

Chapter: LFRZ – Large Format Retail Zone

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
75.1	LFRZ – Large format retail zone	General		<p>██████████ company that operates at ██████████ and includes land between ██████████ and ██████████ is industrial in character and the LFRZ is not appropriate for ██████████. The business maintains and services large machines including trucks and vehicles for the port. The business has operated for more than 100 years at this location and the location near the ██████████ essential. The LFRZ could result in reverse sensitivity adverse effects and concern is that the business could no longer operate there. Mentioned also that land stability is an issue in the area because of the very early development of sites, on filled land, and on land near the historic coastline; those factors would make any new development expensive and therefore LFRZ is not an effective/useful zoning of the land. Disappointed that there had not been engagement/consultation with landowners before Draft Plan released.</p>	Make Industrial Zone and talk to landowners
82.1	LFRZ – Large format retail zone	General		<ol style="list-style-type: none"> 1. I find it difficult to understand why, after years in the preparation of this draft district plan, there is no specific detail to the proposal to change this existing 'Light Industrial Zone' on SH1 Vine St Temuka to 'Large Format Retail'. Considering that this is an important area of Temuka in relation to future planning there is an absolute need to get it right. One can only assume there has been a lack of local foresight/hindsight and consultation by those involved. It would have been hugely beneficial at this stage of the planning process to have some detailed idea of planners, consultants and elected members thought process. 2. This unkempt, unattractive and underutilised area has long been a much-discussed topic amongst locals and visitors alike. It does nothing to entice SH1 travelers to stop and visit the town center. It could be said that the lack of development has much to do with the existing Light Industrial zoning, and the small land parcels within it, which would require total cooperation from a number of property owners, to make anything viable happen. Therefore I consider a mere zone purpose change to LFZ, will do little to rectify the current situation. 	

				<p>3. <i>During the SH1 Bypass and Town Center Upgrade processes many years ago, under the then Land Transport Manager (long since departed from the organisation) a number of rash promises were made to property owners which were supposedly aimed at addressing issues associated with this land and access to it. However, nothing eventuated.</i></p> <p>4. <i>It is time for the Council to take up this challenge again, and work with landowners and the community to create a positive outcome for both travelers and locals.</i></p> <p>5. <i>An 'Outline Development Plan' should be developed to provide certainty for the future. Some suggested inclusions.</i></p> <ul style="list-style-type: none"> ○ <i>Minimise the number of exit/entry points from SH1 to the area. (to appease NZTA)</i> ○ <i>Consult and obtain agreement from existing property owners for sale or land transfer within the new zone.</i> ○ <i>Form a service lane to service the rear of the buildings facing King St. (possibly along the existing Commercial and Light Industrial boundary)</i> ○ <i>Minimise the obligation on certain businesses to provide car-parking within their land parcel.</i> ○ <i>Council or development group develop an additional large car park with pedestrian access to King St in the new zone somewhere along the north to the midway point of the zone.</i> ○ <i>Allow for a Fuel/Service Station in the area (not presently allowed for in proposed LFZones). This would provide a purpose for travelers to stop and then visit the town center.</i> 	
143.69	LFRZ – Large format retail zone	General		<p><i>For the reasons in the foregoing would like a Mixed Use Zone in preference to LFRZ and provision for residential activity</i></p>	<ul style="list-style-type: none"> · [REDACTED] request that the TDC investigate the opportunity for changing the LFRZ surrounding the Timaru City Centre to a dedicated Mixed Use Zone, if

					the Council wishes to provide for that type of development within the district.
50.1	LFRZ – Large format retail zone	General	General	<p><i>The members of ██████████ would like to express their concerns over some items raised within the 2020 Draft District plan. It is ██████████ opinion that more time is needed to discuss with stake holders on some of the proposed changes within the Draft Plan.</i></p> <p><i>The first proposed change that needs more time for discussion is the proposed change from Light industrial zoning along Vine street to Large format retail zone (LFRZ). The ██████████ would like more time to allow better communication and discussion with the land owners of this area. ██████████ proposes that a letter be drawn up and sent out to each landowner, some may also be approached or asked directly to get their opinions on the proposed changes. Long term ██████████ would like to look at ways to beautify this area and we will need the support of the land owners to achieve this, more discussion now before any changes are made would benefit both the land owners and the town in the future.</i></p>	
124.7	LFRZ – Large format retail zone	LFRZ- PREC3 – North-East large format retail precinct		<p><i>We agree with extending the development thresholds for this zone, as proposed, but we also feel that there should be further restrictions placed on this land, as it has the potential to significantly adversely effect the wider local retail (trade) economy - particularly the CBD.</i></p> <p><i>We feel that there should be a reduction of the quantum of commercial floor area permitted on this site. There should also be further restriction on Small Format Retail (including service retail and food & beverage retail) with the minimum size restricted to 500m2, in order to prevent this area becoming a new retail centre/hub, which could negatively impact on the viability of our existing city centre, which is our primary retail centre.</i></p> <p><i>We feel that the public and key stakeholders should be consulted about the best future use of this land and that all possible options need to be thoroughly investigated and discussed - including the possibility of this site reverting to 'Recreation' use, or residential. The possibility also exists for</i></p>	Changes as discussed above

				zoning this land for light industrial use or for (solely) Large Format Retail (including large format online (only) retail stores (ie 'Dark Stores')).	
71.1	LFRZ – Large format retail zone	Objectives	LFRZ-O2 Character and qualities of the Large format retail zone	<p>Relates to [REDACTED] [REDACTED] [REDACTED] Timaru and [REDACTED] - [REDACTED] [REDACTED] Timaru; both of which are zoned: LFRZ</p> <p>The LFRZ is applied to areas that are considered suitable for retail activities that require larger floor or yard areas. [REDACTED] generally supports the provisions in Chapter LFRZ including the provision for other activities that still ensure the primary use of the zone is for large scale retail activities (such as Objective LFRZ-01 and Policy LFRZ-P6). Service stations are such activities as they require larger yard areas, have specific functional needs and it can be difficult to locate them in some of the other commercial centres (for example: centres that adopt a 'high street retail' type approach). Service stations do not have an adverse impact on the retail hierarchy.</p> <p>Amend Objective LFRZ-02 (3) to refer to the zone as containing buildings that have large gross floor areas and/or require larger yard areas (<u>underlined text added</u>) but otherwise retain the LFRZ and its associated provisions.</p>	
43.121	LFRZ – Large format retail zone	Objectives	LFRZ-PREC3-O2 Character and qualities of the No	<p>Retain as proposed or preserve the original intent.</p> <p>Particularly support clause (3) in relation to management of biodiversity and cultural values within and adjacent to Taitarakihi Creek.</p>	
43.122	LFRZ – Large format retail zone	Policies	LFRZ-PREC3-P1 Effects on values of Taitarakihi	<p>Consider including a clause to maintain the capacity of Taitarakihi Creek as a floodway in addition to maintaining its amenity, biodiversity and cultural values.</p>	

71.2	LFRZ – Large format retail zone	Rules	LFRZ-R8 Any activity not otherwise listed in LFRZ-R1 - R8	<p><i>Relates to [REDACTED] Timaru and to [REDACTED] - both zoned LFRZ</i></p> <p><i>The discretionary activity status for service stations (being an activity not otherwise listed) with no activity specific standards is supported (Rule LFRZ-R8). Compliance with the general performance standards would be required if the activity involves buildings and structures (Rule LCZ-R3). The limitation on GFA of buildings to 450m2 is supported. Non-compliance with those performance standards triggers restricted discretionary consent, and that is supported.</i></p>	
----------------------	---------------------------------	-------	---	--	--