

KLFR - Kaiapoi LFR Development Area

Introduction

The Kaiapoi LFR Development Area is Large Format Retail Zone and is located to the north-west of the Kaiapoi Town Centre Zone.

The ODP includes provisions for:

- a road accessing off Smith Street;
- internal roading providing site access;
- pedestrian and cycleway access;
- a local reserve;
- a stormwater management area and other infrastructure;
- an area subject to a maximum building height; and
- a landscape area.

Activity Rules

DEV-KLFR-R1 ODP - Kaiapoi Large Format Retail Zone	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. Within the Kaiapoi Large Format Retail Zone on Smith Street, the development of land shall be in accordance with DEV-KLFR-APP1 and shall meet the following standards: <ol style="list-style-type: none"> a. new buildings shall connect to the stormwater management system shown on DEV-KLFR-APP1; b. any outdoor storage area shall not be located within the 10m Building Setback; c. tree planting shall be provided along the Smith Street boundary and the Council reserve (west) boundary: <ol style="list-style-type: none"> i. at a minimum of one tree for every 15m; ii. no more than 15m apart or closer than 13m; and iii. the drip line of any tree shall not encroach within 2m of the centre line of any water or stormwater pipeline; d. trees required by (c) above shall be at least 1.5m high at the time of planting and of a species capable of growing to at least 8m at maturity; and e. any building walls within 20m distance from the 10m setback along the 	<p>Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD14 - Kaiapoi large format retail</p>

southern zone boundary, and which face directly or are generally parallel to the Kaiapoi River, shall be painted or finished in recessive colours in the natural range of browns, greens and greys, with a reflectivity of no more than 35%.

Advisory Note

- For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this specific rule, this specific rule shall substitute the provision.

Built Form Standards

There are no area-specific built form standards for the Kaiapoi Large Format Retail ODP.

Appendix

DEV-KLFR-APP1 - Kaiapoi Large Format Retail Zone ODP

