

LARGE FORMAT RETAIL ZONE

Introduction

The Large Format Retail Zone is applied to the former A & P Showgrounds site, located in the north-east of Timaru township. This Zone provides for retail activities that require larger floor or yard areas. This recognises the difficulties associated with locating this type of development in other commercial centres within the District, which primarily focus on smaller-scale retail activities and convenience activities. While the Zone is intended to support and complement the overall retail offering of the District, the nature and timing of development within the Zone, and within PREC5- Former Showgrounds Precinct, the timing of development, needs to be managed carefully to avoid undermining the purpose, function and amenity values of the City Centre Zone.¹

Objectives

LFRZ-O1 Purpose of the Large Format Retail Zone

The Large Format Retail Zone primarily provides for large format retail, trade suppliers and other ancillary activities that support these large scale retail activities, which are developed in a way that:

1. are of a nature, size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone; and
2. is undertaken in a comprehensive manner and avoids significant adverse effects on infrastructure; and
3. in PREC5- Former Showgrounds Precinct, maximises the efficient use of the Precinct by providing for a limited range of other activities where these do not undermine the primary purpose of the Zone².

LFRZ-O2 Character and qualities of the Large Format Retail Zone

The Large Format Retail Zone:

1. accommodates large numbers of people, high traffic movements and requires large car-parking areas; and
2. is well integrated with public transport, walking and cycling connections; and
3. predominantly³ contains buildings that have large gross floor areas and activities that require larger yard areas⁴; and
4. is developed in accordance with good urban design principles, while recognising the functional needs of activities; and
5. enhances the amenity, biodiversity and cultural values within and adjacent to Taitarakahi Creek as well as its flood-carrying capacity.

Policies

LFRZ-P1 Large format retail and trade suppliers

Enable large format retail, trade suppliers and ancillary activities that ensure that Timaru remains the District's key retail and commercial centre, while avoiding the establishment of retail activities that, due to their timing, nature or scale, could undermine the purpose, function or amenity values of the City Centre Zone.

LFRZ-P2 Scale and location of built form

Maintain the amenity values of the surrounding area and adjoining sites, by requiring:

¹ Harvey Norman [192.16]

² Redwood Group [228.1]

³ Clause 10(2)(b) relating to Redwood Group [228.1]

⁴ Z Energy [116.33]

1. buildings to be setback from road boundaries, to reduce the visual effects of the bulk of buildings within the Zzone; and
2. buildings to be setback from the boundary of PREC 510⁵ - Te Aitarakihi Precinct, to:
 - a. minimise any dominance effects arising from the location and bulk of buildings; and
 - b. minimise any adverse privacy effects on the adjacent sites; and
3. buildings to be suitably separated from the boundary of the General Residential Zone; and⁶
3. 4. Development to be consistent with the APP9 – Large format retail design guidelines.

LFRZ-P3 Effects on values of Taitarakihi Creek

Maintain and enhance the amenity, biodiversity and cultural values associated with Taitarakihi Creek, and its capacity as a floodway.

LFRZ-P54 Other retail activities and staging of large format retail

Avoid the development of:

1. restaurants; and⁷
2. any commercial activity (excluding large format retail) that is not ancillary to the primary large format retail activity; and
3. within ~~PREC 5~~ - Former Showgrounds Precinct, retail activities that do not comply with the staging thresholds,⁸

unless the activity, either individually or cumulatively, will not undermine the purpose, function and amenity values of the City Centre Zone.

LFRZ-P65 Other activities

Only allow other activities to establish and operate within the Large Format Retail Zone where they:

1. are compatible with the purpose, character and qualities of the Zzone; and
2. are of a scale or nature that would not undermine the purpose, function and amenity values of the City Centre Zone; and
3. ensure that the Timaru City Centre Zone remains the focal point for commercial activities; and
4. appropriately avoid or mitigate potential reverse sensitivity effects⁹.

LFRZ-P4 ~~PREC 5~~-P1 Pre-development conditions — ~~R~~oading and fencing

Avoid land-use activities being open for business and available to the public within ~~PREC 5~~ - Former Showgrounds Precinct the Large Format Retail Zone¹⁰, prior to:

1. the construction and operation of a signalized intersection at Grants Road and State Highway 4; and
2. the zone Precinct being fenced along the rail corridor in a manner that deters trespassers.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

⁵ Clause 16(2) RMA

⁶ Clause 10(2)(b) relating to Harvey Norman [192.1]

⁷ Redwood Group [228.1]

⁸ Harvey Norman [192.23]

⁹ Alliance Group [173.127]

¹⁰ Harvey Norman [192.22]

LFRZ-R1	Large format retail	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</p>	<p>Activity status when re compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <hr/> <p>Activity status when re compliance not achieved with PER-2: Non-complying</p>
LFRZ-R2	Trade suppliers	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</p>	<p>Activity status when re compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <hr/> <p>Activity status when re compliance not achieved with PER-2: Non-complying</p>
LFRZ-R3	Public toilets	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S4 is complied with; <u>and</u></p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</p>	<p>Activity status when re compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <hr/> <p>Activity status when re compliance not achieved with PER-2: Non-complying</p>

<p>LFRZ-R4</p>	<p>Car parking facilities</p>	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R011.</p>	<p>Activity status when re compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <hr/> <p>Activity status when re compliance not achieved with PER-2: Non-complying</p>
<p>LFRZ-R5</p>	<p>Offices and Personal Services</p>	
<p>1. Large Format Retail Zone <u>within PRECX5 – Former Showgrounds Precinct¹¹</u></p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any ancillary office must:</p> <ol style="list-style-type: none"> 1. occupy no more than 15% of the combined gross floor area of buildings on the site, or 2. for yard-based activities be no larger than 250m²; and <p>PER-2 The <u>Except where an office is ancillary to a permitted activity the gross floor area of all offices and personal services shall not exceed 2% of the aggregated developed gross floor area of all retail activities within PRECX5 - Former Showgrounds Precinct¹²; and</u></p> <p>PER-23 LFRZ-S4 is complied with; and</p> <p>PER-34 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures</p>	<p>Activity status when re compliance not achieved with PER-32: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <hr/> <p>Activity status where compliance not achieved with PER-14: Discretionary</p> <hr/> <p>Activity status when re compliance not achieved with PER-32¹³ or PER-43: Non-complying</p>

¹¹ Harvey Norman [192.27]
¹² Redwood Group [228.1]
¹³ Harvey Norman [192.27]

	<p>must be constructed in accordance with LFRZ-R911.</p>	
<p>2. <u>Large Format Retail Zone outside PREC-5 – Former Showgrounds Precinct</u>¹⁴</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 <u>The activity is not a personal service; and</u></p> <p>PER-2 <u>Any office is ancillary to a permitted activity and must:</u></p> <ol style="list-style-type: none"> 1. <u>occupy no more than 15% of the combined gross floor area of buildings on the site, or</u> 2. <u>for yard-based activities be no larger than 250m²; and</u> <p>PER-3 <u>LFRZ-S4 is complied with.</u></p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</p>	<p>Activity status when re compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to: <u>the matters of discretion of any infringed standard.</u></p> <p>Activity status when re compliance not achieved with PER-1 or PER-2: Discretionary</p>
<p>LFRZ-R6</p>	<p>Cafes Food and Beverage¹⁵</p>	

¹⁴ Harvey Norman [192.27]

¹⁵ Redwood Group [228.1]

<p>1. Large Format Retail Zone within PREC5 – Former Showgrounds Precinct¹⁶</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any café does not exceed 150m² in gross floor area; and <u>The gross floor area of all food and beverage activities must not exceed 4% of the aggregated developed gross floor area of all retail activities within PREC5 - Former Showgrounds Precinct; and</u></p> <p>PER-2 There are not more than two cafes located within the zone; and¹⁷</p> <p>PER-23 LFRZ-S4 is complied with; and</p> <p>PER-34 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</p>	<p>Activity status when re compliance not achieved with PER-23: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when re compliance not achieved with PER-1, PER-2 or PER-43: Non-complying</p>
<p>2. Large Format Retail Zone outside PREC5 – Former Showgrounds Precinct¹⁸</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any food and beverage activity does not exceed 200m² in gross floor area; and</p> <p>PER-2 LFRZ-S4 is complied with.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</p>	<p>Activity status when re compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: the matters of discretion of any infringed standard.</p> <p>Activity status when re compliance not achieved with PER-1: Non-complying</p>
<p>LFRZ- R7</p>	<p>Automated teller machines</p>	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when re compliance not achieved: Non-complying</p>

¹⁶ Harvey Norman [192.28]

¹⁷ Redwood Group [228.1]

¹⁸ Harvey Norman [192.28]

	<p>PER-1 There are no more than two automated teller machines located within the <u>Z</u>zone.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</p>	
LFRZ-R8	Supermarkets	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no more than one supermarket located within the <u>Z</u>zone; and</p> <p>PER-2 LFRZ-S4 is complied with; and</p> <p>PER-3 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <hr/> <p>Activity status when compliance not achieved with PER-1 or PER-3: Non-complying</p>

LFRZ-RZ9		
Gymnasiums¹⁹		
Large Format Retail Zone within PREC5 – Former Showgrounds Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S5 is complied with.</p> <p>Note: <i>LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</i></p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard.
LFRZ-RY10		
Recreation Activities²⁰		
Large Format Retail Zone within PREC5 – Former Showgrounds Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S5 is complied with; and</p> <p>PER-2 The hours of operation do not extend beyond 9.00am to 6.00pm.</p> <p>Note: <i>LFRZ-R11 applies to any associated buildings and structures must be constructed in accordance with LFRZ-R911.</i></p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-2: Non-complying</p>
LFRZ-R911		
Buildings and structures		
Large Format Retail Zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>RDIS-2 LFRZ-S1, LFRZ-S2, and LFRZ-S4 and LFRZ-S7²¹ are complied with; and</p> <p>RDIS-3 LFRZ-S3 and LFRZ-S5 are complied with.</p>	<p>Activity status when compliance not achieved with RDIS-1: The same status as the activity the building or structure is associated with or ancillary to.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> building location and design, including with reference to the APP9 - Large format retail design guidelines; and landscaping; and fencing and walls, including for screening; and storage areas; and security and safety; and signage; and

¹⁹ Redwood Group [228.1]

²⁰ Redwood Group [228.1]

²¹ Schedule 1 Cl 10(b)(2) relating to the Panel Decision Report, Part 3, Section 3.2

	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. building location and design, including with reference to the APP9 – Large format retail design guidelines ; and 2. landscaping; and 3. fencing and walls, including for screening; and 4. storage areas; and 5. security and safety; and 6. signage; and 7. public transport; and 8. vehicle and pedestrian access; and 9. functional needs.²² 	<p>7. public transport; and</p> <p>8. vehicle and pedestrian access; and</p> <p>functional needs.^{23 24}</p> <hr/> <p>Activity status when compliance not achieved with RDIS-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion in LFRZ-R1¹⁰ for RDIS-1 and RDIS-2; and 2. the relevant matters of discretion of any infringed standard. <hr/> <p>Activity status when compliance not achieved with RDIS-3: Non-complying</p>
<p><u>LFRZ-RX12</u> <u>Health Care Facilities</u>²⁵</p>		
<p><u>Large Format Retail Zone within PREC5 – Former Showgrounds Precinct</u></p>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and</u></p> <p><u>RDIS-2</u> <u>LFRZ-S3 is complied with.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>effects, including cumulative effects on the economic viability, and purpose, function and amenity</u> 	<p><u>Activity status when compliance not achieved with RDIS-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion in LFRZ-RX12, for RDIS-1 and RDIS-2; and</u> 2. <u>the relevant matters of discretion of any infringed standard.</u>

²² Woolworths [242.31]

²³ Woolworths [242.31]

²⁴ Schedule 1 cl16(2)

²⁵ Redwood Group [228.1]

	<p><u>values of the City Centre Zone; and</u></p> <ol style="list-style-type: none"> 2. <u>building location and design including with reference to the APP9 - Large format retail design guidelines; and</u> 3. <u>landscaping; and</u> 4. <u>fencing and walls, including for screening; and</u> 5. <u>storage areas; and</u> 6. <u>security and safety; and</u> 7. <u>signage; and</u> 8. <u>public transport; and</u> 9. <u>vehicle and pedestrian access; and</u> 10. <u>functional needs.</u> 	<p><u>Activity status where compliance not achieved with RDIS-2: Non-complying</u></p>
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<u>LFRZ-RW13</u>	<u>Child Care Services²⁶</u>	
<p><u>Large Format Retail Zone within PREC5 – Former Showgrounds Precinct</u></p>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and</p> <p><u>RDIS-2</u> LFRZ-S3 is complied with.</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>effects, including cumulative effects on the economic viability, and purpose, function and amenity values of the City Centre Zone; and</u> 2. <u>building location and design including with reference to the APP9 - Large format retail design guidelines; and</u> 3. <u>landscaping; and</u> 4. <u>fencing and walls, including for screening; and</u> 5. <u>storage areas; and</u> 6. <u>security and safety; and</u> 7. <u>signage; and</u> 8. <u>public transport; and</u> 9. <u>vehicle and pedestrian access; and</u> 10. <u>functional needs.</u> 	<p><u>Activity status when compliance not achieved with RDIS-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion in LFRZ-RX13 for RDIS-1 and RDIS-2; and</u> 2. <u>the relevant matters of discretion of any infringed standard.</u> <p><u>Activity status when compliance not achieved with RDIS-2: Non-complying</u></p>

²⁶ Redwood Group [228.1]

<u>LFRZ-RV14</u>	<u>Visitor Accommodation²⁷</u>	
<p><u>Large Format Retail Zone within PREC5 – Former Showgrounds Precinct</u></p>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> There is no more than one visitor accommodation facility within the Precinct.</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>effects on the economic viability, and purpose, function and amenity values of the City Centre Zone; and</u> 2. <u>the nature and scale of the visitor accommodation; and</u> 3. <u>management of potential reverse sensitivity effects; and</u> 4. <u>building location and design; and</u> 5. <u>landscaping; and</u> 6. <u>fencing and walls, including for screening; and</u> 7. <u>storage areas; and</u> 8. <u>security and safety; and</u> 9. <u>signage; and</u> 10. <u>public transport; and</u> 11. <u>vehicle and pedestrian access; and</u> 12. <u>functional needs.</u> 	<p><u>Activity status where compliance not achieved with RDIS-1: Non-complying</u></p>

²⁷ Redwood Group [228.1]

<u>LFRZ-RU15</u>	<u>Residential units and Residential Activities²⁸</u>	
<p><u>Large Format Retail Zone, in the Residential Sub-Precinct within PREC5 – Former Showgrounds Precinct</u></p>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>LFRZ-S1, LFRZ-S2, MRZ-S3, MRZ-S4, MRZ-S6, MRZ-S9, MRZ-S10, and MRZ-S11, MRZ-S12 are complied with.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>management of potential reverse sensitivity effects; and</u> 2. <u>the location and design of buildings, including articulation in the form of each residential unit; and</u> 3. <u>the design of outdoor living areas; and</u> 4. <u>the design of any access, car parking and service areas; and</u> 5. <u>fencing; and</u> 6. <u>amenity effects on streetscape; and</u> 7. <u>provision for privacy between residential units; and</u> 8. <u>how the design provides housing choice.</u> 	<p><u>Activity status when compliance not achieved with RDIS-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard.</u>
<u>LFRZ-R4016</u>	Any non-commercial activities not otherwise listed in this chapter	
<p><u>Large Format Retail Zone</u></p>	<p><u>Activity status: Discretionary</u></p>	<p><u>Activity status when compliance not achieved: Not applicable</u></p>
<u>LFRZ-R40A17</u>	<u>Service Stations²⁹</u>	
<p><u>Large Format Retail Zone</u></p>	<p><u>Activity status: Discretionary</u></p>	<p><u>Activity status when compliance not achieved: Not applicable</u></p>
<u>LFRZ-R4118</u>	Any new vehicle crossing onto Evans Street or Bridge Street	
<p><u>Large Format</u></p>	<p><u>Activity status: Discretionary</u></p>	<p><u>Activity status when compliance not achieved: Not applicable</u></p>

²⁸ Redwood Group [228.1]

²⁹ Harvey Norman [192.30], Redwood Group [228.1]

Retail Zone		
LFRZ-R12 LFRZ-R19	Commercial activities not otherwise specified listed in this chapter	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LFRZ-R13 LFRZ-R20	Community facilities	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LFRZ-R14 LFRZ-R14	Restaurants³⁰	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards

LFRZ-S1	Height of buildings and structures	
Large Format Retail Zone	Buildings and structures including additions and alterations to buildings and structures must not exceed a maximum height of 10m measured from existing ground level.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy; and 3. solar access to living rooms and private open space; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; 7. mitigation measures.
LFRZ-S2	Height in relation to boundary	
Large Format Retail Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins an O <u>Open S</u> pace and R <u>recreation Z</u> zone or a R <u>esidential Z</u> zone . The method for determining recession planes and any permitted projection is described in APP8 — Recession Planes.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and

³⁰ Redwood Group [228.1, 228.6]

		<ol style="list-style-type: none"> 4. any benefits, such as the use of architectural features or steps in the building façade; 5. mitigation measures.
LFRZ-S3	Setbacks	
Large Format Retail Zone	<ol style="list-style-type: none"> 1. Any building must be setback a minimum of 5m from the road boundary, or from the boundary of any designation that is for the purpose of road widening; <u>and</u> 2. Any building must be setback a minimum of 10m from PREC510³¹ - Te Aitara kihi Precinct; <u>and</u> 3. Any building must be setback a <u>minimum of 4510m from the boundary of any site zoned General Residential Zone.</u>³² 	Activity status where compliance not achieved: Non-complying
LFRZ-S4	Goods storage	
Large Format Retail Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level.</u> ³³	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.

³¹ Clause 16(2) RMA

³² Clause 10(2)(b) relating to Harvey Norman [192.1]

³³ Clause 10(2)(b) relating to Z Energy [116.19]

LFRZ-S5	Development staging thresholds	
<p>Large Format Retail Zone within <u>PRECX5 – Former Showgrounds Precinct</u>³⁴</p>	<ol style="list-style-type: none"> 1. Development open to the public prior to 1 July 2028 must not in aggregate exceed 10,000m² of gross floor area for all retail activities, excluding trade suppliers; and 2. Development open to the public prior to 1 July 2033 must not in aggregate exceed 15,000m² of gross floor area for all retail activities, excluding trade suppliers; and 3. Development open to the public prior to 1 July 2038 must not in aggregate exceed 20,000m² of gross floor area for all retail activities, excluding trade suppliers; and 4. Development open to the public after 1 July 2038 must not in aggregate exceed 34,000m² of gross floor area for all retail activities, excluding trade suppliers <ol style="list-style-type: none"> 1. <u>The maximum gross floor area of retail activities, offices, personal services and food and beverage must not exceed 34,000m²; and</u> 2. <u>The combined maximum gross floor area of gymnasiums and recreation activities must not exceed 6,000m²; and</u>³⁵ 3. <u>Development open to the public prior to 1 July 2025 must not in aggregate exceed:</u> <ol style="list-style-type: none"> a. <u>29,000m² of gross floor area for all retail activities (excluding department stores); and</u> b. <u>30,000m² of gross floor area for all retail activities including department stores; and</u> 4. <u>Development open to the public prior to 1 July 2027 must not in aggregate exceed 34,000m² of gross floor area for all retail activities including department stores; and</u> 5. <u>The maximum gross floor area of offices, personal services and food and beverage must not in aggregate exceed 5% of gross floor area for all retail activities.</u>³⁶ 	<p><u>Activity status where compliance not achieved with 1, 2 or 3 by up to 6%: Discretionary</u></p> <p><u>Activity status where compliance not achieved with 1, 2 or 3 by more than 6%, or compliance not achieved with 4 or 5:</u>³⁷ Non-complying</p>

³⁴ Harvey Norman [192.37]³⁵ Redwood Group [228.1]³⁶ Redwood Group [228.1]³⁷ Redwood Group [228.1]

LFRZ-S6	Opening of business	
Large Format Retail Zone within PREC5 – Former Showgrounds Precinct³⁸	Land use activity must not open for business prior to: <ol style="list-style-type: none"> 1. the Grants Road/State Highway 1 signalised intersection to the site being constructed and operational; or 2. a fence of not less than 1.8m in height being building³⁹ along the boundary of the site where it abuts the rail corridor. 	Activity status where compliance not achieved: Non-complying
LFRZ-S7⁴⁰	Setback from Designation KRH-1	
Large Format Retail Zone	<ol style="list-style-type: none"> 1. New buildings must be setback from the boundary of designation KRH-1: <ol style="list-style-type: none"> a. Aa minimum of 2m where the building is a single storey; or b. Aa minimum of 5m where the building is more than two storeys. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor; and 2. the safe and efficient operation of the rail network.

³⁸ Harvey Norman [192.37]³⁹ Schedule 1 cl16(2)⁴⁰ Panel Decision Report Part 3, Section 3.2