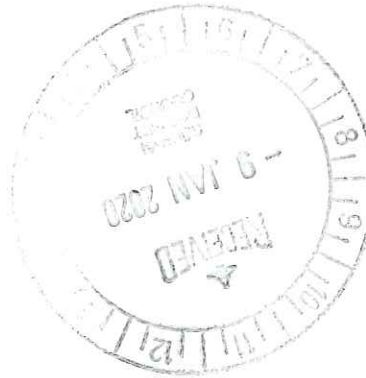


200109001

SCANNED



S92(2)  
27/1/19

Ms Jane Anderson  
Consultant Planner  
Selwyn District Council  
P O Box 90  
**ROLLESTON 7643**

Dear Jane

**APPLICATIONS RC 195448, 195454, 195455 & 195463 – LINCOLN DEVELOPMENTS LIMITED: 581 BIRCHS ROAD, LINCOLN: SECTION 92 RESPONSE**

We now formally respond to your section 92 requests dated 21 August 2019 and 29 October 2019 received by email. This response has been prepared with inputs from the following organisations:

- Lincoln Developments Ltd;
- Woolworths NZ Ltd;
- Marshall Day Acoustics Ltd
- Davis Ogilvie Ltd; and
- Richard Knott Ltd.

This response uses the headings and numbering contained in your request letter.

Noise

The Marshall Day Acoustics response to items 1 to 9 was emailed to you on the 27<sup>th</sup> September 2019. The statement in the AEE that “full compliance with the District Plan noise limits will be achieved” is correct. The review of the Marshall Day response by Acoustic Engineering Services Ltd dated 22 November 2019 concurs with the Marshall Day assessment and recommends noise conditions which are accepted by the Applicant.

Urban Design & Landscape & Visual Effects

The response from Richard Knott Ltd to items 10 and 11 is attached as Annexure A. It should be noted that very detailed landscape plans were lodged with the application and no additional plans, apart from those referenced below, are being provided. Further, no change to the layout and positioning of the proposed childcare building and outdoor play area is proposed as that application is now withdrawn.

Caulfield Crescent will remain as a cul-de-sac for sound residential amenity reasons. Pedestrian linkage to the new road (Makybe Terrace) is provided. A green wall is now proposed on the south elevation of the proposed supermarket and the front yard area on Makybe Terrace has been increased to a minimum width of 2 metres. In addition, a 2m wide landscape planted strip is proposed to screen the supermarket loading dock acoustic fence and improve amenity and outlook from the adjoining residential sections. Amended site plan, elevation plans and landscape plans are attached as Annexure B.

This proposal to construct a supermarket in a Living (Residential) Zone achieves full compliance with the relevant bulk and location requirements in the zone. The Applicant and its advisers remain of the view that the information provided to date is more than sufficient to address the key issues associated with constructing a large commercial building in the Living Zone. Further, it is important to note that this application has status as a discretionary activity.

Obtaining consent to a supermarket on residentially zoned land is not uncommon and examples of such include:

- Countdown Buretta Park, Tauranga'
- Countdown Rangiora;
- Countdown Mosgiel;
- Countdown Aotea, Porirua; and
- Countdown Richmond.

Site plans and elevations and elevations of these examples can be provided if required.

#### Transport

The Stantec response to the initial s92 request from Andy Carr was transmitted by email on 8 October 2019. Stantec's response to Andy Carr's letter dated 22 October 2019 is attached as Annexure C. None of the issues raised are of such magnitude to impact on the viability of the project from a transport perspective.

#### Economic Assessment

Urban Economics initial response to the concerns/issues raised by Property Economics was transmitted by email on 2 October 2019. A second commentary from Property Economics received on 29 October 2019 has now been responded to by Urban Economics and is attached as Annexure D.

Essentially the issues raised equate to differences of professional opinion. We note that the peer review report by Property Economics Ltd is due on the 17<sup>th</sup> January 2020 and request a copy of that report when it is available.

It is to be noted that Woolworths NZ Ltd does its own market and financial feasibility studies before committing to build and operate a new supermarket in a catchment such as North Lincoln. Store size is determined by the current catchment size and its medium term growth potential.

#### Subdivision

Davis Ogilvie advise that the total area of the Flemington Block is 58.627ha including 4.6664ha of stormwater detention. The net site area is 53.9613ha and at 10 households per hectare the number of lots required is 539.6. The current allotment numbers, as per the Flemington Master Plan, is 579 which means that the residential density requirement has already been met. There is further residential medium density development proposed within Lot 5002 which will further increase this overall density.

Should you have any questions regarding the foregoing and the attachments please do not hesitate to contact me.

Yours faithfully  
**Zomac Planning Solutions Ltd**



M J Foster  
**DIRECTOR**

cc: Rosie Flynn, Selwyn District Council

# Richard Knott Limited

Urban Design | Masterplanning | Built Heritage | Town Planning

**To:** Mike Foster, Zomac Planning Solutions.

**From:** Richard Knott

**Date:** 23<sup>rd</sup> December 2019

**Re:** Proposed Supermarket and Cafe

Lincoln, Canterbury

RC195448, 195454, 195455 and 195463

This memo has been prepared to respond to Urban Design matters raised in paragraph 10 of Selwyn District Council's S92(1) request for additional information.

In preparing this memo, I pull upon my over 30 years of experience in the areas of urban design, heritage and planning along with my postgraduate qualifications in these fields:

- MA Urban Design (1995)
- Post Graduate Diploma Building Conservation (2002)
- Bachelor of Planning (1989)
- BA(Hons) Town and Country Planning (1988)

I visited the site on the 1<sup>st</sup> October 2019.

Each of the main issues raised as requiring clarification is addressed below:

- **The suitability of these activities in this residential context and the adequacy of proposed setbacks**

The proposed supermarket, as shown on the originally proposed plans had a direct boundary with residential land owned by the applicant to the rear (east) and with land to the north (to land owned by a third party).

As a result of Council raising these issues in the S92 request and following a meeting with the Council's Planning Officer and consultant urban designer on the 1st October 2019, amended plans have been prepared. These show the removal of the residential lot previously shown adjoining the rear boundary of the site and the introduction of a 3m wide right of way along the complete rear boundary of the site. This has consequently led to a significantly increased separation between the service yard and supermarket building and the planned residential development to the rear. An acoustic fence is shown along the boundary of the service yard with the right of way.

I understand that noise issues have been addressed by others, however, I am satisfied that with the proposed alterations which increase the separation of the service yard activity from the closest residential dwelling to the east the revised layout creates an appropriate relationship to the future dwellings to the east.

I understand that land to the north is likely to be developed for residential development at some point in the future. The proposed supermarket will be set back 4.9m from this boundary, with an acoustic fence located on the boundary (as above, noise issues are addressed by others).

The location of the supermarket building away from the boundary of the site to the south-west of this future residential development will ensure that overshadowing can be minimised through the design and layout of the lots.



A number of dwellings have already been developed to the south, with rear fences facing the proposed new street which will run to the south of the supermarket. This includes 12 and 14 Caulfield Crescent. The main outdoor space of 14 Caulfield Crescent is located to the east of the building, and the main outdoor area to 12 Caulfield Crescent is located to the north (between the dwelling and the proposed new road). The proposed road reserve will provide a 16m separation between the rear boundary of these dwellings and the supermarket site, with the supermarket building being setback a minimum of 2m into the site. As shown on the updated plans it is intended to provide a range of planting in this area, including two trees, areas of green wall and lower level planting.

Given the width of the road, the setback of the proposed supermarket and the proposed planting I am satisfied that these dwellings will have an appropriate relationship to the supermarket building.

- **The provision of active street frontages on Birchs Road and the new street to the south**
- **The architectural scale and modulation of the proposed supermarket building, and the relationship with the surrounding residential character**

Functionally the proposed supermarket building requires the provision of a large area of car parking to the front of the building. Given this it is not practical to seek to achieve an active building frontage to Birchs Road. In a suburban location such as this it would also be out of keeping with the general character of the area to bring a large building close to the Birchs Road frontage.

The amended plans recognise and respond to the Council's concerns, as discussed at the meeting on the 1<sup>st</sup> October 2019, and have reconsidered the design of the south elevation of the supermarket building and the landscaping between it and the new street to the south. Benefits brought by the amended plans include:

- Three green wall areas on the supermarket south elevation, with a frame around each.
- A frame feature around the 'Open' signage.
- Two large trees between the building and the new street.
- Additional low-level landscaping.
- Significant glazing in the side elevation of the café facing the new street.
- The utilisation of different materials on different sections of the side elevation of the building.

Overall, I consider that the updated plans have significantly reduced the apparent overall bulk, mass and dominance of the proposed supermarket building such that it now reads as a series of elements, with views of this broken by the trees and other landscaping. As a result, the building presents an appropriate frontage to the new street and appears of a scale which will not appear out of place within its residential surroundings.

### **Conclusion**

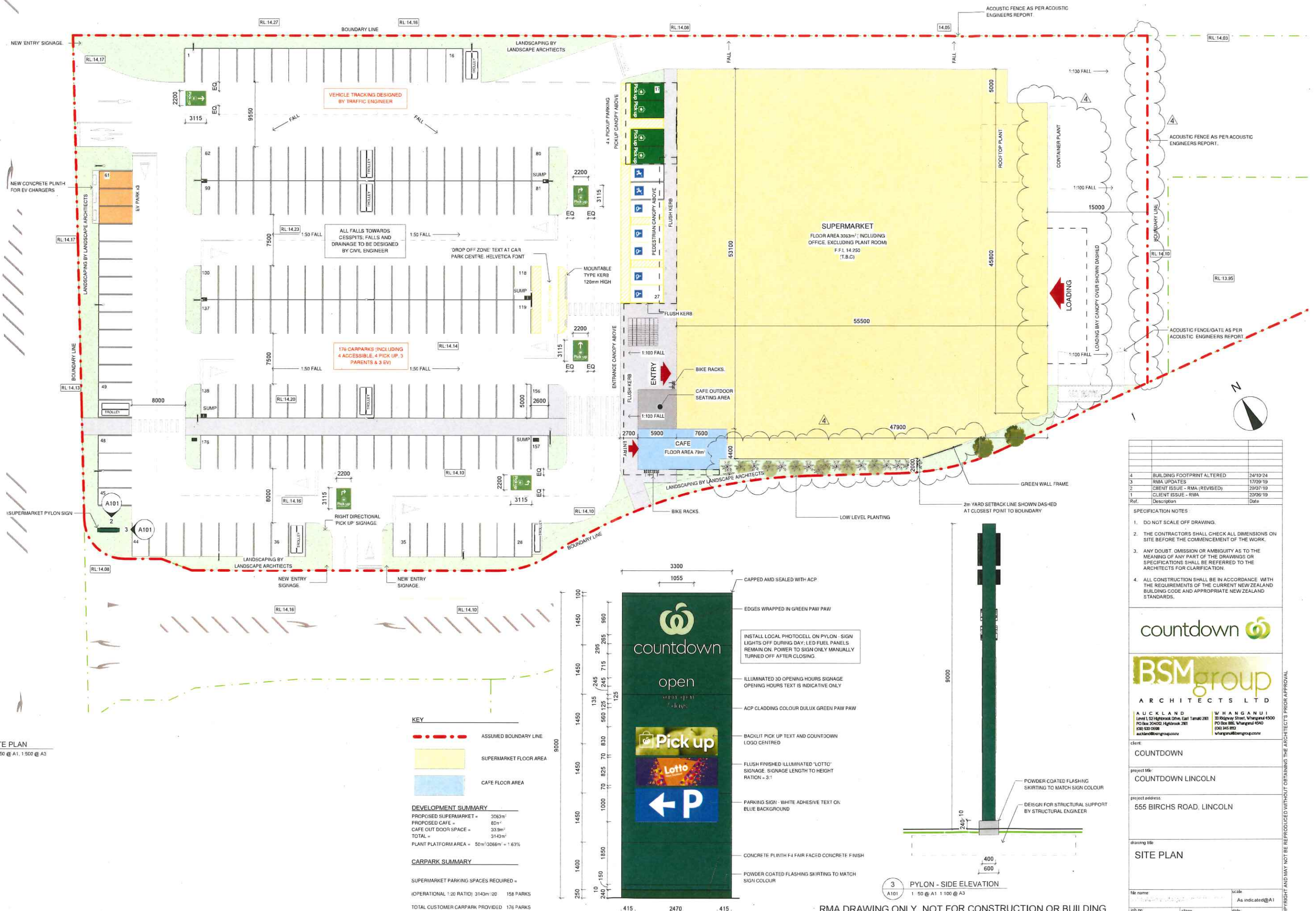
The amended plans have reconsidered the relationship of the proposed supermarket to surrounding existing and future residential development, and through alterations to the design of the residential sub-division to the east, to the design of the supermarket building and to the associated landscaping will bring forward a development which will sit comfortably within its residential context,



Richard Knott MRTPI IHBC IHE



BIRCHS ROAD

1 SITE PLAN  
A101 1:250 @ A1, 1:500 @ A3

RMA DRAWING ONLY. NOT FOR CONSTRUCTION OR BUILDING CONSENT. VALID ONLY WHEN ISSUED DIRECTLY BY WOOLWORTHS NEW ZEALAND LTD. ALL DIMENSIONS, LEVELS AND SETOUTS TO BE CONFIRMED PRIOR TO CONSTRUCTION DOCUMENTATION AND ANY FURTHER WORK BEING UNDERTAKEN.

Ref.	Description	Date
4	BUILDING FOOTPRINT ALTERED	24/10/24
3	RMA UPDATES	17/09/19
2	CLIENT ISSUE - RMA (REVISED)	29/07/19
1	CLIENT ISSUE - RMA	23/05/19

- SPECIFICATION NOTES**
- DO NOT SCALE OFF DRAWING.
  - THE CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF THE WORK.
  - ANY DOUBT, OMISSION OR AMBIGUITY AS TO THE MEANING OF ANY PART OF THE DRAWINGS OR SPECIFICATIONS SHALL BE REFERRED TO THE ARCHITECTS FOR CLARIFICATION.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT NEW ZEALAND BUILDING CODE AND APPROPRIATE NEW ZEALAND STANDARDS.

**countdown**

**BSM group**  
ARCHITECTS LTD

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whangarei@bsmgroup.co.nz

client:  
**COUNTDOWN**

project title:  
**COUNTDOWN LINCOLN**

project address:  
**555 BIRCHS ROAD, LINCOLN**

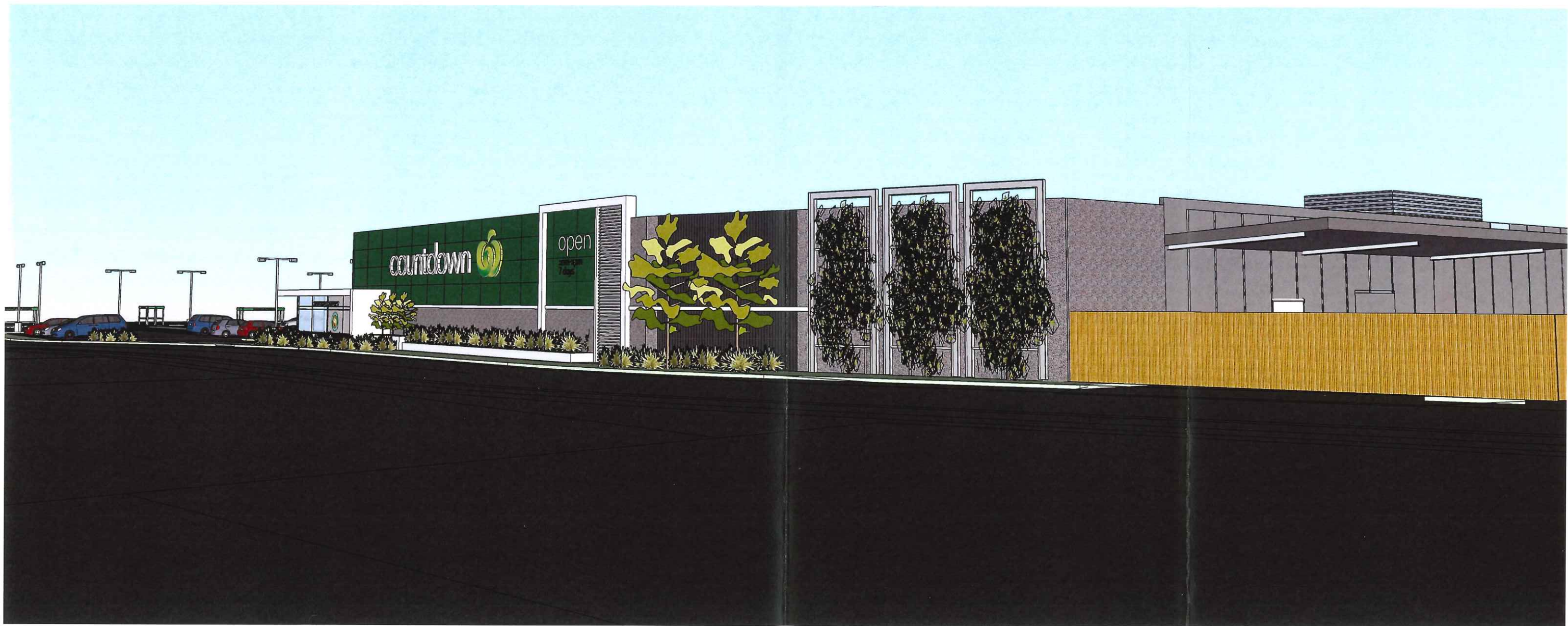
drawing title:  
**SITE PLAN**

file name:	scale:
job no:	As indicated @ A1
205-244-03	
stage:	date:
RMA	25/10/2019
ISSUE	8:48:10 AM
sheet no:	revision:
<b>RMA A101</b>	<b>4</b>















# FLEMINGTON

Birchs Road  
Lincoln

CLIENT  
Lincoln Developments Ltd.

## Landscape Concept Supermarket

### Concept Plan

#### NOTES

1. Do not scale off drawings.
2. All drawings subject to Selwyn District Council approval.
3. To be read in conjunction with Davis Ogilvie drawings.
4. Some trees may require repositioning to suit driveway positions and service locations.
5. Kerb & channel, footpath, stormwater design/alignment as per Davis Ogilvie drawings.
6. Planting and specimen tree species to be confirmed in detailed design.

#### LEGEND:

- Insitu exposed aggregate concrete, 'River Mist' ex Allied Concrete (or similar approved)
- Insitu exposed aggregate concrete, 'Dark Hyland' ex Allied Concrete (or similar approved)
- Asphalt/concrete footpath by others
- W.01  
1.2m high post and 3-rail 'Classic 112' ex Boundaryline (or similar approved)
- W.02  
1200mm high riverstone wall and columns.
- Proposed specimen tree
- Planting - mature heights maximum 1.0m high.
- Hedging - trimmed to 1.0m maximum height.
- Lawn
- Hapuka River Boulders 800-1200mm dia.

Specimen tree with an upright form and planting to highlight entrance to supermarket carpark. Refer to street frontage elevation for more detail.

Small upright trees with groundcover planting below (max 1.0m height) in carpark.

Post and rail fencing to highlight entrance to supermarket carpark and provide continuation of subdivision themes and character.

Groundcover planting (max 1.0m height) in carpark.  
Insitu concrete paving to front facade indicative only, by others.

Existing shelter belt to neighbouring property.

3 x EV Carparks - refer to Architectural Plans for details.

BIRCHS ROAD

SUPERMARKET

SERVICE LANE

CAFE

Green wall - refer to Architects plans for more detail.

Native specimen trees and mixture of groundcover planting to south side of building. Refer to Plant Palette for proposed species.

Bike stands - refer to Architects plans for details.

Main pedestrian path and crossings - refer to Architects plans for more detail.

RESERVE

Post and rail fencing to highlight entrance to supermarket carpark and provide continuation of subdivision themes and character.

Planting to highlight entrance to supermarket carpark. Hedge clipped to 900mm high, with groundcovers and mixture of shrubs (max height 1.2m high).

Specimen trees with an upright form to frame entrance. Set back from intersection to retain sight lines.

Supermarket signage - refer to Architects plans for details and location.

Subdivision entrance walls - 1200mm high riverstone walls to mark entrance to subdivision and provide continuation of Birch's Road landscape frontage.

Insitu exposed aggregate concrete to highlight entrance to subdivision.

**Images - Fencing treatment to road frontages include riverstone walls and post and rail fencing to provide continuation of Flemington subdivision themes and character.**



0 20 30 40 50 M

**KAMOMARSH**  
LANDSCAPE ARCHITECTS

Level 4, Te Uru Building, 48 Hereford St  
PO Box 2833, Christchurch 8140, New Zealand

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E: admin@kamommarsh.co.nz  
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Drawn MBS  
Check DK

Date : 04.12.2019  
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PAGE 1001  
ISSUE 2  
REVISION C



SPECIMEN TREES - CAR PARK SPECIES



*Pseudopanax crassifolius*



*Plagianthus regius*



*Sophora microphylla*



Upright Hornbeam / *Carpinus betulus* 'Fastigiata'



Upright Cherry / *Prunus Amanogawa*

SPECIMEN TREES - BIRCH'S ROAD/SOUTH ENTRANCE

SHRUBS, HEDGING & GROUNDCOVER



*Sophora prostrata*



*Phormium cookianum*



*Coprosma acerosa* 'Hawera'



*Carex testacea*



*Hebe* 'Wiri Mist'



*Astelia* 'Silver Spear'



*Muehlenbeckia axillaris*



*Libertia grandiflora*



*Corokia* 'Gentys Green'



*Pittosporum* 'Golf Ball'

FLEMINGTON

Birchs Road  
Lincoln

CUBIT  
Lincoln Developments Ltd.

Planting Palette

Concept Plan



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# FLEMINGTON

Birchs Road  
Lincoln

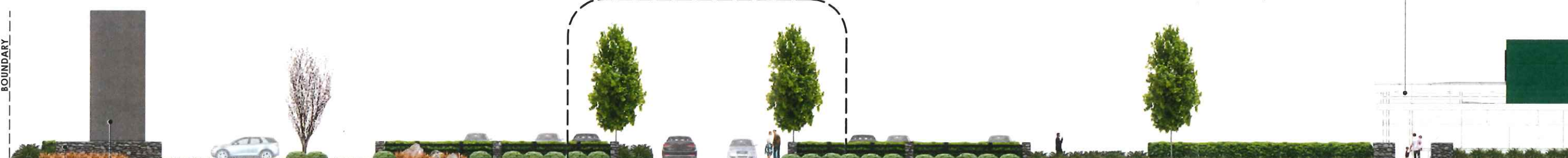
CLIENT  
Lincoln Developments Ltd.

## Elevations

Concept Plan



1. BIRCH'S ROAD ELEVATION



2. SOUTH ELEVATION



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