

Before the Independent Commissioner
Appointed by the Selwyn District Council

Under the Resource Management Act 1991 (RMA)

In the matter of a hearing on submissions to the proposed Selwyn District Plan
Variation 2: Levi Road rezoning

Foodstuffs (South Island) Properties Limited

Applicant

Statement of evidence of Mark David Allan

7 March 2025

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QUALIFICATIONS AND EXPERIENCE

- 1 My full name is Mark David Allan.
- 2 I hold the qualification of Bachelor of Resource and Environmental Planning (Hons) from Massey University.
- 3 I have been employed by Aurecon since 2004 where I currently hold the position of Director – Environment and Planning.
- 4 My previous work experience includes more than 20 years in the field of resource management, both in the public and private sector. The majority of this has been in land development (residential, commercial and industrial), infrastructure and telecommunications, involving the preparation and oversight of resource consent applications and plan change requests, and providing expert planning evidence in respect of the same. For the last 18 years I have been involved with district plan formulation processes, the rezoning of land and resource consenting for Foodstuffs (South Island) Properties Limited's (**Foodstuffs**) developments throughout the South Island, including all of Foodstuffs' existing operations within Greater Christchurch.
- 5 Relevant to these proceedings is that I oversaw the preparation of Foodstuffs' successful resource consent application to establish and operate a PAK'nSAVE supermarket (**Consent**) at 157 Levi Road, Rolleston (**Site**). I also presented evidence in support of Foodstuffs' submission to rezone the Site from notified Medium Density Residential Zone (**MRZ**) to Large Format Retail Zone (**LFRZ**) through Variation 1 (Part A) to the Proposed Selwyn District Plan (**V1**). My role in the V1 proceedings was to provide planning advice on the appropriate zoning and rule framework for the Site considering the development outcome and environment authorised by the Consent.
- 6 I am familiar with the location and immediate surroundings of the Site, having visited the area specifically in relation to the abovementioned planning processes and regularly as a Selwyn resident.
- 7 In preparing my evidence I have considered the following:
 - (a) Variation 2 documentation, including supporting technical assessments;
 - (b) the statements of evidence prepared by Fraser Colegrave (Economics), Tony Milne (Landscape), David Compton-Moen (Urban Design and Landscape), Andrew Methereil (Transport), Rob Hay (Acoustics), Ruben Thielmann (Servicing), Bernard Johnston (Architecture) Rebecca Parish (Foodstuffs) and Murray Smith (Mitre 10);
 - (c) submissions received on Variation 2;

- (d) planning provisions relevant to my area of expertise; and
- (e) Section 42A Report prepared by Craig Friedel on behalf of Selwyn District Council, dated 28 February 2025 (including supporting technical evidence statements).

CODE OF CONDUCT FOR EXPERT WITNESSES

- 8 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

- 9 I have prepared evidence in relation to:
- (a) The Site and its context;
 - (b) The relief sought by Foodstuffs, i.e. LFRZ subject to an Outline Development Plan (**Proposal**);
 - (c) The existing environment as authorised by the Consent;
 - (d) The effects of the Proposal;
 - (e) The provisions of statutory planning documents as relevant to the Proposal; and
 - (f) Proposed amendments to Variation 2 in response to the s42A Report.

EXECUTIVE SUMMARY

- 10 The Proposal seeks the rezoning of the Site from MRZ to an appropriate commercial zone to reflect the current and intended future use. LFRZ is sought as the most appropriate zone, subject to site-specific amendments to discrete District Plan provisions and a new Outline Development Plan (**ODP**) that correspond to the consented environment (one supermarket) and intended use of the balance of the Site (one trade retail and trade supply store).
- 11 In summary, my evidence concludes that:
- (a) the NPS-UD requires that the CRPS and District Plan enable more businesses to locate in areas of an urban environment where there is high demand for business land, and that the respective authorities provide at all

times at least sufficient development capacity to meet expected demand for business land;

- (b) Rolleston is identified in the Spatial Plan as a “major town”, which has the purpose of “focussing employment and service functions...to improve the productivity and growth of economic activity, attract additional business investment...and better leverage and integrate economic assets”¹;
- (c) the Proposal more appropriately reflects the environment as authorised by the Consent and provides for a complementary trade retail and trade supply activity to also establish on the Site. Company evidence for Foodstuffs and Mitre 10 describes the synergies between the two operations;
- (d) strong population growth in the District, and Rolleston specifically, has occurred and is projected to continue into the foreseeable future, causing strong and sustained growth in demand for additional business land that cannot be met by that provided for in the District Plan. Additional business supply capacity needs to be enabled as soon as possible to keep pace with demand;
- (e) the Proposal will increase business capacity in a location and manner that will support the existing and plan-enabled development patterns in Rolleston, maintaining a compact and consolidated urban form within the existing urban area and good connectivity;
- (f) the Proposal will recognise the consented supermarket on the Site and enable a trade retail and trade supply store on the balance of the Site, collectively meeting the needs of the community and achieving good internal and external urban design outcomes;
- (g) LFRZ-enabled development of the Site will have effects on landscape character and amenity values that are acceptable in the context of consented development and anticipated urban growth in the area. The Consent is illustrative of the manner in which commercial development can be appropriately accommodated on the Site and integrated with its setting. The presence of the Consent, and that Foodstuffs is well-advanced in implementing it, is relevant to the Proposal;
- (h) LFRZ tailored for the Site provides the appropriate framework for proper consideration of future development on the Site. The Proposal will ensure

¹ Page 29, Spatial Plan

the most efficient, effective and appropriate provisions are in place to achieve the objectives of the District Plan and the purpose of the RMA.

- (i) The Proposal enables more efficient land utilisation than the outcome contemplated by MRZ, particularly in light of the consented environment, the recognised shortfall of business land capacity in Rolleston, the location and size of the Site, and the good accessibility for all people; and
- (j) the Proposal is consistent with relevant statutory planning instruments including the NPS-UD, the CRPS and the District Plan, and will give effect to these in a more effective and efficient way than MRZ.

EXISTING ENVIRONMENT

12 The existing character of the Site and its urban context are comprehensively described in the evidence of Tony Milne (landscape), David Compton-Moen (urban design) and Andrew Metherell (transport). I have adopted the descriptions of the Site and receiving environment as contained in that evidence, and summarise the key characteristics as follows:

- (a) approximately 7ha, triangular in shape, frontage to two arterial roads forming part of the strategic transport network, and abutting undeveloped MRZ land enabling future greenfield residential development;
- (b) highly modified and lacking distinctive landscape features;
- (c) undergoing substantial change associated with the consented PAK'nSAVE currently under construction on approximately half of the Site (**Figure 1**) and concurrent signalisation of the existing roundabout-controlled Levi Road / Lincoln Rolleston Road intersection;

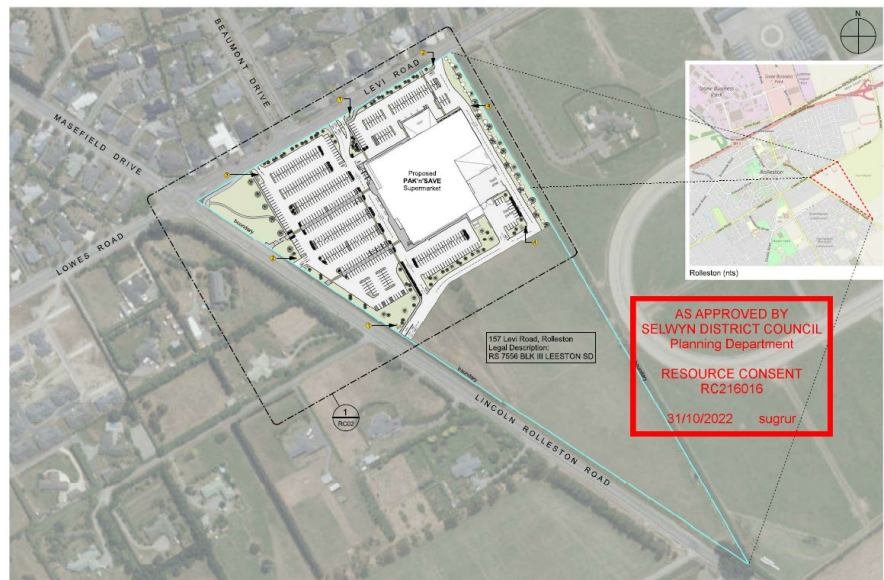


Figure 1: Consented PAK'nSAVE within the Site (Source: RC216016)

- (d) experiencing significant transition as Rolleston undergoes urban expansion and the character of the surrounding environment shifts from low density residential and rural activity to MRZ-enabled residential densities.

THE PROPOSAL

- 13 The Proposal seeks to rezone the Site from MRZ to LFRZ with future development guided by an ODP. LFRZ-enabled development of the Site would deliver one supermarket (as per the Consent) and one trade retail / trade supply store.
- 14 Key features of the Proposal can be summarised as follows:
 - (a) Rezoning the Site from MRZ to LFRZ;
 - (b) Limiting development of the Site to two large format (>6,000m² GFA) retail operations and ancillary food and beverage outlet (<250m² GFA);
 - (c) Replacing the DEV-RO1 ODP with a new ODP (as part of a new site-specific Precinct (PREC13)) informed by the Consent and specialist transport, acoustic, architectural, landscaping and urban design advice, including:
 - (i) indicative building footprint locations for the two LFRZ-enabled activities;
 - (ii) road frontage landscape treatment and north-east boundary landscape and acoustic treatment reflecting and replicating the Consent;
 - (iii) indicative internal pedestrian connectivity to and between the two activities;
 - (iv) vehicle access reflecting the consented and indicative access arrangements, and the identification of indicative access points to serve the future trade retail and trade supply store; and
 - (v) new road connection across the southernmost end of the Site, as part of future residential activity associated with DEV-RO12.
- 15 In addition to the proposed ODP and LFRZ-PREC13 provisions, future development will be managed in accordance with the provisions of the District Plan, most relevantly those contained in the following chapters: 'Commercial and Mixed Use Zones', 'Transport', 'Subdivision' and 'General District Wide Matters' (including standards relating to earthworks, light, noise and signs). I have reviewed these provisions in the context of the Proposal and, in combination with the LFRZ-PREC13 provisions and the ODP, consider them appropriate for assessing and

managing environmental effects associated with LFRZ-enabled development of the Site.

MERITS OF THE PROPOSAL – SUMMARY OF EFFECTS

- 16 All effects associated with the Consent were comprehensively assessed by subject matter experts through the resource consent process, namely character and amenity (including urban design, landscape, lighting and noise), transport, soil contamination, retail distribution / economic effects, infrastructure and construction. Conditions were imposed on the Consent for the express purpose of managing or mitigating effects.
- 17 I consider that the actual or potential environmental effects of recognising the consented supermarket development and enabling an additional trade retail and trade supply store through a commensurate zone and rule framework will be appropriate in the context of the existing and receiving environment. I have deduced from the expert evidence for Foodstuffs that the effects will be akin to those already deemed acceptable through the issuance of the Consent.
- 18 The progressive development and expansion of Rolleston's urban environment, and the long-standing identification of Rolleston as a key growth area, is well documented. The changes to amenity values (including effects on urban form, landscape character and visual amenity) are not adverse when considered in the context of the established and establishing urban character of Rolleston and the positive effects of the increased business land supply delivered by the Proposal.
- 19 Based on the evidence, I consider the Proposal will serve to manage the nature, scale and intensity of activities, the landscape and visual effects of built form, and the integration of land use with the transport network. The Proposal complements the Consent in the most pragmatic of ways – it will maintain a consolidated urban form for Rolleston and any potential adverse effects of LFRZ-enabled development on the Site are able to be appropriately managed.
- 20 Influential to my finding the effects of the Proposal to be acceptable, and the Proposal being the most efficient, effective and appropriate way to achieve the objectives of the District Plan, are the contextual and locational factors of the Site. These include:
 - (a) the long-standing identification of the Site for urban development in district and regional planning documents;
 - (b) the suitability of the Site for large format retail activity evident by the Consent;
 - (c) the ability to mitigate built form, landscape and visual, noise and transport-related effects to acceptable levels;

- (d) the accessibility of the Site to the residential catchment and strategic road network;
 - (e) the single ownership of the Site; and
 - (f) the identified need for business land now in order that the District Plan keeps pace with current and planned residential growth in the long term.
- 21 For the reasons expressed in the technical evidence, I am satisfied that the effects of the Proposal will be appropriate and acceptable. This is based on the efficacy of the District Plan's development-related provisions, particularly those contained in the CMUZ, Transport, Light, Noise and Signs chapters, and the ODP to guide development that is considerate of the receiving environment.
- 22 I accept the Proposal signifies, in a zone sense, a fundamental 'shift' from MRZ to LFRZ, however the development outcome it will deliver will be consistent and compatible with that already authorised by the Consent, including at the Site's existing and future residential interfaces. The Proposal more closely reflects the consented environment and contributes to business land supply. These are matters on which the experts for Foodstuffs and the Council are in broad agreement.

STATUTORY DOCUMENTS

- 23 Section 75(3) of the RMA requires that the District Plan give effect to any national policy statement (**NPS**) and the CRPS. Of the six current operative NPS, I consider the NPS-UD to be relevant to the Proposal. The Site does not display any characteristics that would cause the Proposal to engage the NPS on Indigenous Biodiversity, Freshwater Management or Highly Productive Land.

National Policy Statement on Urban Development

- 24 The NPS-UD aims to remove barriers to the supply of land and infrastructure and make room for growth that achieves well-functioning and liveable urban environments. It applies to all planning decisions that affect an "urban environment", and requires the Council, as a "Tier 1 local authority", to "provide at least sufficient development capacity to meet expected demand for housing and for business land over the short-term, medium-term, and long-term." This is directly applicable to the urban environment of Rolleston and I therefore consider the NPS-UD applies to the Proposal.

- 25 An assessment of the Proposal against the NPS-UD is contained in Variation 2², which I adopt for the purpose of this evidence.
- 26 Giving effect to the NPS-UD involves:
- (a) having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future (Objective 1);
 - (b) enabling more businesses to be located in areas of an urban environment in or near a centre zone or other area with many employment opportunities and where there is high demand for housing (Objective 3);
 - (c) recognising that urban environments and their amenity values develop and change over time in response to the changing needs of communities (Objective 4);
 - (d) requiring decisions on urban development that affect urban environments to be integrated with infrastructure planning and funding decisions; strategic over the medium term and long term; and responsive to proposals that would supply significant development capacity (Objective 6);
 - (e) using robust and frequently updated information about urban environments to inform planning decisions (Objective 7);
 - (f) making planning decisions that contribute to well-functioning urban environments that have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; have good accessibility; and support the competitive operation of land and development markets (Policy 1(b), (c) and (d));
 - (g) Council providing at least sufficient development capacity to meet expected demand for housing and business land over the short term, medium term and long term (Policy 2);
 - (h) when making planning decisions that affect the urban environment, regard is had to the planned urban built form anticipated by RMA documents that have given effect to the NPS-UD, and the need to balance changes to amenity values against the benefits of increased supply of business land (Policy 6); and

² Table 8-1, pages 50-52, Section 8.2.5, Variation 2

- (i) a responsive approach to plan changes providing significant development capacity and contributing to well-functioning urban environments (Policy 8).
- 27 The NPS-UD directs the Council to provide for more housing and businesses to be built in places close to jobs, community services and public transport; and to respond to market demand. Assessing the Proposal in isolation of this higher order document would not present an appropriately balanced or considered view of the environment in which the Site is situated, particularly acknowledging the significance of the Consent in this context, and the actual and planned urban growth at Rolleston.
- 28 Based on the nature and form of development authorised by the Consent, and enabled by the LFRZ provisions tailored for the Site, I consider the Proposal would contribute to a well-functioning urban environment, i.e., integrated with the established and expanding urban environment of Rolleston; good accessibility to the strategic road network and public or active transport modes; and adding to business development capacity in an area experiencing significant housing and population growth.
- 29 The Proposal reflects the Consent and takes advantage of the Site's shape and location to provide additional business land, contributing to a compact, consolidated urban pattern in a location that will readily integrate with its surroundings. It makes sense, both practically and administratively, that this be recognised through a commensurate zoning.
- 30 The Proposal will provide for greater variety of business land than is currently available in the District, noting the existing LFRZ in I-Port on the northern side of SH1 is the only LFRZ in the District. The economic experts for Foodstuffs and Council agree there is an economic and commercial need for additional land to accommodate a trade retailer and trade supplier.
- 31 The LFRZ and Town Centre Zone (**TCZ**) are the only zones in the District Plan where supermarkets and trade retail and trade supplier activities more than 1,000m² GFA are permitted. By contrast:
- (a) in the Local Centre Zone (**LCZ**) a supermarket more than 450m² GFA is a restricted discretionary activity, and a trade retail and trade supply activity more than 1,000m² GFA is a non-complying activity;
 - (b) in the Neighbourhood Centre Zone (**NCZ**) supermarkets more than 450m² GFA and trade retail and trade supply activities are non-complying activities;
 - (c) in the General Industrial Zone (**GIZ**) a supermarket is a non-complying activity; and

- (d) in all other zones, supermarkets and trade retail and trade supply activities are non-complying activities.
- 32 While the types of land use enabled by the Proposal are permitted in the TCZ (and the GIZ in the case of trade retail and trade supply activity), the technical analysis does not support this as a feasible or desirable proposition, for reasons of urban design, land size and location, transport and accessibility, all of which are contributors to a well-functioning urban environment.
- 33 It is for these reasons that LFRZ has been adopted and adapted for the Proposal, it being considered the most appropriate zoning framework that best reflects the consented and anticipated development outcome for the Site. The Site is strategically located in relation to primary connections to SH1 and the town centre, proximate to its customer base, and will provide for much-needed hardware, building and garden supplies in Rolleston and the wider District.
- 34 The economic experts are in agreement that the Proposal will result in only a very small loss of housing development capacity, and on the contrary will add to business land development capacity to meet demand, responding to considerable residential growth in the surrounding area. Co-location of the intended trade retail and trade supply activity with the consented supermarket will provide for consolidation of complementary business activities, meeting the needs of the local community.
- 35 The change to a commercial zoning is in response to the diverse and changing needs of Rolleston and the District. Built form controls and resource consent processes will effectively mitigate amenity and transport effects on surrounding land uses. The Site is not located in an area that would be subject to hazards arising from climate change, and the Proposal has the ability to respond to the effects of climate change by the Site's proximity to its customer base, encouraging active transport modes and shorter vehicle trips.
- 36 For these reasons, and having considered the specialist evidence, it is my view that the development enabled by LFRZ, the proposed amendments and ODP will, like the Consent, be consistent with a well-functioning urban environment, will meet the general directive of the NPS-UD, and will provide much-needed development capacity. In short, I consider it will give effect to the NPS-UD more than would MRZ.

Canterbury Regional Policy Statement

- 37 The CRPS identifies the significant resource management issues facing the region, and sets out objectives, policies and methods to resolve these. The CRPS provisions of relevance to the Proposal are those contained in Chapter 6 (Recovery and Rebuilding of Greater Christchurch). While Chapter 5 applies to the entire

region, the CRPS acknowledges that many issues associated with urban development tend to be concentrated in the Greater Christchurch area, and for this reason the corresponding provisions are set out in Chapter 6 and take precedence.

- 38 A comprehensive assessment of the Proposal against these provisions is contained in Variation 2³, which I adopt for the purpose of this evidence. For completeness, I record my view that the Proposal is either consistent with, or not engaged by, the remaining chapters of the CRPS.
- 39 The Consent underwent extensive scrutiny against the relevant objectives and policies of the CRPS through the resource consent process. At that time, my conclusions as to the Consent's consistency with the CRPS were effectively endorsed by the Commissioner, who in granting the Consent found the supermarket proposal⁴:
- (a) was largely consistent with the relevant objectives and policies in Chapters 5 and 6;
 - (b) achieves consolidated, well designed and sustainable growth in and around existing urban areas;
 - (c) enables people and communities to provide for their social and cultural wellbeing and health and safety;
 - (d) will avoid significant adverse effects on the function and viability of the central city, key activity centres and neighbourhood centres;
 - (e) did not give rise to significant adverse distributional or urban form effects; and
 - (f) while not promoting the utilisation of existing business land, the evidence demonstrated the lack of availability of the same.
- 40 I consider the conclusions reached in respect of the Consent's consistency with the policy framework of the CRPS are equally applicable to the proposed rezoning of the corresponding Site.
- 41 The CRPS provides for development in and around existing urban areas as the primary focus for accommodating the region's growth⁵ and recognises that new commercial activities are primarily directed to the central city, key activity centres and neighbourhood centres; and a range of other business activities are provided

³ Table 8-2, pages 52-57, Section 8.2.6, Variation 2

⁴ Paragraphs 258-260, RC216016 Decision of Hearing Commissioner, 29 September 2022

⁵ Objective 6.2.2 and Policy 6.3.1, CRPS

for in appropriate locations⁶. The CRPS also expressly provides that some new commercial development will be appropriate outside of a centre subject to appropriate management of effects⁷.

- 42 The Site is located within an existing urban area and so contributes to a consolidated urban form. While some residential development capacity will be lost, the scale of loss is very small in the context of the Rolleston and District supply. The Proposal will enable business activity in a location near to the market it services (residential catchment) encouraging sustainable economic development and efficient transport connections. The Proposal is compatible with the safe, efficient and effective use of the strategic transport network, and does not impact any other regionally significant infrastructure. The specific rules applicable to development on the Site will ensure compatibility between the Proposal and the surrounding activities.
- 43 The Site is identified on Map A of the CRPS as being within a Greenfield Priority Area – Residential and the Project Infrastructure Boundary. Change 1 to the CRPS (operative May 2021) amended Map A to introduce Future Development Areas (**FDA**) in response to an identified shortfall in housing development capacity. Notably, Change 1 did not identify any future development areas for business development capacity in Rolleston, or indeed anywhere in Greater Christchurch.
- 44 Map A identifies three separate FDA at Rolleston, all on the southeastern side of the town, with Selwyn Road demarcating the southern extent of the future urban environment. The FDAs, for the most part, have subsequently been zoned MRZ in the District Plan and are developed or in the process of being developed accordingly. Those parts of the FDAs still to be developed remain General Rural Zone and within the Urban Growth Overlay⁸.
- 45 All of this illustrates the extent of actual and planned residential growth at Rolleston, and the apparent lack of provision for additional business land to keep pace with the increasing demand. The NPS-UD requires regional policy statements and district plans enable more businesses to be located in areas of an urban environment where there is a high demand for business land⁹. To my mind the contrast in priority given to the provision of business land between the CRPS and

⁶ Objective 6.2.6 and Policy 6.3.6, CRPS

⁷ Policy 6.3.6, CRPS

⁸ *Maps the spatial locations identified in Development Plans that have been adopted by SDC. These assist in determining where new urban areas can locate around townships and delivering the outcomes that are anticipated to be achieved within these environments*" (District Plan description)

⁹ Objective 3, NPS-UD

the NPS-UD¹⁰ illustrates that the CRPS does not implement (or fully implement) the NPS-UD.

- 46 For example, the four references in the CRPS to the NPS-UD almost exclusively relate to housing supply, with the only mention of sufficient development capacity to meet expected demand for business land appearing in the explanatory text to Policy 6.3.12 (Future Development Areas). The FDAs are described as *“important in providing certainty that additional residential development capacity is available to accommodate population and household growth over the medium and long term.”* Nothing about enabling more businesses where there is high demand, or recognising the contribution a variety of sites for different business sectors makes to well-functioning urban environments.¹¹
- 47 Further lending support to this conclusion is the absence of any responsive planning criteria in the CRPS as required by Clause 3.8 of the NPS-UD, and the acknowledgement in Policy 6.3.6 (Business land) that (my emphasis) *“business activities are to be provided in a manner in which: “1. Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfield priority area land for business land through to 2028 as provided for in Map A;...”* I note that the Greenfield Priority Areas – Business on Map A are located on the northern side of SH1 and have subsequently been identified as a mix of General Industrial, Port and Large Format Retail Zones in the District Plan. And as the economic evidence has shown, it is neither practical or desirable for a new trade retail and trade supply store to establish in these industrial areas or other existing commercial zones.
- 48 I take some reassurance, however, from Policy 6.3.6, insofar as it does recognise new commercial activities locating out of centre where it will not give rise to significant adverse distributional or urban form effects. Based on the economics and urban design evidence, I consider this will be the case.
- 49 To the extent the Proposal may be not be fully consistent with the desired settlement pattern in Policy 6.3.1 and Map A, I consider the Proposal qualifies under the responsive planning decision regime provided by the NPS-UD (Policy 8 and Clause 3.8) because it will provide additional development capacity for a specific business sector in an area where this is high demand for business land, and will contribute to a well-functioning urban environment.
- 50 In all other respects I consider the Proposal will contribute to business development capacity in a managed way that integrates with the established urban form and

¹⁰ vis-à-vis Objectives 3 and 6 and Policies 1, 2 and 8, NPS-UD

¹¹ Objective 3, Policy 1(b), NPS-UD

infrastructure and transport networks at Rolleston. Overall, I consider the Proposal achieves consistency with Chapter 6 for the following reasons:

- (a) it will provide for urban development within an existing urban area in a way that maintains the established urban character and amenity, optimises use of existing infrastructure and integrates with the strategic transport network (Objective 6.2.1, Objective 6.2.4, Policy 6.3.5);
 - (b) it will achieve a consolidated urban form and settlement pattern, avoid unplanned expansion of the urban area at Rolleston, provide for the development of the Site to meet business demand and enable the efficient use of network infrastructure, encourage sustainable and self-sufficient growth of Rolleston, and give effect to the principles of good urban design (Objective 6.2.2, Policy 6.3.2);
 - (c) development of the Site will be undertaken in accordance with an ODP that has been prepared in accordance with the relevant criteria under Policy 6.3.3;
 - (d) the transport evidence demonstrates that the Proposal will contribute to an efficient and effective transport network (Policy 6.3.4); and
 - (e) it adopts and adapts an existing business zone to provide for a limited range of activities compatible with the desired amenity of the Site and surrounding area, and avoid the potential for significant distributional or urban form effects on other centres (Objective 6.2.6, Policy 6.3.6).
- 51 Overall, it is my view that the Proposal is consistent with providing a consolidated urban form and settlement pattern and sustainable growth at Rolleston, will meet the general intent for managed urban growth in the Greater Christchurch area, and will provide much-needed business development capacity. My assessment demonstrates that the Proposal is broadly consistent with the key urban development outcomes anticipated by the CRPS.

District Plan

- 52 The Proposal is assessed against the objectives of the District Plan in Variation 2¹², which I adopt for the purpose of this evidence. Based on that assessment, I consider the Proposal is generally consistent with the objectives of the District Plan relevant to LFRZ-enabled development of the Site:
- (a) it reflects the consented environment and takes into account the existing and anticipated character of the receiving environment. The Site is well

¹² Table 6-1, pages 29-41, Section 6.2, Variation 2

connected and easily accessible, positioned on two arterial roads. The LFRZ-enabled activities will contribute to the range of services available in Rolleston and economic prosperity of the District (SD-DI-O1 and SD-DI-O2);

- (b) it will recognise the Site as part of the District's Activity Centre Network, which already includes the LFRZ along with the other Commercial and Mixed Use Zones. Providing for two large format retail activities on the Site (one of which already exists) will not undermine the hierarchy of activity centres; rather it will address a recognised shortfall in the land supply market for this type and form of development (SD-DI-O5, CMUZ-O1, CMUZ-O2, LFRZ-O1);
- (c) LFRZ-enabled development on the Site will provide for the social and economic wellbeing of the community, and the proposed ODP and site-specific amendments to the LFRZ provisions will contribute to a well-functioning urban environment, within the existing Rolleston urban area (SD-UFD-O1, SD-UFD-O2, CMUZ-O4, CMUZ-O5, CMUZ-O6);
- (d) it provides for additional land capacity within the District for a trade retail and trade supply store whilst recognising the development authorised by the Consent. The economics evidence is that the scale of loss of residential land capacity is insignificant in the context of the District supply (SD-UFD-O3 and UG-O3);
- (e) it can be accommodated by the transport network with minimal change in performance and does not require any change to planned transport infrastructure improvements (SD-UFD-O4);
- (f) LFRZ-enabled development will integrate with planned and future development through suitable access locations, integration with the consented supermarket, and connectivity with the surrounding area. The road network has the capacity to meet transport-related needs, the Site can be conveniently accessed by active and public transport modes, and the resource consent process will protect the frontage roads from inappropriate access or incompatible traffic generation (TRAN-O1, TRAN-O2 and TRAN-O3); and
- (g) the evidence demonstrates the Proposal will deliver an attractive, accessible and functional urban environment by maintaining the amenity values and character of the Site and surrounding area; maintaining a consolidated and compact urban form; being well coordinated with available infrastructure and utilities; providing for community wellbeing, health and safety; and providing connections into the transport network and internal movement for pedestrian and motorists (UG-O1 and UG-O2);

- 53 I have also reviewed the associated policies that support these objectives. In the interests of brevity, rather than working through a blow-by-blow account of each policy, I record that I have reached the same conclusion as above, and consider the Proposal is generally consistent with the supporting policies.

Greater Christchurch Spatial Plan

- 54 The Spatial Plan was endorsed by the Greater Christchurch Partnership Committee in February 2024 and adopted by all Partner Councils (including the Council and ECan) as their Future Development Strategy (FDS) to satisfy the requirements of the NPS UD. The purpose of the Spatial Plan is to set a desired urban form for a projected population of 700,000 (to 2051) to ensure Greater Christchurch is future-proofed in the context of population growth.
- 55 The geographic extent of Greater Christchurch area covered by the Spatial Plan is shown on Map 1, which corresponds to that shown on Map A in the CRPS. One of the Spatial Plan's priorities in creating a well-functioning and sustainable urban environment is to "provide space for business and the economy to prosper" (Priority #5) by:
- (a) providing at least sufficient land for commercial uses well integrated with transport links and the centres network;
 - (b) a well-connected centres network that strengthens economic competitiveness and performance and provides people with easy access to employment and services;
 - (c) ensuring urban growth occurs in locations that do not compromise primary production activities;
- 56 I highlight this to recognise the consistency with the NPS-UD. The Spatial Plan sets out how sufficient housing and business development capacity will be provided to meet expected demand over the next 30 years. Consistent with the spatial and statutory planning frameworks preceding the Spatial Plan, the Site is identified within the 'urban area', and adjacent to a 'future urban area', of a 'major town' (Map 2, Spatial Plan).
- 57 For the reasons discussed in regard to the NPS UD, and as set out in the technical evidence, I consider the Proposal supports the broad intent of the Spatial Plan. Relevantly, the identification of the Site within the urban area of a major town in the Spatial Plan, being a Future Development Strategy (FDS) as defined by the NPS-UD, means that the land is considered 'plan-enabled' in the long term (Clause 3.4(1) Meaning of plan-enabled), and the Council is required to have regard to the FDS when changing the District Plan (Clause 3.17 Effect of FDS).

SECTION 32 EVALUATION

58 Section 32 of the RMA establishes a procedure for Council to test the appropriateness of the Proposal, including objectives, policies, rules and other methods when considering the merits of Variation 2. This procedure ensures that environmental issues are addressed and anticipated outcomes achieve the purpose of the RMA. The assessment provided in Variation 2 fulfils the statutory requirements of Section 32, which I summarise:

- (a) no new, or alteration of any existing, objectives of the District Plan are proposed. The existing objectives are considered the most appropriate for achieving the purpose of the RMA;
- (b) the objective, or purpose, of Variation 2 is to rezone the Site to an appropriate commercial zone that reflects the consented and intended future use of the Site for a supermarket and a trade retail and trade supply store;
- (c) the Proposal has been designed to ensure LFRZ-enabled development contributes to the diversity of retail offerings in the District and provides economic benefits, while maintaining compatibility with the existing and anticipated receiving environment. Overall, I consider the Proposal will contribute to a well-functioning urban environment, and is considered a more efficient and effective method for achieving the strategic objectives and policies of the District Plan than MRZ;
- (d) the Proposal gives effect to the NPS-UD and is largely consistent with the relevant objectives of the CRPS and District Plan (for the reasons discussed earlier in this statement);
- (e) the technical evidence does not identify any fundamental risks of the Proposal and confirms the suitability of the Site for a trade retail and trade supply store in addition to the consented supermarket. The subsequent resource consent process will provide more detailed assessment of the proposed trade retail and trade supply development;
- (f) a risk of not acting is the perpetual shortfall of suitable and available business-ready land in Rolleston for large floorplate activities, which is contrary to the Council's obligations under the NPS-UD to provide sufficient business land capacity.

59 For these reasons, I consider Variation 2 is the most efficient and effective means of achieving the Proposal and the objectives of the District Plan. It will enable more efficient land utilisation than the outcome contemplated by MRZ, and overall LFRZ is more appropriate for a location where the existing environment already comprises a large format retail activity and the strategic spatial planning framework

foreshadows urban growth and development. In short, LFRZ will better achieve the objectives of the District Plan, CRPS and NPS-UD than MRZ, and contribute to a well-functioning urban environment.

- 60 The Proposal ensures the Council will retain appropriate discretion / control over future LFRZ-enabled development of the Site through the standard resource consent, detailed design and engineering processes. The benefit for a future developer and the community is that there is a reasonable level of certainty that an appropriate trade retail and trade supply development will be enabled that is sympathetic to the established and evolving character of the area.

PART 2 MATTERS

- 61 The Proposal must accord with and assist the Council in carrying out its functions so as to meet the requirements of Part 2 of the RMA. The purpose of the RMA is to promote the sustainable management of natural and physical resources, as outlined in Section 5(2).

- 62 The District Plan application of zones and associated policy and rule frameworks sets out the Council's direction with respect to appropriate land use and activities within identified areas which are expected to achieve 'sustainable management'.

- 63 There are no Section 6 (Matters of National Importance) or Section 8 (Principles of the Treaty of Waitangi) relevant to the Site that must be provided for or taken into account when exercising the functions and powers of the RMA and particularly when considering the appropriate zoning framework.

- 64 Section 7 (Other Matters) matters that I consider most relevant when considering the Proposal are:

(b) the efficient use and development of natural and physical resources:

(c) the maintenance and enhancement of amenity values:

(f) maintenance and enhancement of the quality of the environment:

- 65 I consider these matters to be relevant due to the Site's location and partially undeveloped nature within the existing urban area of Rolleston.

- 66 The Proposal would enable the specified commercial use and development of the land resource and existing infrastructure networks in a location identified for urban development. Considering the recognised shortage of business land to meet demand, the Proposal is considered an efficient use of the Site.

- 67 Based on the evidence, LFRZ-enabled development of the Site in accordance with the ODP and District Plan provisions will deliver a logical and legible addition to the

urban environment in a way that maintains and enhances both amenity values and the quality of the receiving environment. The outcome will be one that is compatible with the existing and evolving urban environment.

SUBMISSIONS

- 68 The s42A Report provides a useful summary of the submission points received on the Proposal, which I accept. The key themes in the submissions broadly correlate with the effects assessed in Variation 2. The technical experts have assessed these submissions as relevant to their areas of expertise, and their conclusions have informed my overall consideration of effects. I therefore do not revisit these issues here.
- 69 An observation I would make is that the Proposal has attracted comparatively little opposition from the surrounding area, and particularly from those properties adjoining or opposite the Site. For a rezoning that is recognised will introduce notable change, the lack of opposition could reflect a broad acceptance of the Proposal by the local community.
- 70 I have prepared a submitter location plan (**Attachment 2**) to illustrate this. Of the 23 submissions received only six are in opposition. And of those, only one (#4 Roche, 152 Levi Road) is immediately opposite the Site and, notably, the supermarket. Four of the other submitters (#3 van Haastrecht, 4 Glendene Court; #5 Hindley, 5 Reuben Avenue; #15 Schmidt, 18A Beaumont Drive; and #21 White, 5 Beaumont Drive) are 100m to 250m from the Site beyond several intervening properties.

RESPONSE TO S42A REPORT

- 71 The s42A Report supports Variation 2, and Mr Friedel and I are in broad agreement that it meets the relevant statutory tests. In this regard, the s42A Report reinforces my own conclusions as to the merits of the Proposal and its consistency with the NPS-UD, CRPS and District Plan.

Recommended Amendments

- 72 At Section 9 and Appendix 1 of the s42A Report, Mr Friedel recommends a number of changes to the proposed Variation 2 provisions to address matters raised in submissions and Council evidence. I agree with many of the recommended changes to the proposed provisions, which are reflected in my Proposed Amendments to District Plan (**Attachment 1**), where subsequent changes are shown in red text. Specifically, the following changes are accepted:
- (a) LRFZ-R4 now limits the number of food and beverage activities on the Site to two, as agreed by the economic experts;

- (b) LFRZ-REQ4 now introduces a 20m building setback from road boundaries, as recommended by Council's urban design expert;
- (c) LFRZ-REQ7 now includes an exception to clarify the relationship between the requirements for landscaping in LFRZ-REQ6 (breach remains RDIS and subject to CMUZ-MATa Landscaping) and for development in accordance with the ODP in LFRZ-REQ7 (breach remains DIS), as recommended by Mr Friedel;
- (d) Additional matter of discretion under CMUZ-MAT3.3 Urban Design to enable an evaluation of building appearance at the time of resource consent (trigger remains LFRZ-R1.6), as recommended by Council's urban design expert;
- (e) Other inconsequential amendments to reflect District Plan drafting protocols, as recommended by Mr Friedel. I also note I have identified a pre-existing cross-referencing error in LFRZ-REQ6 Landscaping, where it incorrectly references CMUZ-MATd Landscaping, when in fact it should be CMUZ-MATa Landscaping. The hyperlink in the ePlan does, however, correctly land on CMUZ-MATa Landscaping.

73 Mr Friedel also recommends a number of amendments to the ODP, including what he refers to as additional "permitted activity prerequisites" or "qualifiers" (i.e. landscape plan, CPTED assessment and integrated transport assessment) "to be submitted to Council for approval to satisfy general compliance with the ODP". Foodstuffs' experts have commented on these recommendations as relevant to their area of expertise, which informs my consideration below.

- (a) Additional landscape provisions¹³ – Mr Milne has responded to Mr Friedel's recommendations that a landscape management plan and CPTED assessment be required, and additional planting specificity be added to the ODP. I agree with Mr Milne's position that it is not necessary to embed this level of detail in the District Plan. I consider the existing and proposed provisions that will control development of the Site, and guide the subsequent resource consent process, are adequate to ensure the matters Mr Friedel raises will be appropriately designed, critiqued, refined and conditioned with reference to a specific development proposal. The matters of discretion already provide direction as to the minimum information / assessment requirements for a consent application under LFRZ-R1-PREC13, and scope for the Council to request further information if an application is deemed insufficient and to impose conditions of consent to ensure desired landscape and CPTED outcomes are achieved.

¹³ Para 9.2. e. i.-v., Section 9 Proposed Amendments to the PODP, s42A Report

- (b) Integrated Transport Assessment¹⁴ – Mr Metherell has responded to Mr Friedel's recommendation that an ITA be required covering specific items¹⁵. Based on Mr Metherell's comparison of the recommended ITA items against the existing matters of discretion (TRAN-MAT9) that would already be triggered by the District Plan's High Trip Generating Activity rule (TRAN-R8), I agree that the additional specificity is not necessary. The District Plan's existing rule framework will ensure an ITA will be required when applying for resource consent for the large format trade and retail store, and in Mr Metherell's experience such an ITA would typically cover these items, or Council would have the discretion to request them. I note Mr Metherell has suggested alternative wording¹⁶ to support a more holistic site-specific ITA if the Commissioner is of a mind to accept Mr Friedel's recommendation. However it remains Mr Metherell's and my view that the additional provisions are not necessary.
- (c) Vehicle crossing annotations¹⁷ – based on Mr Metherell's assessment of these recommendations, I do not consider any further changes to the ODP are required. The ODP already reflects the location and directional restrictions of the vehicle crossings serving the supermarket, which will be required to be established and operated in accordance with the Consent. The location of the service access will be determined through further design and the consenting process associated with the trade retail and trade supply store, which will inherently require flexibility to accommodate the future road connection at the southernmost end of the Site. On this basis, identifying the service access as "indicative" on the ODP is not considered necessary. In my experience, such elements on an ODP are typically afforded a degree of flexibility, recognising the need to respond to site-specific design.
- (d) North-eastern boundary connections¹⁸ – the ODP already provides for a future road connection ("Future Primary Road") to the adjoining MRZ. The ODP has been updated to also provide for pedestrian / cycle connectivity to the MRZ, as requested. In terms of the suggestion that an additional connection be provided to the east between the two operations, I rely on the evidential basis presented by Foodstuffs' in respect of operational requirements, noise, urban design and transport, and agree that such a connection is neither necessary or appropriate. I also note that Gould

¹⁴ Para 9.2. e. i., Section 9 Proposed Amendments to the PODP, s42A Report

¹⁵ Refer Table 1-PREC13-3., Appendix 1, s42A Report

¹⁶ Para 93, Evidence of Andrew Metherell for Foodstuffs, 7 March 2025

¹⁷ Para 9.2. e. vi. and vii., Section 9 Proposed Amendments to the PODP, s42A Report

¹⁸ Para 9.2. e. viii. and ix., Section 9 Proposed Amendments to the PODP, s42A Report

Developments Ltd (Submitter # 22), which owns the adjoining land (131-139 Levi Road) that would be affected by such a connection, has lodged a submission in support of the Proposal, specifically requesting that the acoustic and landscape treatments along the north-eastern boundary are retained.

CONCLUSION

- 74 Overall, I consider the Proposal has merit and is the most appropriate outcome for the Site. It is a more efficient and effective representation of the existing environment than MRZ. LFRZ with site-specific amendments and an ODP that reflects the Consent and a future trade retail store provides certainty for the proponent and the community that the LFRZ-enabled outcome is appropriate and anticipated on the Site.
- 75 In the context of the identified shortfall of available business land at Rolleston, the long-standing recognition of future growth in this location, and the directives of the NPS-UD, the Proposal is the most efficient and effective means of giving effect to the NPS-UD and the CRPS and achieving consistency with the relevant objectives and policies of the District Plan.

Mark David Allan

Dated this 7th day of March 2025

Attachment 1:

Proposed 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

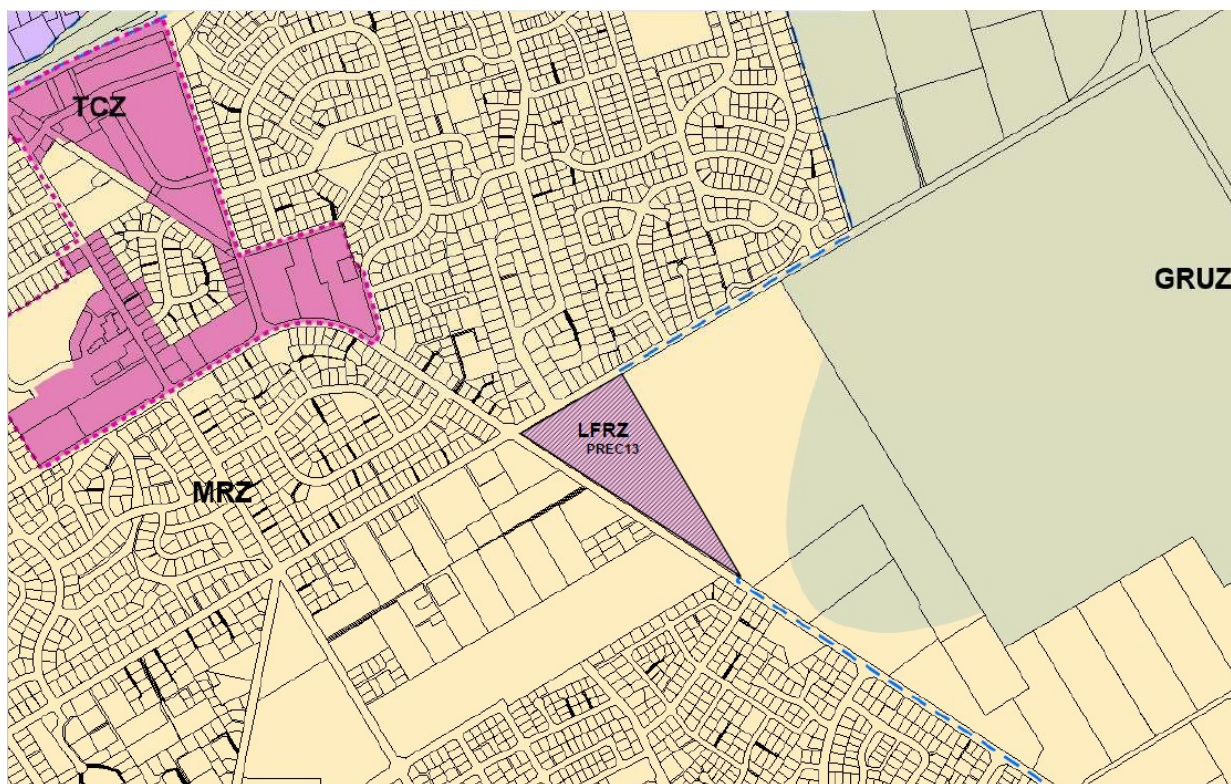
Amend the Planning Maps to rezone the property at 157 Levi Road (Lot 1 Deposited Plan 579376) from Medium Density Residential Zone (MRZ) to Large Format Retail Zone (LFRZ).

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 <u>(excluding PREC13)</u> 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; andb. 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; orc. 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; andd. 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

<u>PREC13</u>	<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> <u>a. TRAN-MAT7 Landscaping of Parking Areas</u></p>
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SIGN-Rule Requirements

SIGN-REQ1 Free Standing Signs

<p>LFRZ (excluding PREC13) GIZ PORTZ DPZ</p>	<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- REQ1.1418 is restricted to the following matters:</p> <p>a. SIGN-MAT1 All Signs and Support Structures</p>
<p><u>PREC13</u></p>	<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> <u>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>a. SIGN-MAT1 <u>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

- 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.
- 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; 3. Avoiding residential activities at ground floor level within the Town Centre, Local Centre and Neighbourhood Centre Zones; and 4. Avoiding residential activities within the Large Format Retail Zone.
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Urban Design

CMUZ-P4	Manage development within the Town Centre, Local Centre, and Neighbourhood Centre Zones to ensure that it: <ol style="list-style-type: none"> 1. Maintains the environmental qualities, aesthetics, and amenity values which make the zone distinctive and attractive; 2. Engages and is well integrated with streets and public areas, contributing to the variety and vitality of the street scene; and 3. Provides a high-quality pedestrian experience that support the economic and social vibrancy of the township.
CMUZ-P5	Maintain the amenity and aesthetic values of the 'Commercial and Mixed Use Zones' and surrounding residential areas, by: <ol style="list-style-type: none"> 1. Managing the visual effects from the outdoor storage of goods; and 2. 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; 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.
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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
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	<p>encouraging surveillance, effective lighting, management of public areas, and boundary demarcation;</p> <p>f. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and</p> <p>g. Provides safe, legible, and efficient access for all transport modes.</p> <p>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.</p> <p>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.</p> <p>3. <u>In PREC13 Lincoln Rolleston Road Large Format Retail Precinct, the extent to which</u></p> <p>a. <u>The development complies with LFRZ-SCHED1 – Outline Development Plan; and</u></p> <p>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></p>
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CMUZ-MAT4 Height

	<p>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.</p> <p>2. The extent to which the increase in height is necessary due to the functional requirements of an activity.</p> <p>3. Any reverse sensitivity effects impact on important infrastructure where the zone height standard is exceeded.</p> <p>4. <u>Effects on the amenity of adjoining residentially zoned properties, including on outlook, privacy, overshadowing and visual dominance.</u></p>
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CMUZ-MAT5 Height in Relation to Boundary

	<p>1. Any adverse effects of shading on any adjoining property owner, or on any road or footpath during winter.</p> <p>2. Effects on amenity of adjoining properties, including on outlook and visual dominance.</p> <p>3. The height, design, and location of the building.</p> <p>4. The sensitivity of any adjoining zone to overshadowing and dominance.</p> <p>5. Whether any landscaping or trees are proposed which will assist in mitigating adverse visual effects.</p> <p>6. The temporal nature of any exceedance.</p> <p>7. Whether the intrusion is necessary due to the functional requirements of an activity.</p>
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CMUZ-MAT6 Setbacks

	<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. 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

	<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

	<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

	<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 achieves the intent of this standard.
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	4. Measures to mitigate adverse effects associated with the above matters.
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CMUZ-MATc Active Frontage

	<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

	<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-01 | 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

<p><u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u></p>	<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 LFRZ-REQ2 Height LFRZ-REQ3 Height in relation to boundary LFRZ-REQ4 Setbacks LFRZ-REQ5 Outdoor storage LFRZ-REQ6 Landscaping</p>	<p>Activity status when compliance not achieved:</p> <p>32. When compliance with any of LFRZ-R1.1.a. is not achieved: NC</p> <p>43. 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: RDIS</u></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><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>	<p><u>Activity status when compliance not achieved:</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-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

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

<p><u>LFRZ (excluding PREC13)</u></p>	<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</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>
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	<p>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: LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage LFRZ-REQ6 Landscaping</p>	
<u>PREC13</u>	<p><u>Activity Status: PER</u> 4. Any food and beverage activity.</p> <p><u>Where:</u></p> <p>a. it is ancillary to a trade retail and trade supplier activity; and b. it has a total GFA that does not exceed 250m² ; and c. there are no more than two food and beverage activities within the precinct.</p> <p><u>And the activity complies with the following rule requirements:</u> LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage LFRZ-REQ6 Landscaping LFRZ-REQ7 Outline Development Plan</p>	<p><u>Activity status when compliance not achieved:</u></p> <p>5. When compliance with any of LFRZ-R4.4.a, or LFRZ-R4.4.b., or LFRZ-R4.4.c is not achieved: NC 6. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</p>

LFRZ-R5 Office Activities

	<p>Activity Status: PER 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 b. The office forms an inseparable part of the business occupying the allotment; and c. The office occupies no more than 25% of the GFA of the building within which the principal activity operates.</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 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>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 (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>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>
<p><u>PREC13</u></p>	<p>Activity Status: PER</p> <p>4. Any retail activity that is not otherwise listed in LFRZ-Rule List,</p> <p>Where:</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>5. <u>When compliance with any of LFRZ-R6.4.a is not achieved: NC</u></p> <p>6. <u>When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u></p>

LFRZ-R7 Automotive Activities

<p><u>LFRZ (excluding PREC13)</u></p>	<p>Activity Status: PER</p> <p>1. Any automotive activity.</p> <p>Where 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 rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
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<u>PREC13</u>	<u>Activity Status: NC</u> <u>3. Any automotive activity.</u>	<u>Activity status when compliance not achieved: N/A</u>
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LFRZ-R8 Trade Retail and Trade Supply Activities

<u>LFRZ (excluding PREC13)</u>	<u>Activity Status: PER</u> 1. Any trade retail and trade supply activity. <u>And the activity complies with the following rule requirements:</u> <u>LFRZ-REQ1 Servicing</u> <u>LFRZ-REQ5 Outdoor storage</u>	<u>Activity status when compliance not achieved:</u> 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> <u>3. Any trade retail and trade supply activity.</u> <u>Where:</u> <ol style="list-style-type: none"> <u>No more than one trade retail and trade supply activity is located in PREC13; and</u> <u>the GFA of the trade retail and trade supply activity is no less than 6,000m²; and</u> <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>LFRZ-REQ1 Servicing</u> <u>LFRZ-REQ5 Outdoor storage</u> <u>LFRZ-REQ7 Outline Development Plan</u>	<u>Activity status when compliance not achieved:</u> <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> <u>5. When compliance with any rule requirement listed in this rule is not achieved: Refer to relevant rule requirement.</u>

LFRZ-R9 Visitor Accommodation Activities

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

	<u>Activity Status: DIS</u> 1. Any community facility not unless	<u>Activity status when compliance</u>
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	<p>otherwise listed in LFRZ-Rule List</p> <p>Where:</p> <ul style="list-style-type: none"> a. The GFA of any individual community facility tenancy is no less than 450m²; b. The activity is not a motorsport facility; and c. The activity is not a health care facility. 	<p>not achieved:</p> <p>2. When compliance with any of LFRZ-R10.1.a., LFRZ-R10.1.b. or LFRZ-R10.1.c. is not achieved: NC</p>
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LFRZ-R11 Community Corrections Activities

<u>LFRZ (excluding PREC13)</u>	<p>Activity Status: PER</p> <p>1. Any community corrections activity,</p> <p>Where the activity complies with the following rule requirements: 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>
<u>PREC13</u>	<p>Activity Status: NC</p> <p>3. Any community corrections activity.</p>	<p>Activity status when compliance not achieved: N/A</p>

LFRZ-RX Corrections Prisons

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

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

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

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

	<p>Activity Status: PER</p> <p>1. The keeping of animals</p>	<p>Activity status when compliance not achieved: N/A</p>
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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: 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>	Activity Status: NC 4. Any primary production activity.	Activity status when compliance not achieved: N/A

LFRZ-R17 Airfields and Helicopter Landing Areas

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

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

	Activity Status: NC 1. Any landfill.	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 2. Any industrial activity that is not otherwise listed in the LFRZ-Rule List.	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 an on-site wastewater treatment and disposal system.	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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LFRZ-REQ2 Height

	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.	Activity Status when compliance not achieved: 3. When compliance with any of LFRZ-REQ2.1. or LFRZ-REQ2.2. is not achieved: RDIS Matters for discretion: 4. The exercise of discretion in relation to LFRZ-REQ2.3. is restricted to the following matters: a. CMUZ-MAT4 Height
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LFRZ-REQ3 Height in relation to boundary

	1. Any building shall comply with the relevant height in relation to boundary requirements in APP-3.	Activity Status when compliance not achieved: 2. When compliance with any of LFRZ-REQ3.1. is not achieved: RDIS Matters of discretion are restricted to: 3. The exercise of discretion in relation to LFRZ-REQ3.2. is restricted to the following
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		matters: a. CMUZ-MAT5 Height in Relation to Boundary
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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. 2. Any building shall be set back a minimum of 10m from any internal boundary adjoining a residential zone.	Activity Status when compliance not achieved: 2. When compliance with any of LFRZ-REQ4.1. or LFRZ-REQ4.2. 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>	4. Any building shall be set back a minimum of 20m from the road boundary. 5. Any building shall be set back a minimum of 10m from any internal boundary adjoining a residential zone.	Activity Status when compliance not achieved: 6. When compliance with any of LFRZ-REQ4.4. or LFRZ-REQ4.5 is not achieved: RDIS Matters for discretion: 7. The exercise of discretion in relation to LFRZ-REQ4.6. is restricted to the following matters: a. CMUZ-MAT6 Setbacks

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. 2. Unconsolidated materials such as soil, coal, sawdust, powdered fertilizer are to be covered or otherwise secured from being blown by the wind.	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: 4. The exercise of discretion in relation to LFRZ-REQ5.3. is restricted to the following matters: <u>a.4.</u> CMUZ-MATb Fencing and Outdoor Storage Notification:
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		45. Any application arising from LFRZ-REQ5.3. shall not be subject to public notification
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LFRZ-REQ6 Landscaping

<p><u>LFRZ</u> <u>(excluding</u> <u>PREC13)</u></p>	<ol style="list-style-type: none"> 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. 2. The landscaping shall consist only of those species listed in APP4, and for each site shall include: <ol 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. 3. All plants shall be of the following maximum spacings: <ol style="list-style-type: none"> a. Group B and Group C – 1.5m centres b. Group D – 700mm centres 4. All new planting areas shall be mulched. 5. The landscaping shall be maintained and if dead, diseased or damaged shall be removed and replaced immediately with the same or similar species. 6. No fences or structures shall be erected within the 3m landscaping strip. 	<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> <ol style="list-style-type: none"> a. CMUZ-MATeda Landscaping <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>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>11. Landscaping shall comply with the ODP in LFRZ-SCHED1 – <u>Lincoln Rolleston Road Large Format Retail Precinct.</u></p>	<p><u>Activity Status when compliance not achieved:</u></p> <p>12. When compliance with any of LFRZ-REQ6.11 is not achieved: <u>RDIS</u></p> <p><u>Matters of discretion:</u></p> <p>13. The exercise of discretion in relation to LFRZ-REQ6.12 is restricted to the following matters:</p> <ul style="list-style-type: none"> a. <u>CMUZ-MATda</u> <u>Landscaping</u> <p><u>Notification:</u></p> <p>14. Any application arising from LFRZ-REQ6.12 shall not be subject to public notification</p>

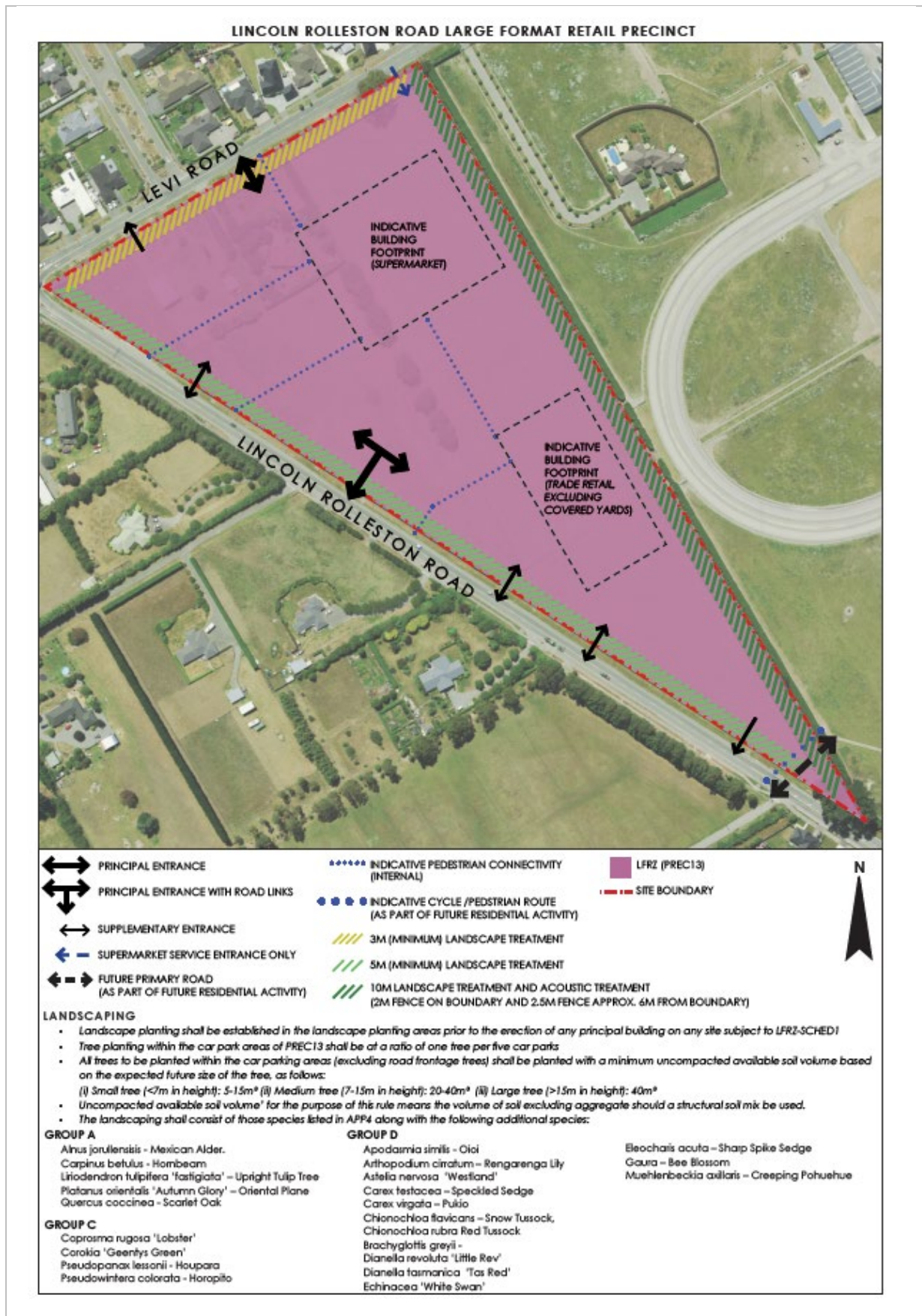
LFRZ-REQ7 Outline Development Plan

<u>PREC13</u>	<p>1. <u>Except as provided for in LFRZ-REQ6.11, all</u> development shall be undertaken in accordance with the ODP in LFRZ-SCHED1 – <u>Lincoln Rolleston Road Large Format Retail Precinct.</u></p>	<p><u>Activity Status when compliance is not achieved:</u></p> <p>2. When compliance with any of LFRZ-REQ7.1 is not: <u>achieved: DIS</u></p>
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LFRZ-Schedules

LFRZ-SCHED1-Large Format Retail Precinct ODP

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

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

Attachment 2:

Submitter Location Plan

