

LFRZ - Large Format Zone

Introduction

The purpose of the Large Format Zone is to provide areas for large format retail activities.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LFRZ-O1	<p>Large Format Retail Zone integration</p> <p>Large format retail activities are enabled in the zone, while ensuring:</p> <ol style="list-style-type: none"> 1. activities do not compromise Town Centre role and function; 2. activities do not undermine investment in public amenities and facilities in the Town and Local Centre Zones; 3. amenity values are managed within the zone and at the interface with adjacent residential zones; and 4. activities are integrated with the surrounding transport network.
Policies	
LFRZ-P1	<p>Large Format Retail Zone function</p> <p>Provide for commercial activities within the Large Format Retail Zone that are difficult to accommodate within commercial centres due to their scale or functional requirements <u>and other commercial activities that are more suited to out of centre locations</u>¹, while;</p> <ol style="list-style-type: none"> 1. avoiding small scale retailing, offices, <u>and</u> community facilities, <u>and managing new</u>² supermarkets and department stores to ensure activities in the zone do not compromise the role and function of Town Centres and the efficient use and investment in Town and Local Centre public amenities and facilities; 2. requiring large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development; and 3. requiring the potential adverse effects on the transport system to be avoided or mitigated.

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more

¹ Woolworths [282.99] and [282.115]. Commercial and Mixed Use Zones s42A report.

² Clampett Investments Ltd [284.494] and Woolworths [282.76]. Commercial and Mixed Use Zones s42A report.

specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.³

LFRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. any building or addition is less than 450 800m² GFA . ⁴ <u>Advice note: the building area GFA standard is a threshold for when an urban design assessment is required, rather than a limit on building size.</u> ⁵	Activity status when compliance not achieved with LFRZ-R1(1)(a): as set out in the relevant built form standards Activity status when compliance not achieved with LFRZ-R1(1)(b): RDIS Matters of discretion are restricted to: CMUZ-MD3 - Urban design
LFRZ-R2 Large format retail	
<i>This rule does not apply to supermarkets or department stores provided for under LFRZ-R146⁶; or any supermarket provided for under LFRZ-R19.⁷</i>	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R3 Trade supplier	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R4 Yard-based activity	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R5 Gymnasium	
Activity status: PER	Activity status when compliance not achieved: N/A

³ Woolworths [282.132]. Commercial and Mixed Use Zones s42A report.

⁴ Foodstuffs [267.13] and Woolworths [282.75]. Commercial and Mixed Use Zones s42A report.

⁵ Woolworths [282.118]. Commercial and Mixed Use Zones s42A report.

⁶ Foodstuffs [267.14]. Commercial and Mixed Use Zones s42A report.

⁷ Clampett Investments Ltd [284.495] and Woolworths [282.76]. Commercial and Mixed Use Zones s42A report and amended through the Reply Report.

LFRZ-R6 Parking lot and parking building	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R7 Emergency service facility	
Activity status: PER	Activity status when compliance not achieved: N/A
LFRZ-R8 Ancillary office	
Activity status: PER Where: 1. a maximum of 250m ² or 25% of building GFA (whichever is lesser).	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution
LFRZ-R9 Food and beverage outlet	
Activity status: PER Where: 1. the activity shall occupy a maximum of 150m ² GFA; and 2. the activity shall not be located within 50m of another food and beverage outlet <u>the total food and beverage GFA for 'Waimak Junction' shall not exceed 2,000m²; and</u> 3. <u>the total food and beverage GFA for Southbrook shall not exceed 1,500m².</u> ⁸	Activity status when compliance not achieved: DIS
LFRZ-R10 Drive through restaurants	
Activity status: PER Where: 1. it shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: DIS
LFRZ-R11 Service station	
Activity status: PER Where: 1. it shall not be located within 30m of any Residential Zones.	Activity status when compliance not achieved: DIS
LFRZ-R12 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	Activity status when compliance not achieved: NC
LFRZ-R13 Commercial services	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD12 - Commercial activity distribution	Activity status when compliance not achieved: N/A

⁸ Clampett Investments Ltd [284.502]. Commercial and Mixed Use Zones s42A report.

LFRZ-R14 Expansion of an existing New supermarket or department store, or expansion of an existing supermarket or department store by more than 20% GFA⁹	
Activity status: RDIS Matters of discretion are restricted to: CMUZ-MD3—Urban design ¹⁰ CMUZ-MD12 - Commercial activity distribution	Activity status when compliance not achieved: N/A
LFRZ-R15 Department store¹¹	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R156 Entertainment activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R167 Community facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R18 New supermarket¹²	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R179 Residential unit	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R1820 Residential activity	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R1921 Visitor accommodation	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R202 Health care facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
LFRZ-R213 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	Activity status when compliance not achieved: N/A

⁹ Clampett Investments Ltd [284.495] and Woolworths [282.76]. Commercial and Mixed Use Zones s42A report and Reply Report.

¹⁰ RMA, Schedule 1, Clause 16. Commercial and Mixed Use Zones Reply Report.

¹¹ Clampett Investments Ltd [284.495]. Commercial and Mixed Use Zones s42A report.

¹² Clampett Investments Ltd [284.495] and Woolworths [282.76]. Commercial and Mixed Use Zones s42A report.

LFRZ-R2₂₄ Office	
Activity status: NC	Activity status when compliance not achieved: N/A
LFRZ-R2₃₅ Retail activity comprising less than 450m² GFA	
Activity status: NC <i>Advice note: this minimum size requirement rule applies to all new retail activities, irrespective of whether the retail activity is covered by another rule in this zone.¹³</i>	Activity status when compliance not achieved: N/A
LFRZ-R2₄₆ Heavy industry	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

LFRZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculations, shall be: <ul style="list-style-type: none"> a. 10m above ground level in the Large Format Retail Zone at Smith Street, Kaiapoi where located within 30m of the southern boundary of the zone. b. 12m above ground level in the all other Large Format Retail Zones, except where specified in LFRZ-BFS2. 	Activity status when compliance not achieved: DIS
LFRZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3.	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: CMUZ-MD4 - Height in relation to boundary Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LFRZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoin Residential	Activity status when compliance not achieved: RDIS

¹³ RMA, Schedule 1, Clause 16. Commercial and Mixed Use Zones Reply Report.

<p>Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m.</p> <p>2. In the Large Format Retail Zone at Smith Street, Kaiapoi, any outdoor storage area shall not be located within the 10m building setback.</p>	<p>Matters of discretion are restricted to: CMUZ-MD5 - Internal boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LFRZ-BFS4 Internal boundary landscaping</p>	
<p><i>This rule shall not apply to the Large Format Retail Zone at Smith Street Kaiapoi which is instead covered by LFRZ-BFS9.</i></p>	
<p>1. Landscaping shall be provided along the full length of all internal boundaries that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LFRZ-BFS5 Road boundary landscaping</p>	
<p><i>This rule does not apply to the Large Format Retail Zone at Smith Street Kaiapoi which is provided for under LFRZ-BFS9.</i></p>	
<p>1. Landscaping shall be provided along the full length of the road boundary, except from vehicle crossings or where buildings are built to the road boundary under LFRZ-BFS6 (1)(d). This landscape strip shall be a minimum of 2m deep.</p> <p>2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD8 - Road boundary landscaping</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p>LFRZ-BFS6 Road boundary setback</p>	
<p>1. All buildings shall be set back a minimum of:</p> <ol style="list-style-type: none"> 10m from the road boundary with any arterial road or collector road; 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones or Open Space and Recreation Zones; 3m from the road boundary of all other roads; no building setback is required under 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD7 - Road boundary setback, glazing and verandah</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

<p>(a), (b) or (c) above where the road-facing façade is at least 40% glazed.</p> <p>2. In the Large Format Retail Zone at Smith Street, Kaiapoi, any outdoor storage area shall not be located within the building setback.</p>	
LFRZ-BFS7 Rail boundary setback	
<p>1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD13 - Rail boundary setback</p> <p>Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</p>
LFRZ-BFS8 Waste management requirements for all commercial activities	
<p>1. All commercial activities shall provide:</p> <ol style="list-style-type: none"> a. a waste management area for the storage of rubbish and recycling of at least¹⁴ 5m² with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD9 - Outdoor storage and waste management</p> <p>Notification Any application arising from this rule shall not be limited or publicly notified.</p>
LFRZ-BFS9 Additional requirements for the Large Format Retail Zone at Smith Street, Kaiapoi.	
<p>1. Within the Large Format Retail Zone at Smith Street, Kaiapoi:</p> <ol style="list-style-type: none"> a. a 5m deep Landscape Area along the southern zone boundary shall be provided with: <ol style="list-style-type: none"> i. a minimum of one native specimen tree for every 10m, spaced at a maximum distance of 10m apart, or a minimum distance of 8m; ii. at least 50% of other plants capable of growing to at least 1.5m at maturity selected from the plant schedule in Table LFRZ-1; and iii. trees required shall be at least 1.8m high at the time of planting and of a species capable of growing to at least 8m at maturity. b. tree planting shall be provided along the 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 - Internal boundary landscaping CMUZ-MD8 - Road boundary landscaping</p> <p>Notification Any application arising from this rule shall not be limited or publicly notified.</p>

¹⁴ Foodstuffs [267.17]. Commercial and Mixed Use Zones s42A report.

<p>Smith Street boundary and the Council reserve (west) boundary:</p> <ul style="list-style-type: none"> i. at a minimum of one tree for every 15m; ii. spaced at a maximum of 15m apart or a minimum of 13m; and iii. the drip line of any tree shall not encroach within 2m of the centre line of any water or stormwater pipeline. <p>c. any building walls within 20m distance from the 10m setback along the 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%.</p> <p>d. any fencing within 10m of the zone boundary shall be limited to stock fencing or wire mesh security fencing. Security fencing shall not exceed 2.7m in height and shall be located on the inside of the 5m Landscape Area along the southern boundary.</p>	
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Table LFRZ-1: Plant schedule

Botanical	Common Name
Trees and Shrubs	
<i>Austoderia richardii</i>	toi toi
<i>Coprosma robusta</i>	karamū
<i>Cordyline australis</i>	cabbage tree
<i>Hebe salicifolia</i>	koromiko
<i>Hoheria angustifolia</i>	lacebark
<i>Pittosporum eugenioides</i>	lemonwood
<i>Pittosporum tenuifolium</i>	kōhūhū
<i>Podocarpus totara</i>	tōtara
<i>Sophora microphylla</i>	kōwhai
Wet Tolerant Planting	
<i>Carex secta</i>	sedge
<i>Juncus edgariea</i>	common rush