



1 July 2020

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

BY EMAIL

Dear Jane

**APPLICATION RC195454 – LINCOLN DEVELOPMENTS LIMITED: 581 BIRCHS ROAD, LINCOLN –
DEVELOPMENT PLAN ADJUSTMENTS**

1. Introduction

In response to the issues raised in your section 95A-E report on notification, the Applicant and its advisers have made a number of amendments to the proposed supermarket development plans and the purpose of this letter is to explain their purpose and reasoning. There are some other matters that need some explanation as well.

It is important to note that these changes are considered to be in scope as the size, shape and position of the supermarket / café building on the site have only changed slightly as part of the ongoing design process.

2. Architectural Plans

These amended plans in two tranches were sent to you late on 30 June 2020.

The changes to the site plan (RMA A101 Rev 7 dated 29 June 2020) include the following

- The orientation of the customer carpark rows have rotated 45 degrees to provide an improved circulation system;
- Ten trees have been added to the carpark;
- Provision of a total of fifteen street trees;
- Customer carparks reduced from 176 to 167 spaces;
- Provision of a 3m wide landscaped screen immediately behind the loading dock acoustic fence with four trees planted in it; and
- The building now comprises a 3122m² supermarket, a 71m² café and a mezzanine office area of 191m².

The changes to the external elevations (RMA A300 Rev 1 dated 29 June 2020) include the following:

- The external design of the building has been changed so the building looks less industrial in appearance;
- Specimen trees added;

- Three green wall panels added;
- Open hours signage now sits within a white frame;
- The extent of the green painted wall areas have been reduced by over 30% and replaced with a textured panels;
- Building parapets have been largely removed;
- The building height along Makybe Terrace has been reduced from an average of 7.5m to 5.04m; and
- A similar height reduction, except for the mezzanine area, occurs along the north elevation of the building.

All of these changes are directed towards improving the visual appearance of the supermarket building and improving the on-site amenity with the additional landscaping.

It should also be noted that amended shading diagrams are now included in the architecture set already sent. These diagrams clearly show in the winter solstice that there are limited short duration shading effects on the residential property at 14 Caulfield Crescent.

3. Landscape Plans

These amended plans were sent to you by email on 30 June 2020.

The changes involve:

- The addition of more street frontage trees;
- The addition of more trees in the customer carpark;
- Showing the landscape screen behind the loading dock acoustic fence;
- Adding additional low stone wall and post and rail fencing;
- Amending the proposed planting schedule;
- Providing a series of visualisations; and
- Extending the proposed reserve up to the Birches Road / Makybe Terrace intersection.

It is considered that these changes significantly enhance visual amenity for the adjacent dwellings and within the site. It is also considered that the right balance has been struck with the number of street frontage trees being proposed and the need to provide good customer carpark visibility. Further, these changes in combination with enhanced planting in the extended reserve area, will provide a significantly improved entry statement.

4. Other Matters

4.1 Draft Conditions of Consent

The Applicant and its advisers have reviewed the conditions of consent for the Prebbleton Freshchoice supermarket and, with appropriate modifications, consider these to be appropriate for this application. Assuming that consent may be granted we would be keen to review the draft conditions for the Lincoln Countdown as soon as they become available.

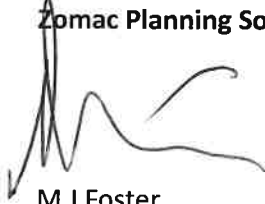
4.2 Development Contributions

The Applicant and Woolworths NZ Ltd will separately advise their collective views with respect to the nature and quantum of development contributions payable shortly.

Should you have any queries regarding the foregoing and the attachments please do not hesitate to contact me or Shane Kennedy, Lincoln Developments Ltd, mobile 0274 334 342.

Yours faithfully

Zomac Planning Solutions Ltd

A handwritten signature in black ink, appearing to be 'M J Foster', written over the company name.

M J Foster
DIRECTOR