

Appendix H

Operative Selwyn District Plan Compliance Assessment

Rule/Standard Reference	Explanation / Requirement	Activity Status
Part C, 2 Living Zone Rules – Earthworks		
Rule 2.1.1 - Permitted Activities – Earthworks	Any earthworks shall be a permitted activity if the following conditions are met:	Complies: All disturbed or stockpiled material will be kept moist until it has consolidated.
	2.1.1.1 Any disturbed or stockpiled material is to be kept moist until it has consolidated, and	
	2.1.1.2 Any stockpiled material is to be kept consolidated or covered to avoid sediment run-off from rainfall, and	Complies: All stockpiled material will be kept consolidated or covered to avoid sediment run-off from rainfall.
	2.1.1.3 Any site subject to earthworks is either: (a) Built upon; (b) Sealed; (c) Landscaped; and/or (d) The land recontoured and replanted No more than 12 months after the earthworks commencing, except in the case of landscaping and planting which shall be undertaken during the first planting season following the completion of the earthworks.	Complies: The proposed earthworks will be either built upon, sealed or landscaped. No more than 12 months after the earthworks commencing, except in the case of landscaping and planting which will be undertaken during the first planting season following the completion of the earthworks.
	2.1.1.4 Earthworks are not to occur and material from earthworks is not to be deposited within: (a) 20m of any waterbody listed in Appendix 12. (b) 10m of any other waterbody (excluding aquifers).	Complies: The proposed earthworks will not occur within 20m of any waterbody listed in Appendix 12, or 10m of any other waterbody (excluding aquifers).
	2.1.1.6 Except where Rule 2.1.1.5 applies, any earthworks has: A volume of not more than 2,000m ³ per project; and (a) A vertical cut face where no more than 5% of the total vertical cut is over 2 metres.	Does not comply: As outlined in the Civil Design Advice Memorandum (Appendix G), the total volume of earthworks associated with the Proposal will be approximately 30,800m ³ . No more than 5% of the total vertical cut will be over 2m.

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	<p>2.1.1.7 Any earthworks undertaken on any site to be used to erect a building complies with NZS 4431 Code of Practice for Earth Fill for Residential Development.</p> <p>2.1.1.8 The earthworks are not part of mining or mineral exploration.</p>	<p>Complies:</p> <p>The proposed earthworks to erect the supermarket building will comply with NZS 4431 Code of Practice for Earth Fill for Residential Development.</p> <p>N/A:</p> <p>The proposed earthworks are not part of mining or mineral exploration.</p>
Rule 2.1.8 – Discretionary Activities – Earthworks	<p>The following shall be discretionary activities:</p> <p>2.1.8.2 Any activity which does not comply with any of Rules 2.1.1.1 to 2.1.1.4 and 2.1.1.6 to 2.1.1.8.</p>	Discretionary Activity
Part C, 4 Living Zone Rules – Buildings		
4.2 Buildings and Landscaping		
Rule 4.2.1 - Permitted Activities — Buildings and Landscaping	<p>Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and</p> <ul style="list-style-type: none"> Planted in lawn, and/or Paved or sealed, and/or Dressed with bark chips or similar material. 	<p>Complies:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the area between the road boundary and principal building (supermarket) will be either sealed for car parking, or landscaped.</p>
4.4 Buildings and Water Supply		
Rule 4.4.1 - Permitted Activities — Buildings and Water Supply	<p>In all Living zones the erection of any dwelling or principal building connected to a reticulated water supply shall be a permitted activity, provided that it complies with the current New Zealand Drinking Water Standards.</p>	<p>Complies:</p> <p>The proposed supermarket building will be connected to a reticulated water supply and will comply with the current New Zealand Drinking Water Standards.</p>
4.5 Buildings and Sewerage Treatment and Disposal		
Rule 4.5.1 - Permitted Activities — Buildings and Sewerage Treatment and Disposal	<p>In the Living zones at Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, and West Melton, the erection of any dwelling or principal building shall be a permitted activity provided that it is connected to a reticulated sewage treatment and disposal system.</p>	<p>Complies:</p> <p>The proposed supermarket building will be connected to a reticulated sewage treatment and disposal system.</p>
4.6 Buildings and Building Density		
Rule 4.6.1 - Permitted Activities —	<p>The erection on an allotment (other than a site at Castle Hill) of not more than either:</p>	<p>Complies:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the</p>

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Buildings and Building Density	<p>One dwelling and one family flat up to 70m2 in floor area; or</p> <p>One principal building (other than a dwelling) and one dwelling, shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).</p>	proposed supermarket building will be the only principal building located on the Site.													
4.7 Buildings and Site Coverage															
Rule 4.7.1 - Permitted Activities — Buildings and Site Coverage	<p>Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.</p> <table><tr><th colspan="2">Zone</th><th>Coverage</th></tr><tr><td rowspan="3">Living Z</td><td>Including garage</td><td>40%</td></tr><tr><td>Excluding garage</td><td>40% minus 36m²</td></tr><tr><td>Medium-density</td><td>Including garage 40% Excluding garage 40% minus 18m2</td></tr><tr><td></td><td>Comprehensive medium-density</td><td>50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.</td></tr></table>	Zone		Coverage	Living Z	Including garage	40%	Excluding garage	40% minus 36m ²	Medium-density	Including garage 40% Excluding garage 40% minus 18m2		Comprehensive medium-density	50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.	<p>Complies:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the site coverage for the Site will be approximately 11.3%.</p> <p>It is noted that a small area of medium-density is shown on ODP 4.</p>
Zone		Coverage													
Living Z	Including garage	40%													
	Excluding garage	40% minus 36m ²													
	Medium-density	Including garage 40% Excluding garage 40% minus 18m2													
	Comprehensive medium-density	50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.													
4.8 Buildings and Building Height															
Rule 4.8.1 - Permitted Activities — Buildings and Building Height	<p>The erection of any building which has a height of not more than 8 metres shall be a permitted activity.</p>	<p>Does not comply:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the proposed supermarket will have a maximum height of approximately 12.52m above existing ground level.</p>													
Rule 4.8.5 - Discretionary Activities — Buildings and Building Height	<p>Any activity which does not comply with Rule 4.8.1 or Rule, 4.8.2 shall be a discretionary activity.</p>	Discretionary Activity													

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4.9 Buildings and Building Position				
Recession Planes				
Rule 4.9.1 - Permitted Activities — Buildings and Building Position	Except in Rule 4.9.1.1 and Rule 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11;		Complies: As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the development will comply with a recession plan angle of 45 degrees, with the starting point for the recession plane to be 4m above ground level. It is noted that a different recession plane applies for the small area of medium-density shown on ODP 4.	
	4.9.1.1	In a Living Z medium-density area located within an Outline Development Plan (ODP) on any internal boundary which is (a) not a boundary of a lot in a low density area; and (b) which is not a boundary of the ODP area as a whole – the construction of any building which complies with a recession plan angle of 45 degrees, with the starting point for the recession plane to be 4m above ground level; and		
Setbacks from Boundaries				
Rule 4.9.2 - Permitted Activities — Buildings and Building Position	Except as provided in Rules 4.9.3 to Rules 4.9.33, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below		Complies: As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the proposed supermarket building will be set back approximately 18m from the internal boundary with 139 Levi Road, approximately 47m from the Levi Road boundary, and approximately 76m from the Lincoln Rolleston Road boundary.	
	Building type	Metres from boundary		
		Internal		Road (or shared access where specified)
	Dwelling or principal building	2m		4m
	Accessory Building with wall length not more than 7m	1m		2m
	Accessory Building with wall length greater than 7m	2m		4m
4.12 Comprehensive Residential Development in medium-density areas covered by an Outline Development Plan				
Rule 4.12 - Restricted Discretionary Activities — Comprehensive Residential Development in medium-density	Within any comprehensive residential development shall be a restricted discretionary activity where there is at least one gap of a minimum of 6m between units for every 8 road-fronting residential units.		N/A: The proposal is not for a comprehensive residential development.	

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<i>areas covered by an Outline Development Plan</i>		
4.13 Buildings and Streetscene		
Rule 4.13.1	<i>That any fence between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.</i>	N/A: The proposal is not for a dwelling.
Rule 4.13.2	<i>Any other fence shall be a maximum height of 1m if it is located within 3m of the street boundary or Private right of Way or shared access over which allotment has legal access.</i>	N/A: No fencing is proposed within 3m of a street boundary, private right-of-way or shared access over which allotment has legal access.
Part C, 5 Living Zone Rules – Roads and Transport		
5.2 Vehicle Accessways		
Rule 5.2.1 - Permitted Activities — Vehicle Accessways	<i>The forming of any vehicle accessway shall be a permitted activity if the following conditions are met:</i>	Complies: Both Levi Road and Lincoln Rolleston Road are formed, legal roads and the Site will have legal access to these.
	5.2.1.1 <i>The site has legal access to a formed, legal road; and</i>	
	5.2.1.2 <i>Any site with more than one road frontage to a road that is formed and maintained by Council, shall have access to the formed and maintained (and legal) road with the lowest classification, except that where a site has frontage to a collector and a local road frontage may be obtained to either road.</i>	Does not comply: The Site will have access to both Levi Road and Lincoln Rolleston Road. Both are classed as Arterial roads under Appendix 7 of the SDP. There are no lower classed roads that border the Site.
	5.2.1.3 <i>The vehicle accessway is formed on land which has an average slope of less than 20°; and</i>	Complies: The vehicle accessways will be formed on land with an average slope less than 20 degrees.
	5.2.1.4 <i>The vehicle accessway does not have a gradient greater than:</i> (a) 1:6 vertical; or (b) 1:20 horizontal; and	Complies: The vehicle accessways will have gradients less the 1 in 20 horizontally and 1 in 6 vertically.
	5.2.1.5 <i>The vehicle accessway is not located closer than:</i> (a) 20m to any waterbody listed in Appendix 12; or	Complies: The vehicle accessways are not located closer than 20m to waterbodies or sites listed in

Rule/Standard Reference	Explanation / Requirement	Activity Status
	(b) 20m to a site listed in Appendices 3 or 4; and	Appendices 3, 4 or 12 within the SDP.
	5.2.1.6 The vehicle accessway is formed to the relevant standards in Appendix E13.2.1 and in addition for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, private vehicular accessways serving less than three sites shall have a maximum formed width of 3.5m at the road boundary and within 10m of the road boundary; and	Complies: The proposed vehicle accessways will not be for private use.
	5.2.1.7 Shared access to more than six dwellings or sites shall be by formed and vested legal road and not by a private accessway.	N/A: The proposal is non-residential.
	5.2.1.8 Any vehicular accessway does not provide access onto Creyke Road from land within the Appendix 41 Darfield Outline Development Plan area unless indicated as an access on the Appendix 41 Outline Development Plan.	N/A: The proposal does not provide a vehicular accessway onto Creyke Road.
5.2.3 - Discretionary Activities — Vehicle Accessways	Any activity which does not comply with any of Rules 5.2.1.2 to 5.2.1.6 inclusive shall be a discretionary activity.	Discretionary Activity
5.3 Vehicle Crossings		
Rule 5.3.1 - Permitted Activities — Vehicle Crossings	The forming of any vehicle crossings shall be a permitted activity if the following conditions are met:	Does not comply: As shown in the Architectural Drawings, Renders and Design Statement (Appendix A) and outlined in the ITA (Appendix E), the Site will have five new vehicle crossings and Accesses A, B, D and E will exceed 7m in width. Access A will be 11.2m wide, Access B will be 7.8m wide, Access C will be 6.3m wide, Access D will be 16.3m wide, and Access E will be 7.4m wide.
	5.3.1.1 The vehicle crossing is formed and sited to comply with the relevant requirements in Appendix E13.2.2, E13.2.4, E13.2.5; and	
	5.3.1.2 The vehicle crossing is to be sealed if the adjoining road is sealed; the crossing shall be sealed for the full length between the site boundary and the sealed carriageway; and	Complies: The proposed vehicle crossings will be sealed. The crossings will be sealed for the full length between the Site boundary and sealed carriageway.

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	5.3.1.3 <i>The vehicle crossing complies with the relevant standards in Appendix E13.2.3.</i>	Complies: As outlined in the ITA (Appendix E), the proposed vehicle crossings will meet the required sight distances outlined in Appendix E13.2.3.
	5.3.1.4 <i>The site does not have access directly on to a State Highway or arterial road listed in Appendix 7; unless:</i> <i>(a) The speed limit on that part of the road to which access is gained is 70 km/hr or less; or</i> <i>(b) The site is used solely to house a utility structure; and</i> <i>(c) The site generates less than 100 equivalent car movements per day; and</i>	Does not comply: As shown in the Architectural Drawings, Renders and Design Statement (Appendix A) and outlined in the ITA (Appendix E), the Site will have access directly on to Levi Road and Lincoln Rolleston Road (arterial roads) and will generate more than 100 equivalent car movements per day. The speed limit on this part of these roads is 50km/h.
Rule 5.3.2 - Restricted Discretionary Activities — Vehicle Crossings	<i>Any activity which does not comply with Rule 5.3.1.1 and Rule 5.3.1.2 shall be a restricted discretionary activity.</i>	Restricted Discretionary Activity
Rule 5.3.4 - Restricted Discretionary Activities — Vehicle Crossings	<i>Any activity which does not comply with Rule 5.3.1.4 shall be a restricted discretionary activity.</i>	Restricted Discretionary Activity
5.5 Vehicle Parking and Cycle Parking		
Rule 5.5.1 - Permitted Activities — Vehicle Parking and Cycle Parking	<i>Any activity which provides for car parking, cycle parking, vehicle loading and parking access in accordance with the following conditions shall be a permitted activity if:</i> 5.5.1.1 – Car park Spaces <i>All car parking spaces and vehicle manoeuvring areas are designed to meet the criteria set out in Appendix E13.1.5.2, E13.1.6, E13.1.7, E13.1.8, E13.1.9, E13.1.10 and Appendix E13.1.11; and</i>	Complies: As outlined in the ITA (Appendix E), the parking spaces and vehicle manoeuvring areas have been designed to meet the criteria set out in Appendix E13.1.5.2, E13.1.6, E13.1.7, E13.1.8, E13.1.9, E13.1.10 and Appendix E13.1.11.
	5.5.1.2 – Loading space <i>Each site that is used for an activity which is not a residential activity and which generates more than 4 heavy vehicle movements per day has one on-site loading space which complies with the requirements set out in Appendix E13.1.5. The loading space does not count as a car parking space for</i>	Complies: As outlined in the ITA (Appendix E), a loading space is provided in accordance with the requirements set out in Appendix E13.1.5.

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	<i>the purpose of complying with Rule 5.5.1.1; and</i>	
	<p>5.5.1.3 – State Highways and Arterial Roads</p> <p>Each site which is accessed from a road listed as a State Highway or Arterial road in Appendix 7 is designed so that a motor vehicle does not have to reverse on, or off, the State Highway or Arterial road.</p>	<p>Complies:</p> <p>The proposal is designed so that a motor vehicle does not have to reverse on or off Levi Road or Lincoln Rolleston Road (arterial roads).</p>
	<p>5.5.1.4 – Disabled Car Parking</p> <p>Each site that is used for an activity other than a residential activity has one car park space for mobility impaired persons for up to 10 car parking spaces provided, and one additional car park space for a mobility impaired person for every additional 50 car parking spaces provided or part thereof; and</p>	<p>Complies:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), a total of 10 disabled parking spaces are required and will be provided as part of the supermarket.</p>
	<p>5.5.1.5 – Disabled Car Parking</p> <p>Car parking spaces for mobility impaired persons are:</p> <p>(a) Sited as close to the entrance to the building or to the site of the activity as practical; and</p> <p>(b) Sited on a level surface; and</p> <p>(c) Clearly marked for exclusive use by mobility impaired persons; and</p>	<p>Complies:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the proposed disabled parking spaces are located as close to the supermarket entrance as practical and are sited on a level surface. The disabled parking spaces will be clearly marked for exclusive use by mobility impaired persons.</p>
	<p>5.5.1.6 – Cycle Parking</p> <p>Cycle parking spaces are provided in accordance with the standards in Appendix E13.1.4.</p>	<p>Complies:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), a total of 28 cycle parks are proposed, including 14 staff cycle parks in accordance with the standards in Appendix E13.1.4.</p>
Part C, 7 Living Zone Rules – Outdoor Signs and Noticeboards		
7.1 Outdoor Signs — General		
Rule 7.1.1 - Permitted Activities — Outdoor Signs – General	<p>Where any sign is not covered by Rules 7.2, Rule, 7.3 and Rule 7.4 it shall be a permitted activity if the following conditions are met:</p> <p>7.1.1.1 The sign relates to products or services sold on the site or includes information about the site on which it is located.</p>	<p>Complies:</p> <p>All proposed signage will relate to the supermarket.</p>

Rule/Standard Reference	Explanation / Requirement	Activity Status
	<p>7.1.1.2 <i>The total number of signs on any site does not exceed 2, inclusive of any freestanding sign located on a footpath or grass berm outside the site but adjoining the site. This rule does not apply to signs associated with service stations or shops; and</i></p>	<p>Does not comply:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), a total number of seven signs (including two façade signs and five freestanding signs, and excluding three directional signs) are proposed.</p>
	<p>7.1.1.3 <i>The sign does not have flashing or revolving lights, sound effects, balloons or blimps, and</i></p>	<p>Complies:</p> <p>The proposed signage will not contain flashing or revolving lights, sound effects, balloons or blimps.</p>
	<p>7.1.1.4 <i>The sign does not obstruct or impair the view for any motorist or pedestrian of any traffic signal, intersection, vehicle crossing, bend or corner, and</i></p>	<p>Complies:</p> <p>The proposed signage will not obstruct or impair the view for any motorist or pedestrian of any traffic signal, intersection, vehicle crossing, bend or corner.</p>
	<p>7.1.1.5 <i>The sign does not exceed the height of:</i> <i>(a) The building to which it is attached, or</i> <i>(b) 2 metres if the sign is not attached to a building, and</i></p>	<p>Does not comply:</p> <p>The proposed façade signage will not exceed the height of the supermarket building.</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the two proposed 'PAK'nSAVE' pylon signs will have a height of 10m above ground level.</p>
	<p>7.1.1.6 <i>The sign does not exceed 1m² in size, and</i></p>	<p>Does not comply:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), all seven proposed signs (including two façade signs and five freestanding signs, and excluding three directional signs) will exceed 1m² in size.</p>
	<p>7.1.1.7 <i>The sign is not of a colour or design which resembles a traffic sign or signal.</i></p>	<p>Complies:</p> <p>The proposed signage is not of a colour or design which resembles a traffic sign or signal.</p>
	<p>7.1.1.8 <i>The sign is not less than 2.5m above the ground, if it is an overhanging attached sign.</i></p>	<p>Complies:</p> <p>No overhanging attached signage is proposed.</p>

Rule/Standard Reference	Explanation / Requirement	Activity Status
	7.1.1.9 <i>The sign complies with the relevant rules for building size, design or siting if it is attached to a building.</i>	Complies: The two façade signs comply with the relevant rules for building size, design or siting.
Rule 7.1.2 - Discretionary Activities — Outdoor Signs – General	<i>Any activity which does not comply with Rule 7.1.1 shall be a discretionary activity.</i>	Discretionary Activity
7.2 Outdoor Signs — Directional		
Rule 7.2.1 - Permitted Activities — Outdoor Signs – Directional	<i>Any sign to direct pedestrians, cyclists or motorists shall be a permitted activity if the following conditions are met:</i>	Complies: As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the three proposed 'Welcome' and 'Exit' freestanding directional signs each have a height of 1.5m above ground level.
	7.2.1.1 <i>The sign does not exceed a height of 3 metres above the ground; and</i>	
	7.2.1.2 <i>The display area of the sign does not exceed 0.6m²; and</i>	Does not comply: As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the three proposed 'Welcome' and 'Exit' directional freestanding signs each have a display area of 1.8m ² .
	7.2.1.3 <i>The message on the sign is limited to arrows or the word 'entry' or 'exit'.</i>	Complies: The three proposed freestanding directional signs contain the words 'Welcome' and 'Exit.'
Rule 7.2.2 - Discretionary Activities — Outdoor Signs – Directional	<i>Any activity which does not comply with Rule 7.2.1 shall be a discretionary activity.</i>	Discretionary Activity
7.3 Outdoor Signs — Health and Safety		
Rule 7.3.1 - Permitted Activities — Outdoor Signs – Health and Safety	<i>Any sign required for operational, warning, health or safety reasons shall be a permitted activity if the following conditions are met:</i>	Complies: Any signage required for operational, warning, health or safety reasons will only advertise the name of the organisation carrying out any construction work or activity and any relevant safety information.
	7.3.1.1 <i>The sign advertises only the name of the organisation carrying out any construction work or activity and any relevant safety information; and</i>	

Rule/Standard Reference	Explanation / Requirement	Activity Status
	7.3.1.2 <i>The sign is located on the site to which it relates; and</i>	Complies: Any signage required for operational, warning, health or safety reasons will be located on the Site to which it relates.
	7.3.1.3 <i>The sign is removed from the site when it is no longer required.</i>	Complies: Any signage required for operational, warning, health or safety reasons will be removed from the Site when it is no longer required.
Part C, 10 Living Zone Rules – Activities		
10.1 Activities and Contaminated Land		
Rule 10.1.1 - Permitted Activities — Activities and Contaminated Land	<i>Any activity shall be a permitted activity on any site which contains contaminated land or where past activities on that site include those listed in Appendix 10 except for the following:</i>	Complies: The proposal is not for the erection of a dwelling.
	10.1.1.1 <i>Erecting any dwelling;</i>	
	10.1.1.2 <i>Educational facilities;</i>	Complies: The proposal is not for an educational facility.
	10.1.1.3 <i>Outdoor recreation activities; and</i>	Complies: The proposal is not for an outdoor recreation activity.
	10.1.1.4 <i>Growing commercial food crops or rearing animals.</i>	Complies: The proposal is not for growing commercial food crops or rearing animals.
10.6 Activities and Noise		
Rule 10.6.1 - Permitted Activities — Activities and Noise	<i>Any activity which is not a residential activity, spiritual activity or educational activity, shall be a permitted activity if the following noise limits are not exceeded within the time-frames stated.</i> <ul style="list-style-type: none"> 7.30am – 8.00pm - 50 dBA L10 8.00pm – 7.30am - 35 dBA L10 7.30am – 8.00pm - 85 dBA Lmax 8.00pm – 7.30am - 70 dBA Lmax 	Does not comply: As outlined in the Acoustic Assessment (Appendix J), noise received at dwellings closest to Accesses A and/or E from night-time deliveries is likely to exceed the night-time permitted noise standards in outlined in Rule 10.6.1.
Rule 10.6.3 - Discretionary Activities — Activities and Noise	<i>Any activity which is not residential, spiritual or educational which does not comply with Rule 10.6.1 shall be a discretionary activity</i>	Discretionary Activity

Rule/Standard Reference	Explanation / Requirement	Activity Status
10.7 Activities and Light Spill		
10.7.1 - Permitted Activities — Activities and Light Spill	<i>The following activities shall be permitted activities</i> 10.7.1.1 Any fixed, exterior lighting if it is directed away from adjacent properties and roads.	Complies: All fixed, exterior lighting will be directed into the Site and away from adjacent properties and roads.
	10.7.1.2 Any lighting if it does not have a lux spill (horizontal or vertical) of more than 3 on to any part of any adjoining properties.	Complies: All lighting will have a lux spill (horizontal or vertical) no greater than 3 onto any part of any adjoining properties.
10.8 Activities and Scale of Activities		
Rule 10.8.1 - Permitted Activities — Activities and Scale of Activities	<i>Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:</i> 10.8.1.1 No more than two full time equivalent staff employed on the site live off site, and	Does not comply: No staff employed on the Site will live on-site.
	10.8.1.2 The gross floor area of any building(s) other than a dwelling does not exceed 300m ² , or in the case of any building used for spiritual activities does not exceed 500m ² , and	Does not comply: As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the gross floor area of the supermarket building will be 7,232m ² .
	10.8.1.3 Vehicle movements do not exceed: State Highways, Arterial Roads and Collector Roads: 40 per day plus 4 heavy vehicle movements per day Local Roads: 20 per day plus 2 heavy vehicle movements per day. (PC42) Except that a public Parking Area is a permitted activity in Precinct 6 (Rolleston Reserve) of the Rolleston Key Activity Centre.	Does not comply: As outlined in the ITA (Appendix E), the Proposal will generate more than 40 vehicle movements per day and more than four heavy vehicle movements per day on to arterial roads (Levi Road and Lincoln Rolleston Road).
Rule 10.8.3 - Discretionary Activities — Activities and Scale of Activities	<i>Any activity which is not a residential activity, and which does not comply with Rules 10.8.1 or 10.8.2 shall be a discretionary activity.</i>	Discretionary Activity
10.9 Activities and Hours of Operation		
Rule 10.9.1 - Permitted Activities — Activities and	<i>Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:</i> 10.9.1.1 The employment of staff who are not resident on the site; and	Complies: The proposed supermarket activity will involve the employment of staff who are not resident on the Site.

Rule/Standard Reference	Explanation / Requirement	Activity Status
Hours of Operation	10.9.1.2 <i>Visits by customers, patrons, clients or other people to the site, who are not resident on the site shall only occur between the hours of 7:00am and 10:00pm on any day.</i>	Does not comply: The proposed supermarket activity will involve visits by customers who are not resident on the Site between the hours of 7:00am and 10:00pm, seven days a week. The activity will also involve a small number of visits by staff who are not resident on the Site outside of these hours as they arrive and leave for the early and late shifts, respectively. There will also be a small number of delivery vehicle movements outside of supermarket opening hours.
Rule 10.9.2 - Discretionary Activities — Activities and Hours of Operation	<i>Any activity which is not a residential activity, and which does not comply with Rule 10.9.1 shall be a discretionary activity.</i>	Discretionary Activity
10.10 Activities and the Outdoor Storage of Materials and Goods		
Rule 10.10.1 - Permitted Activities — Activities and the Outdoor Storage of Materials and Goods	<p><i>The outdoor storage of any materials or goods shall be a permitted activity if the following conditions are met:</i></p> <p>10.10.1.3 – <i>Other storage</i></p> <p><i>The outdoor storage of any other goods or materials if the following conditions are met:</i></p> <p>(a) <i>The outdoor storage space shall be screened from any road boundary of the site by a fence, wall, or vegetation of at least 1.8m in height, and</i></p> <p>(b) <i>The outdoor storage area shall be screened from any internal boundary of the site which adjoins another site in a Living Zone or a site in a Business 1 Zone, by a fence, wall, or vegetation of at least 1.8 m in height; and</i></p> <p>(c) <i>Any stockpile of soil, coal, sawdust, powdered fertiliser, or any other unconsolidated materials, is shall be covered or otherwise secured from being blown by the wind.</i></p>	<p>Complies:</p> <p>As shown in the Architectural Drawings, Renders and Design Statement (Appendix A), the proposed yard area will be screened from any road boundary of the Site by a fence and gate or wall at least 1.8m in height.</p> <p>The yard area does not adjoin a Living Zone or Business 1 Zone.</p> <p>Any stockpile of soil, coal, sawdust, powdered fertiliser, or any other unconsolidated materials, is shall be covered or otherwise secured from being blown by the wind.</p>

Rule/Standard Reference	Explanation / Requirement	Activity Status
Part C, 9 Rural Zone Rules – Activities		
9.16 Activities and Noise		
Rule 9.16.1 - Permitted Activities — Activities and Noise	<p><i>Except as provided in Link 9.16.3 below, any activity shall be conducted so as to comply with the noise limits and within the time frames stated in the following tables in order to be a permitted activity:</i></p> <ul style="list-style-type: none"> ■ 7.30am – 8.00pm - 60 dBA L10 ■ 7.30am – 8.00pm - 85 dBA Lmax ■ 8.01pm – 7.29am - 45 dBA L10 ■ 8.01pm – 7.29am - 70 dBA Lmax 	<p>Complies:</p> <p>As outlined in the Acoustic Assessment (Appendix J), noise will comply with the permitted noise standards in outlined in Rule 9.16.1.</p>