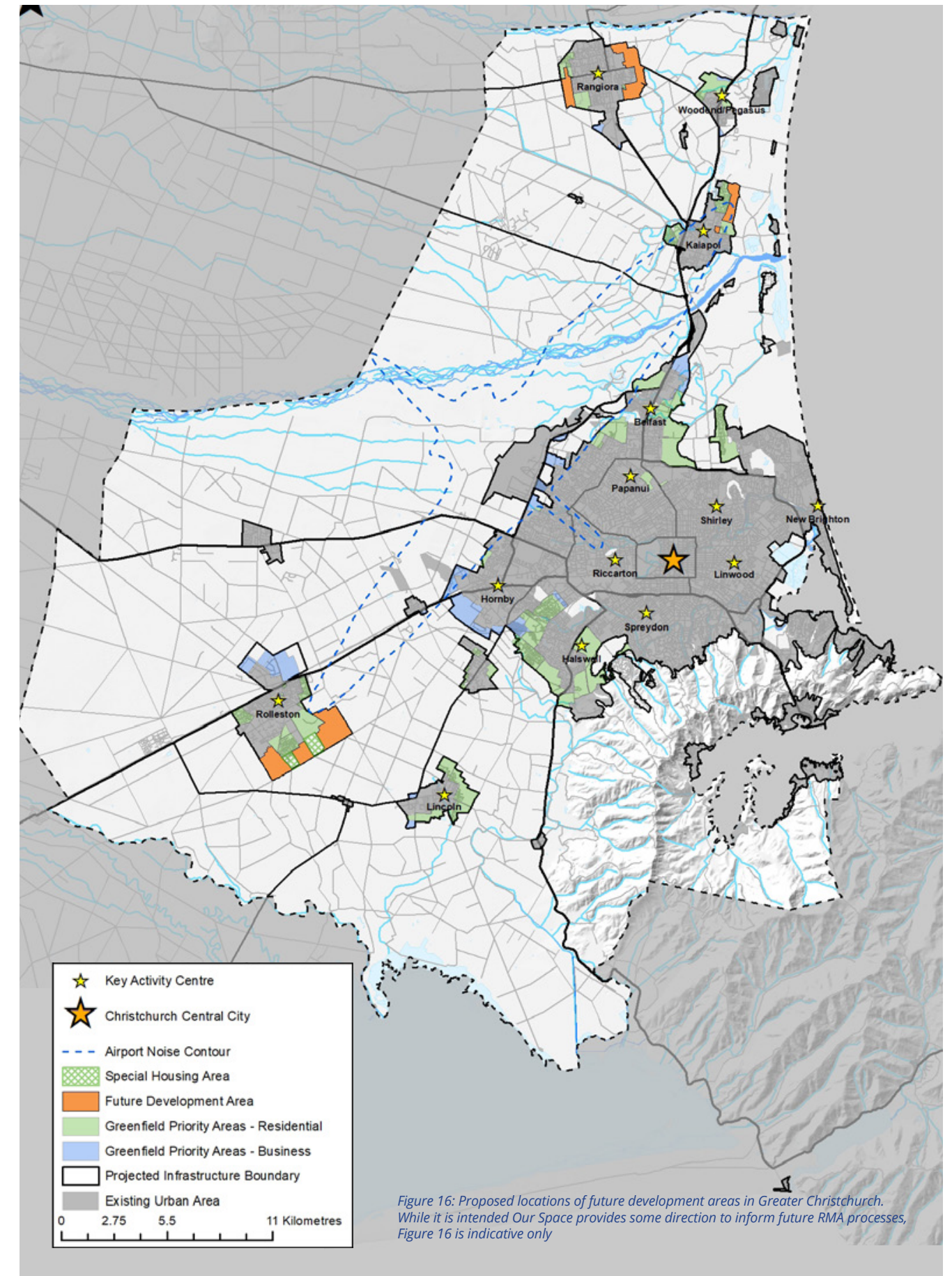
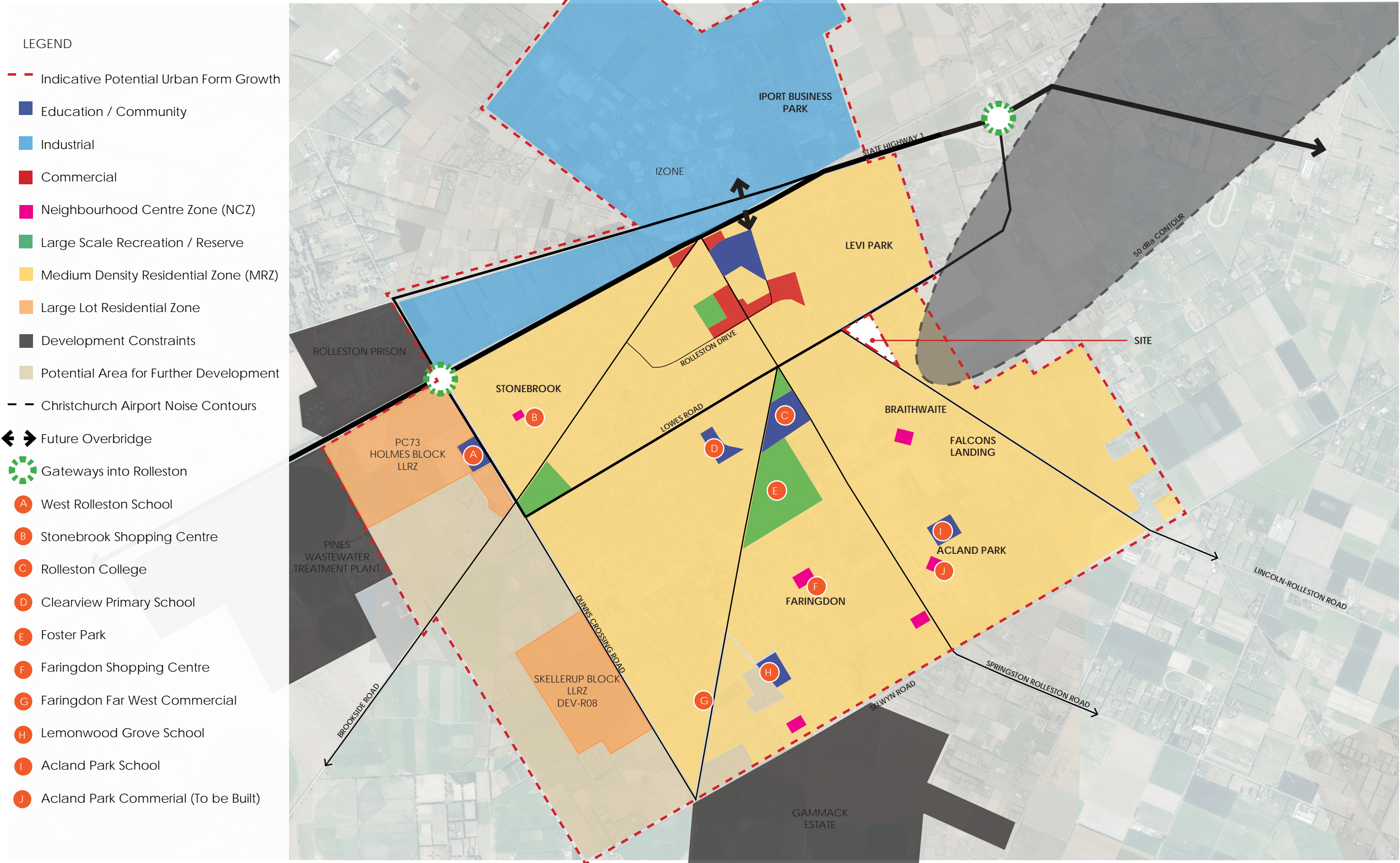


Figure 16: Proposed locations of future development areas in Greater Christchurch. While it is intended Our Space provides some direction to inform future RMA processes, Figure 16 is indicative only

B. OUR SPACE 2018-2048 (2019)



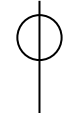
A. URBAN FORM AND GROWTH MAP (SCALE 1:10000@A3)

Map / image source: LINZ Data Service

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT FIGURES

CONTEXT - URBAN FORM AND GROWTH MAP

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





LEGEND

KEY LOCAL AMENITIES

DISTANCE

WALKING TIME

A	The Warehouse	750m	11minutes
B	Retail	800m	11minutes
C	Countdown	900m	12 minutes
D	Rolleston Square Commercial Area	900m	12 minutes
E	New World and Shops	1.1km	15 minutes
F	Library	1.2km	16 minutes
G	Rolleston School	1.4km	20 minutes
H	Medical Centre	1.3km	18 minutes
I	Selwyn District Council	1.3lm	18 minutes

A. LOCATION MAP (SCALE 1:5000@A3)

Map / image source: LINZ Data Service

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT FIGURES

CONTEXT - ROLLESTON TOWN CENTRE

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0 50 100 150 250m
1:5000





LEGEND

CHARACTER PHOTOS

- A** View Northeast from 150 Levi Road
- B** View South from 8 Lowes Road
- C** View Northwest from 337 Lincoln Rolleston Road
- D** View Southwest from 307 Lincoln Rolleston Road
- E** View Northwest from 89 Dryden Ave
- F** View Northwest from 87 Dryden Ave

VIEWPOINT LOCATIONS

- 1** VP1 - View West from 61 Masefield Drive
- 2** VP2 - View Northwest from 353 Lincoln Rolleston Road
- 3** VP3 - View North from 332 Lincoln Rolleston Road
- 4** VP4 - View North from 317 Lincoln Rolleston Road

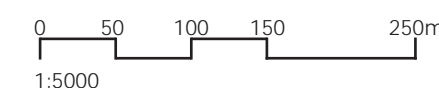
A. LOCATION MAP (SCALE 1:5000@A3)

Map / image source: LINZ Data Service

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT FIGURES

CONTEXT - VIEWPOINT AND CHARACTER PHOTO LOCATIONS

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





A View Northeast from 150 Levi Road, showing existing roading corridor and residential use of the area.



B View South from 8 Lowes Road showing existing residential development in the area.



C View Northwest from 337 Lincoln Rolleston Road, showing existing roading corridor and use of the area.



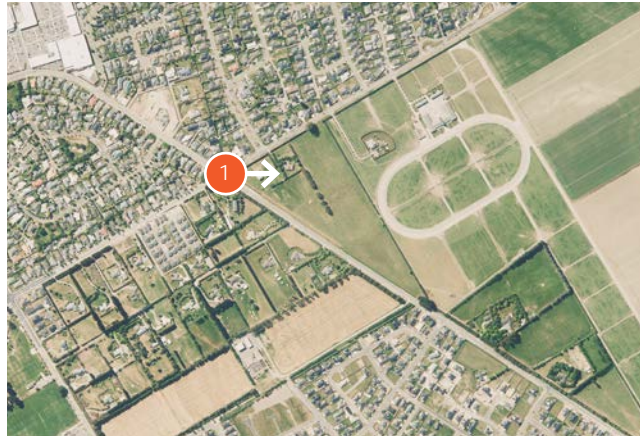
D View Southwest form 307 Lincoln Rolleston Road. View showing existing low density residential use of the area.



E View Northwest from 89 Dryden Ave. View showing existing industrial use of the area.



F View Northwest from 87 Dryden Ave. View showing existing use of the area including mix of residential and commercial activity.



A. IMAGE LOCATION

PROPOSAL SITE

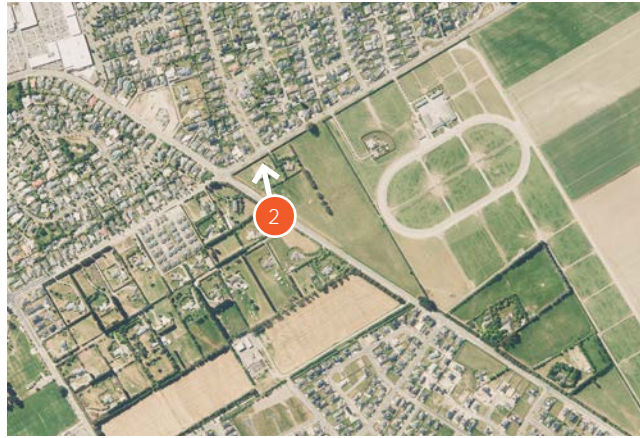


URBAN DESIGN AND VISUAL IMPACT ASSESSMENT FIGURES

VP1 - VIEW WEST FROM 61 MASEFIELD DRIVE

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

Image captured on Sony A6000
Focal length of 50mm
Date: 30 January 2024 at 3:04pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

PROPOSAL SITE

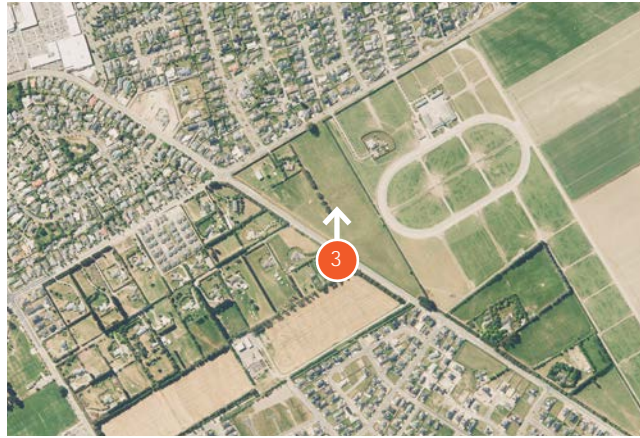


URBAN DESIGN AND VISUAL IMPACT ASSESSMENT FIGURES

VP2 - VIEW NORTHWEST FROM 353 LINCOLN ROLLESTON ROAD

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Image captured on Sony A6000
Focal length of 50mm
Date: 30 January 2024 at 3:04pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

PROPOSAL SITE

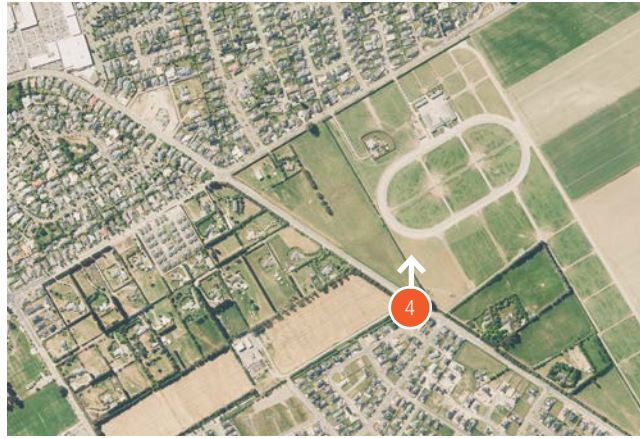


URBAN DESIGN AND VISUAL IMPACT ASSESSMENT FIGURES

VP3 - VIEW NORTH FROM 332 LINCOLN ROLLESTON ROAD

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Image captured on Sony A6000
Focal length of 50mm
Date: 30 January 2024 at 3:04pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION



PROPOSAL SITE