

Appendix G – Proposed Amendments to PODP Provisions

Proposed Amendments to Selwyn Proposed 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 recommended by the Proposed Plan Change

- Text added is underlined
- ~~Text deleted is struckthrough~~

How the Plan works

HPW26 - Precincts

Name	Code	Description
<u>Rolleston Large Format Retail Precinct (Lincoln Rolleston Road)</u>	<u>PRECz</u>	<u>The purpose of this precinct is to enable large format commercial development in the LFRZ where it adjoins a Residential Zone.</u>

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	<p>Manage residential activities in 'Commercial and Mixed Use Zones' by:</p> <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	<p>Manage development within the Town Centre, Local Centre, and Neighbourhood Centre Zones to ensure that it:</p> <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	<p>Maintain the amenity and aesthetic values of the 'Commercial and Mixed Use Zones' and surrounding residential areas, by:</p> <ol style="list-style-type: none"> 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

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.

CMUZ-MAT2 Residential Activities

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:
 - 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.

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 encouraging surveillance, effective lighting, management of public areas, and boundary demarcation;f. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; andg. Provides safe, legible, and efficient access for all transport modes.h. Includes landscaping, fencing and storage, and waste areas that are designed and located to mitigate the adverse visual and amenity effects of the development on adjoining residential-zoned sites and public reserves.2. Where the development includes visitor accommodation, the degree to which acoustic design of the visitor accommodation will minimise the potential for reverse sensitivity effects on existing and permitted activities within the Zone.3. <u>In the Rolleston Large Format Retail Precinct (Lincoln Rolleston Road) PRECz, the extent to which the development complies with Outline Development Plan DEV-R01 – Rolleston 1 Development Area.</u>
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CMUZ-MAT4 Height

	<ol style="list-style-type: none">1. The extent to which the location, design, scale and appearance (including reflectivity) of the building or structure mitigates the visual impact of exceeding the height limit.2. The extent to which the increase in height is necessary due to the functional requirements of an activity.3. Any reverse sensitivity effects impact on important infrastructure where the zone height standard is exceeded.4. <u>Effects on amenity of adjoining residential properties, including on outlook, privacy, overshadowing and visual dominance.</u>
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CMUZ-MAT5 Height in Relation to Boundary

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

	<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,
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	<p>the display of trade supplier or yard-based goods for sale, along the site frontage.</p> <p>4. Measures to mitigate adverse effects associated with the above matters.</p>
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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. 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 adjacent to the Industrial Zone and Special Purpose Port Zone in Rolleston, north of State Highway One and the main trunk railway line. The 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. 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.

LFRZ-Objectives and Policies

Note for Plan Users: In addition to the Objectives and Policies below the CMUZ-Objectives and Policies are applicable in the Large Format Retail Zone.

LFRZ - Objectives

- LFRZ-O1** The Large Format Retail Zone provides primarily for retail activities with large floor or yard areas.

LFRZ – Policies

LFRZ- P1	Enable retail activities with large floor or yard areas, trade retail and food and beverage activities to establish and operate within the Large Format Retail Zone.
LFRZ- P2	Mitigate the visual dominance of buildings in the Large Format Retail Zone by ensuring that buildings are setback an appropriate distance from road-boundaries and requiring a landscaped area along the road frontage of the site.
LFRZ- P3	Avoid compromising the function, role and vitality of the Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competition by managing the scale and type of commercial activities, visitor accommodation, and community activities within the

	Large Format Retail Zone.
<u>LFRZ-Px</u>	<u>Manage built form and layout within PRECz to maintain compatibility with the amenity of adjacent residential 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>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>b. <u>The building is not located within PRECz.</u></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><u>3. When compliance with any of LFRZ-R1.1.b. is not achieved: RDIS</u></p> <p>4. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p> <p><u>Matters for discretion:</u></p> <p><u>5. The exercise for discretion in relation to LFRZ-R1.1.b. is restricted to the following matters: CMUZ-MAT3 Urban Design</u></p>
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LFRZ-R3 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>Activity Status: PER</p> <p>1. Any food and beverage activity,</p>	<p>Activity status when compliance not achieved:</p>
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<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 beverage activity tenancy within the LFRZ may have a GFA of up to 1,000m², <u>except where b. applies.</u></p> <p>b. <u>In PRECz, any food and beverage activity is ancillary to a trade retail and trade supplier activity and has a GFA that does not exceed 150m².</u></p> <p>And the activity complies with the following rule requirements: LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage LFRZ-REQ6 Landscaping</p>	<p>2. When compliance with any of LFRZ-R4.1.a. <u>or LFRZ-R4.1.b.</u> 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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LFRZ-R5 Office Activities

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

<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>c. <u>In PRECz, the retail activity is a supermarket with a GFA no less than 6,000m².</u></p> <p>And the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of LFRZ-R6.1.a, orLFRZ-R6.1.b. <u>or LFRZ-R6.1.c.</u> 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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LFRZ-R7 Automotive Activities

<p>Activity Status: PER</p> <p>1. Any automotive activity.</p> <p>Where:</p> <p>a. <u>The activity is not located in PRECz.</u></p> <p>Where the activity complies with the following rule requirements:</p> <p>LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage</p>	<p>Activity status when compliance not achieved:</p> <p>2. <u>When compliance with any of LFRZ-R7.1.a. is not achieved: NC</u></p> <p>23. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements</p>
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LFRZ-R8 Trade Retail and Trade Supply Activities

<p>Activity Status: PER</p> <p>1. Any trade retail and trade supply activity.</p> <p>Where:</p> <p>a. <u>No more than one trade retail and trade supplier is located in PRECz, and the GFA of the trade retail and trade supplier in PRECz is no less than 6,000m².</u></p>	<p>Activity status when compliance not achieved:</p> <p>2. <u>When compliance with any of LFRZ-R8.1.a. is not achieved: NC</u></p> <p>23. 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: LFRZ-REQ1 Servicing LFRZ-REQ5 Outdoor storage</p>	
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LFRZ-R9 Visitor Accommodation Activities

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

<p>Activity Status: DIS 2. Any community facility not unless otherwise listed in LRFZ-Rule List</p> <p>Where:</p> <p>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>	<p>Activity status when compliance not achieved: 2. When compliance with any of LFRZ-R10.1.a., LFRZ-R10.1.b. or LFRZ-R10.1.c. is not achieved: NC</p>
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LFRZ-R11 Community Corrections Activities

<p>Activity Status: PER 1. Any community corrections activity,</p> <p>Where: a. <u>The activity is not located in PRECz.</u></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: 2. <u>When compliance with any of LFRZ-R11.1.a. is not achieved: NC</u> 23. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements}.</p>
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LFRZ-RX Corrections Prisons

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

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

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

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

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

	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. b. <u>The activity is not located in PRECz.</u> 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., or <u>LFRZ-R16.1.b.</u> is not achieved: NC 3. When compliance with any rule requirement listed in this rule is not achieved: Refer to LFRZ-Rule Requirements
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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	Activity status when compliance
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1. Any commercial composting activity.	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

Activity Status: DIS 1. Any industrial activity that is not otherwise listed in the LFRZ-Rule List. <u>Where:</u> a. <u>The activity is not located in PRECz.</u>	Activity status when compliance not achieved: N/A 2. <u>When compliance with LFRZ-R21.1.a. is not achieved: NC</u>
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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

	<ol style="list-style-type: none">1. The maximum height of any building shall be 15m.2. The maximum height of any structure that is not a building shall be 25m.	<p>Activity Status when compliance not achieved:</p> <ol style="list-style-type: none">3. When compliance with any of LFRZ-REQ2.1. or LFRZ-REQ2.2. is not achieved: RDIS <p>Matters for discretion:</p> <ol style="list-style-type: none">4. The exercise of discretion in relation to LFRZ-REQ2.3. is restricted to the following matters:<ol style="list-style-type: none">a. CMUZ-MAT4 Height
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LFRZ-REQ3 Height in relation to boundary

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

	<ol style="list-style-type: none">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. <u>Any building shall be setback a minimum of 10m from an internal boundary adjoining a residential zone.</u>	<p>Activity Status when compliance not achieved:</p> <ol style="list-style-type: none">23. When compliance with any of LFRZ-REQ4.1. <u>or LFRZ-REQ4.2.</u> is not achieved: RDIS <p>Matters for discretion:</p> <ol style="list-style-type: none">34. The exercise of discretion in relation to LFRZ-REQ4.23. is restricted to the following matters:<ol style="list-style-type: none">a. CMUZ-MAT6 Setbacks
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LFRZ-REQ5 Outdoor Storage

	<ol style="list-style-type: none"> 1. Any outdoor storage area shall be screened from any road boundary of the site <u>or 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. 	<p>Activity Status when compliance is not achieved:</p> <ol style="list-style-type: none"> 3. When compliance with any of LFRZ-REQ5.1., or LFRZ-REQ5.2. is not achieved: <u>RDIS</u> <p>Matters for discretion:</p> <ol style="list-style-type: none"> 4. The exercise of discretion in relation to LFRZ-REQ5.3. is restricted to the following matters: <ol style="list-style-type: none"> 1. CMUZ-MATb Fencing and Outdoor Storage <p>Notification:</p> <ol style="list-style-type: none"> 4. Any application arising from LFRZ-REQ5.3. shall not be subject to public notification
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LFRZ-REQ6 Landscaping

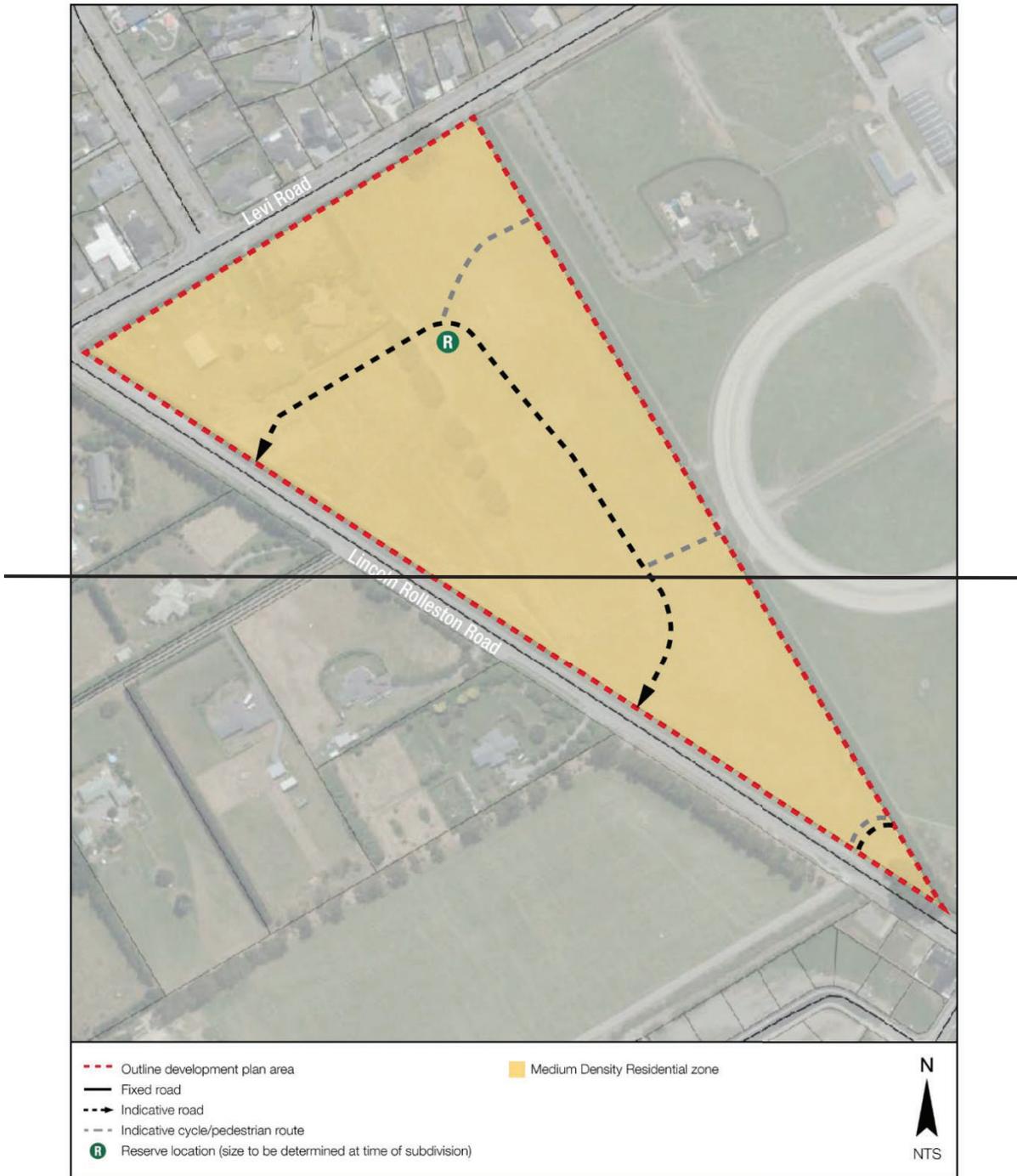
	<ol style="list-style-type: none"> 1. Prior to the erection of any principal building, a landscaping strip of at least 3m width shall be provided along every road frontage of the site, except where the landscaping would encroach on the line of sight required for any railway crossing or any vehicle accessway 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: 	<p>Activity Status when compliance not achieved:</p> <ol style="list-style-type: none"> 9<u>9</u>. When compliance with any of LFRZ-REQ6 is not achieved: <u>RDIS</u> <p>Matters for discretion:</p> <ol style="list-style-type: none"> 9<u>10</u>. The exercise of discretion in relation to LFRZ-REQ6.8<u>9</u>. is restricted to the following matters: <ol style="list-style-type: none"> a. CMUZ-MATd Landscaping <p>Notification:</p> <ol style="list-style-type: none"> 4. Any application arising from LFRZ-REQ6.8. shall not be subject to public notification
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| | <ul style="list-style-type: none">a. Group B and Group C – 1.5m centresb. Group D – 700mm centres <p>4. All new planting areas shall be mulched.</p> <p>5. The landscaping shall be maintained and if dead, diseased or damaged shall be removed and replaced immediately with the same or similar species.</p> <p>6. No fences or structures shall be erected within the 3m landscaping strip.</p> <p>7. Footpaths may be provided within the 3m landscape strip, provided that they are:</p> <ul style="list-style-type: none">a. No more than 1.5m in width; andb. Generally at right angles to the road frontage <p>8. <u>In the Rolleston Large Format Retail Precinct (Lincoln Rolleston Road) PRECz, landscaping shall comply with Outline Development Plan DEV-RO1 – Rolleston 1 Development Area.</u></p> | |
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Development Areas

DEV-RO1 - Rolleston 1 Development Area

Rolleston 1 Development Area



Context

Legacy Reference: Rolleston Outline Development Plan 4 (Appendix 38)

This area comprises approximately 7.2ha of land, bounded by Levi Road to the north-west and Lincoln Rolleston Road to the south-west.

Land Use

The development area shall achieve a minimum net density of 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.

The zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 10 household per hectare for the overall area can be achieved, will be required.

Lower density sites with a minimum site size of 1,000m² are necessary on the eastern boundary to integrate the site with the adjoining General Rural Zone and to achieve a progressive transition between residential and rural densities. Appropriate interface treatments at the boundary between residential and rural activities, and methods to protect these treatments in the long term such as private covenants, consent notices or LIM notes, shall be established. Treatments could include appropriate fencing, landscaping, and/or building setbacks.

The area's proximity to the town centre of Rolleston, and the associated services and facilities contained within it, supports higher density housing within the centre of the area and in proximity to the identified reserve area.

Access and Transport

Lincoln Rolleston Road forms part of the wider arterial network connecting to the south of Christchurch and includes a cycleway between Rolleston and Lincoln. The intersection of Lowes, Levi and Lincoln Rolleston Roads, and Masfield Drive is planned to be upgraded with a larger roundabout. Primary connections into the area from Levi Road shall be restricted to reflect Levi Road's arterial function, to minimise the number of new intersections and connection points and to maintain appropriate spacing between intersections. Therefore, the ODP provides for a

loop road that includes two primary connections to access the development area from Lincoln Rolleston Road only.

A new primary road link in the form of an extension of Broadlands Drive will cross the southern part of the development area to connect up with DEV-RO12 providing direct east-west access to the proposed District Park. The intersection of Broadlands Drive with Lincoln Rolleston Road shall be formed as roundabout.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed. An integrated network of roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access.

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be contained within the road carriageway and incorporated in the design of any roads. Adequate space must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

Open Space, Recreation, and Community Facilities

A single neighbourhood park is to be established within the area. The location of the neighbourhood park has been determined based on the amount of reserves established in the wider area and to ensure people living within the area have access to open space reserves within a 500m walking radius of their homes. In addition, a range of local reserves that vary in size and function may also be required. The neighbourhood park and provision of local reserves will provide passive recreation opportunities, with Foster Park providing access to active recreation opportunities.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths will also be required to integrate into the open space reserves and green links to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

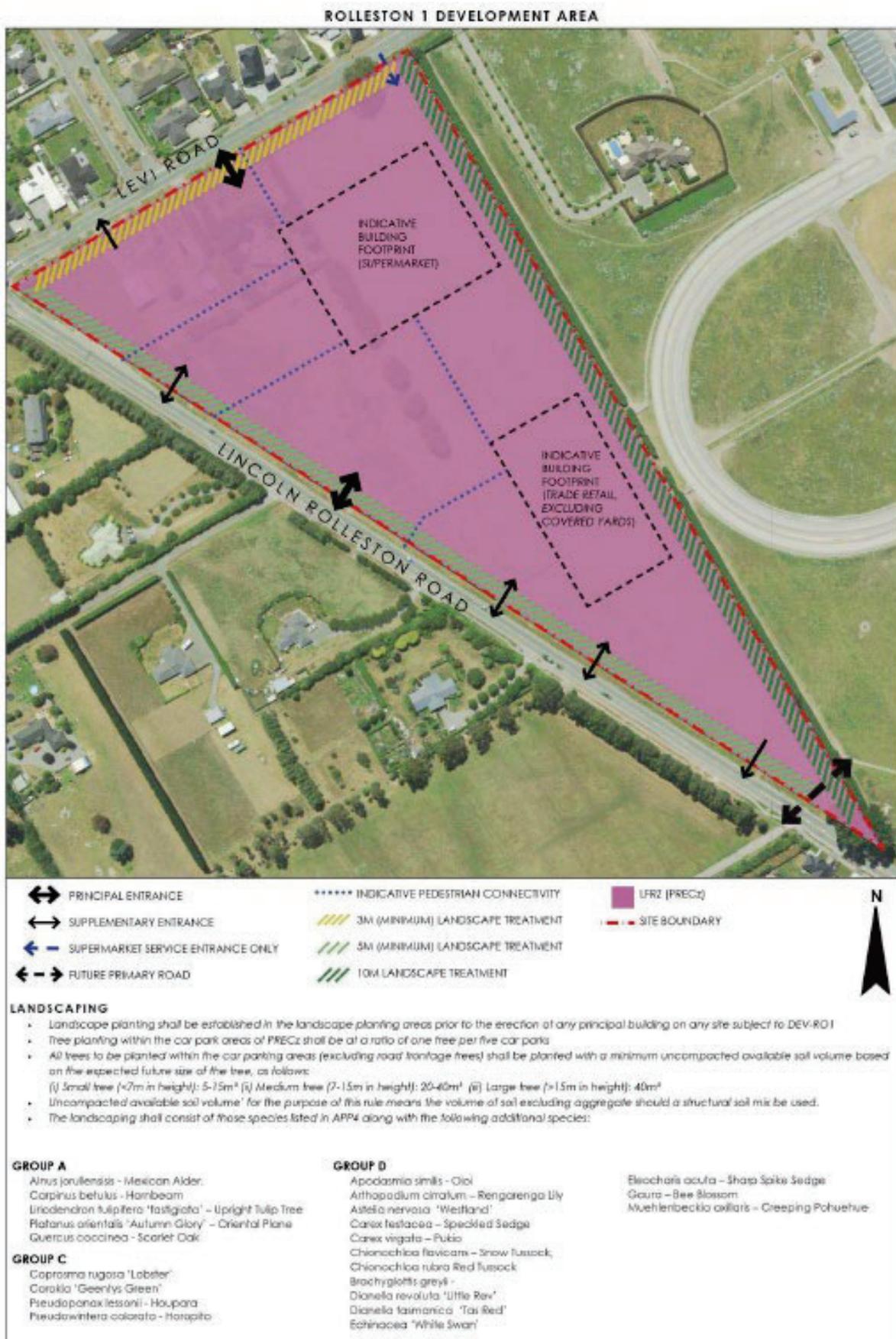
Servicing

The underlying soils are relatively free draining, and generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment, and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the road and reserve networks where practicable. The

~~public stormwater system will only be required to manage runoff generated from within the road reserve.~~

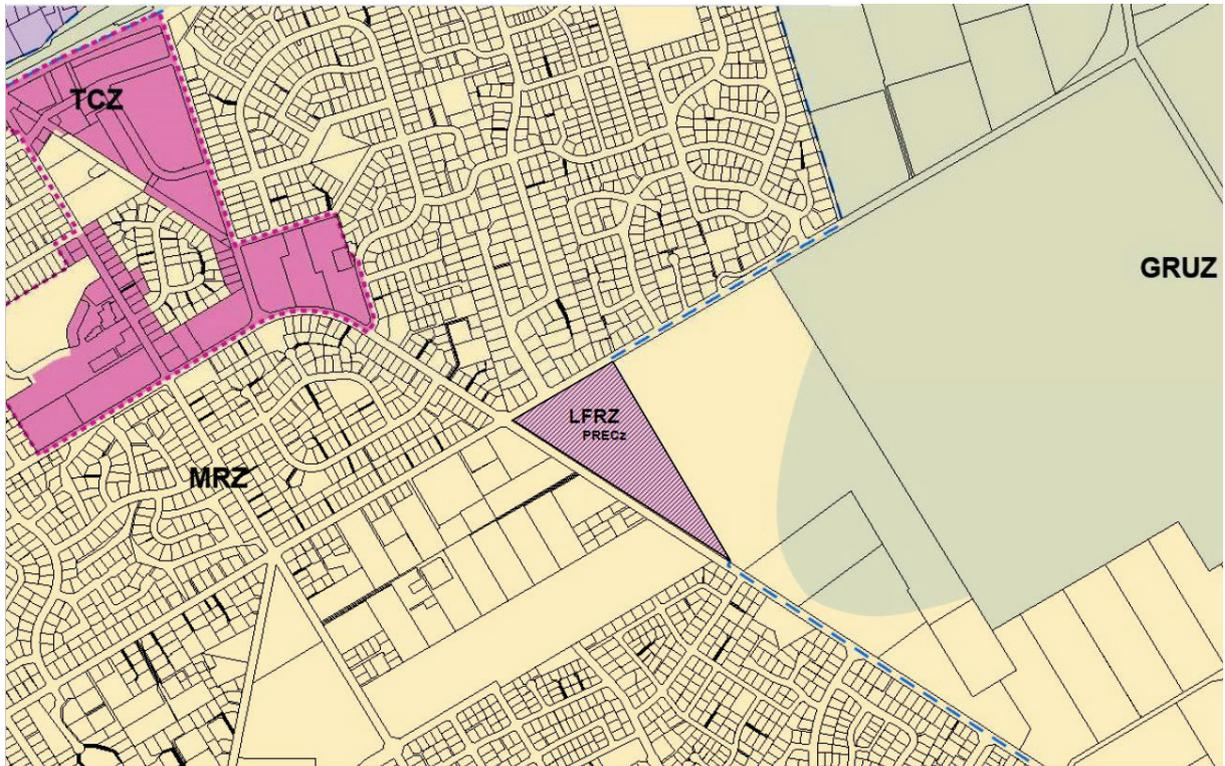
~~The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.~~

Insert new ODP as shown below



Planning Maps

Insert new precinct layer and amend zoning of 157 Levi Road to LFRZ, as shown below:



LEGEND

-  LFRZ
-  PREC2

PROPOSED ZONING MAP – 157 Levi Road, Rolleston