# 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

## **Activity status: PER**

Where:

- 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:
  - a. new buildings shall connect to the stormwater management system shown on DEV-KLFR-APP1;
  - 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:
    - 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 sethack along the

Activity status when compliance not achieved: RDIS

Notified: 18/09/2021

Matters of discretion are restricted to:

CMUZ-MD14 - Kaiapoi large format retail

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### **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.

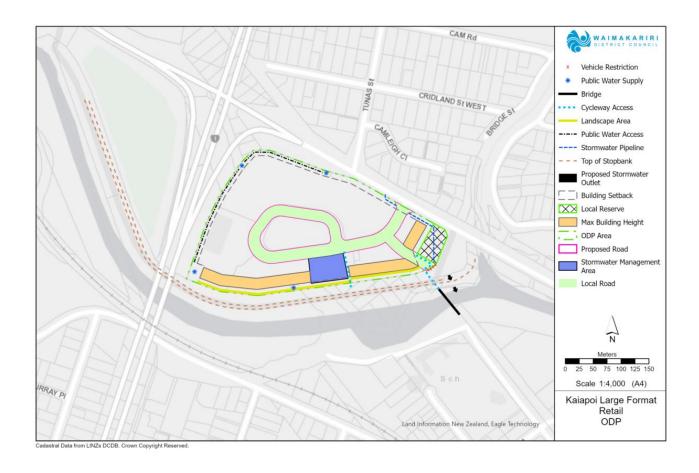
Notified: 18/09/2021

### **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



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