

**BEFORE HEARING COMMISSIONERS
IN TIMARU | TE TIHI-O-MARU ROHE**

In the matter of the Resource Management Act 1991

And

In the matter of the hearing of submissions in relation to the Proposed
Timaru District Plan

Between **THE REDWOOD GROUP**

Submitter & Further Submitter

And **TIMARU DISTRICT COUNCIL**

Planning Authority

STATEMENT OF EVIDENCE OF HANNAH LEE HOOGEVEEN (PLANNING)

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INTRODUCTION

Qualifications and experience

1. My full name is Hannah Lee Hoogeveen. I am a Planner and Senior Associate at Barker & Associates Limited, an independent planning consultancy. I am based in the Tauranga office. Prior to this I was employed by Auckland Council and Auckland City Council as a planner in the resource consents department.
2. I hold a Bachelor of Planning degree with Honors from the University of Auckland. I started my career in 2009 and I have practiced as a planner for more than nine years in New Zealand.
3. I have undertaken resource consenting and policy work for several commercial centres throughout my career including Sylvia Park and Stonefields commercial centre both in Auckland, and the Five Mile and Queenstown Central retail centres in Queenstown. I have undertaken resource consents for retail and commercial clients in the full spectrum of commercial centres across New Zealand. I have also provided planning evidence at the Council hearings for the centres zones for both the Auckland Unitary Plan and the [then] Christchurch Replacement District Plan.
4. I have provided planning advice to Redwood Group ("**Redwood**") since 2013 principally with relation to their Springpark residential development in Auckland, and their Five Mile retail centre in Queenstown. I have provided planning advice to Redwood with regard to their Timaru Showgrounds centre since May 2024, although I did not prepare the submission for Redwood.

Purpose and scope of evidence

5. My planning evidence relates to the submission of Redwood on Timaru District Council's Proposed District Plan ("**the PDP**") which proposes a new Large Format Retail Zone ("**LFR Zone**") on their site at 223 Evans Street (being Lot 100 DP 584686 and Lot 1 DP 553089) ("**the site**").
6. My evidence relates predominantly to the proposed LFR Zone provisions, and consequential amendments to the PDP to give effect to the relief sought by Redwood.

Expert witness code of conduct

7. I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's 2023 Practice Note. While this is not an

Environment Court hearing, I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

BACKGROUND

Land Acquisition and Operative District Plan

8. Redwood acquired the site, which is the former A&P Showgrounds site, in 2021 from Timaru District Holdings Limited. The site is zoned Commercial 2A under the Operative Timaru District Plan¹ (“ODP”), the purpose of which:

“provides for a large format store (retail park) development which is designed to expand Timaru’s established retail centre offering. It reinforces the sub-regional role of Timaru as a destination for shoppers in the Timaru area and surrounding districts²...

...The Commercial 2A Large Format Store (Retail Park) Zone comprises large format retailing which is designed to complement Timaru’s retail offering. The scale of the development shall therefore be managed to ensure that adverse economic and social impacts on the existing central business district are avoided, remedied or mitigated³.”

9. The ODP also acknowledges that large format retail can’t be accommodated in the existing commercial centres of the District, largely due to the fine-grain pattern of development and subdivision, and historic heritage features that exist within those centres⁴. In this regard the Commercial 2A zoning of the ODP is relatively forward-looking with a view to accommodate growth and activities that other centres in Timaru are not able to accommodate.
10. The ODP Commercial 2A Zone enables the following key activities and GFA on the site by way of permitted activities:

Permitted Activity	GFA Limit
Retail >500m ² /tenancy	Unlimited up to 34,000m ² total
Trade suppliers	Unlimited up to 34,000m ² total

¹ By way of Plan Change 3 to the ODP in 2010.

² Operative Timaru District Plan; Commercial Zones, Issue 1 – Explanation and Principal Reason (3) Commercial 2A Large Format Store (Retail Park).

³ Operative Timaru District Plan; Commercial Zones, Issue 4 – Explanation and Principal Reason for Policy 3.4.2.6.

⁴ Operative Timaru District Plan; Commercial Zones, Issue 1 – Explanation and Principal Reason (3) Commercial 2A Large Format Store (Retail Park).

Offices and Personal Services and Restaurants	5% of total GFA made up of: - 2% (680m ²) offices and/or personal services; - 4% (1360m ²) restaurants
Places of assembly	6,000m ²

11. A total GFA limit of 34,000m² applies to retail, trade suppliers, offices and personal services, and restaurants. It is noted that this limit of 34,000m² does not apply to places of assembly under the ODP⁵, where a further 6,000m² of places of assembly are permitted⁶. The listed activities are therefore provided for up to a total of 40,000m² GFA.
12. It is also noted that the ODP specifically includes a Discretionary Activity to exceed the GFA limit for all of the above permitted activities by 6%⁷ (i.e. this allows for a further 2,400m² of GFA as a discretionary activity).
13. Development thresholds in the ODP stage the amount of retail development that is allowed to be open to the public over a series of six dates, with the final two dates being 1 July 2025 and 1 July 2027.

Resource Consents

14. Since Redwood acquired the site in 2021, they have obtained a number of resource consents to enable development of the land in accordance with the Commercial 2A zoning. At Appendix 3 is a summary of those resource consents and the activities that they authorise, along with the gross floor areas. Completed development to date is outlined in Mr Hudson's Corporate Evidence⁸.
15. Conditions on the resource consents reflect the development thresholds of the ODP outlined above.

⁵ Rule 3.5.7.2.1.1 of the ODP.

⁶ Rule 3.5.7.2.1.2 of the ODP.

⁷ Rule 3.5.7.4.1 of the ODP.

⁸ Statement of evidence by Mr Paul Hudson, Paragraphs 20-24.

Large Format Retail Zone (as notified)

16. The site is proposed to be within the LFR Zone of the PDP, and will be subject to its own precinct, the “Former Showgrounds Precinct”⁹. The purpose of the LFR Zone, as set out in the objectives and the zone’s introduction, has not changed from the general purpose of the Commercial 2A zone of the ODP, and at a policy level, the operative and proposed zonings look to achieve relatively similar outcomes.
17. However, the notified version of the LFR Zone methods (rules) did not replicate this same policy stance and it reduced the range of permitted activities that the ODP Commercial 2A zone enables. In essence, the rules as notified are more restrictive than both the Commercial 2A zone of the ODP and the approved resource consents that Redwood has obtained on the site.
18. The disparity between the ODP and PDP versions of the rules has been considered in the s42A report and a number of changes have been recommended by Ms Liz White to better align the PDP version with the existing ODP version. I consider, however, that there are a small number of further changes required to address some outstanding matters. These matters will be addressed in my evidence below.

BACKGROUND SUMMARY AND SCOPE OF EVIDENCE

19. I have reviewed the s42A report prepared by Ms Liz White and the recommended changes to the LFR Zone provisions that are attached to the s42A report.
20. I consider that the s42A report is more reflective of what was in the ODP’s Commercial 2A zone, and the recommended changes go a considerable way to align the LFR Zone with the ODP’s Commercial 2A zone and the existing approved resource consents for the site.
21. Therefore, I support the following recommended rules of the LFR provisions as appended to the s42A report and make no further comment on these in my evidence:
 - Use of a precinct over the site (“Former Showgrounds Precinct”);
 - LFRZ-R1: relating to permitted large format retail;
 - LFRZ-R2: relating to permitted trade suppliers;

⁹ Introduced by way of the s42a report.

- LFRZ-R5(1): relating to permitted offices and personal services¹⁰ in the Former Showgrounds Precinct and the consequential addition of the definition of “Personal Services” to the PDP¹¹;
 - LFRZ-R6(1): relating to permitted food and beverage in the Former Showgrounds Precinct;
 - LFRZ-R8: relating to one permitted supermarket; and
 - LFRS5: relating to development staging thresholds.
22. However, there are a small number of permitted activities in the ODP which have not been carried across to the LFR Zone. These activities fall under the definition of “Places of Assembly” in the ODP, and were permitted up to 6,000m² of GFA in the Commercial 2A zone. Furthermore, the Commercial 2A zone included a discretionary activity rule for an additional 6% GFA¹² (with anything above that being a Non-Complying activity) that was also not carried over to the PDP.
23. The first part of my evidence will cover those small number of changes required to better align the PDP provisions with those which are currently in the ODP Commercial 2A zone (and so that the PDP provisions better reflect the existing approved resource consents).
24. The second part of my evidence will address those additional activities that Redwood sought in its submission to be enabled in some form on the site, such as residential and ‘quasi-residential’ activities such as healthcare and childcare services, and a visitor accommodation facility that will provide for future development on the site over the period of the PDP.

CHANGES TO ALIGN WITH OPERATIVE PROVISIONS

GYMANSIUMS AND RECREATION ACTIVITIES – “PLACES OF ASSEMBLY”

25. The Commercial 2A zone permits “Places of Assembly” up to 6,000m² GFA¹³. The LFR Zone does not expressly provide for “Places of Assembly”.
26. The “Place of Assembly” definition in the PDP differs from the ODP version as below:

¹⁰ I assume that the use of the term “Personal Services” in the provisions attached to the s42a report is the term the author intended instead of “Commercial Services” that is referenced in the s42a report at Paragraph 6.18.18. For clarity, I am supportive of the term “Personal Services” at Rule LFRZ-R5.

¹¹ Paragraph 6.18.20 of the s42a report.

¹² Rule 3.5.7.4.1 of the Commercial 2A Zone

¹³ Rule 3.5.7.2.1.2 of the Commercial 2A Zone

ODP Definition – Places of Assembly	PDP Definition – Place of Assembly
<i>“Buildings or facilities used for private or public assembly such as worship, entertainment, recreation, education and discussion whether the groups involved have a temporary licence to sell liquor or not but does not include a theatre or a cinema”.</i>	<i>“Land and buildings used for gathering of people, including cinemas, theatres, concert venues, conference and private function facilities, arts and cultural centres, places of worship, community centres and halls”.</i>

27. In my view, due to the differences in this definition, the PDP definition of “Place of Assembly” (and the activities that it encompasses) is not appropriate to be carried across to the LFR Zone because I consider that those more community- and entertainment-type activities are better suited in the centres zones. However, I consider that some of the activities that the ODP “Places of Assembly” definition encompasses, such as gymnasiums and recreation activities, would be appropriate in the LFR Zone for the reasons discussed below.

Gymnasiums

28. Gymnasiums fall under the definition of “Places of Assembly” in the ODP and are permitted up to 6000m². Gymnasiums now have their own definition under the PDP and therefore, in my view, should have their own activity status if included in the LFR Zone.
29. Redwood currently have 690m² of gymnasiums consented on the site. Under the PDP as notified and as appended to the s42A report, gymnasiums have the status of a Non-Complying activity as they would be “commercial activities not otherwise provided for¹⁴”.
30. I agree with Ms Hampson that “the benefits of gymnasiums are maximised when they are dispersed throughout urban areas to enhance accessibility to residential and employment areas”¹⁵. Ms Hampson also considers that the continued provision for gymnasiums in the LFR Zone (as per the ODP “Places of Assembly”) will have no potential adverse economic effects¹⁶.

¹⁴ LFRZ-R12 (s42A recommended provisions rule reference).

¹⁵ Economic statement of evidence by Ms Natalie Hampson, Paragraph 48

¹⁶ Economic statement of evidence by Ms Natalie Hampson, Paragraph 51

31. As gymnasiums are a permitted activity in the Commercial 2A zone of the ODP (and there is/are already one consented on the site), and continued provision for gymnasiums on the site will not cause adverse economic effects, I consider it would be appropriate to include gymnasiums as permitted activities in the LFR Zone (Former Showgrounds Precinct).
32. In addition, in terms of s32AA I agree with Ms White¹⁷ that it would be more efficient to avoid mis-matches between what is authorised in the resource consent and what is anticipated in the PDP.
33. I have included a potential permitted activity rule for gymnasiums in the LFR Zone (Former Showgrounds Precinct) at Appendix 1 for consideration. This is subject to a 6,000m² GFA threshold limit per the ODP for “Places of Assembly” rule in the Commercial 2A zone.

Recreation Activities

34. “Recreation activities” is a new definition in the PDP that most closely resembles some of the “Places of Assembly” activities of the ODP. “Recreation activities” is defined in the PDP as:
“... the use of land, water bodies and/or buildings for the purpose of the active or passive enjoyment of organised sports (excluding motorsport), recreation or leisure, whether competitive or non-competitive, and whether a charge is made for admission or not.”
35. Some activities that would be defined as “Recreation Activities” would be appropriate in a large format retail centre in terms of their built form and character, and operational needs. Commercial indoor children’s playgrounds are an example of such an activity. They typically have a large internal floor area and are housed in buildings that resemble large format retail buildings, and that don’t typically contribute to active street frontages. The LFR Zone is also able to absorb operational effects of these activities such as demand for onsite carparking.
36. Ms Hampson considers that these types of activities do not typically contribute to adverse retail distributional effects and that they are appropriate in large format retail centres¹⁸. Furthermore these types of activities were permitted in the Commercial 2A zone of the ODP up to 6,000m² GFA (minus what is already consented for a gymnasium) and therefore the ODP permits this effect already. It would therefore be appropriate to continue to include these within the LFR Zone (Former Showgrounds

¹⁷ S42A report, Paragraph 6.18.21

¹⁸ Economic statement of evidence by Ms Natalie Hampson, Paragraphs 55-57

Precinct) as a permitted activity. I do however agree with Ms Hampson's discussion relating to vibrancy of the centres¹⁹ and consider an hours of operation restriction would be appropriate.

37. I have included a potential permitted activity rule for Recreation Activities in the LFR Zone at **Appendix 1** for consideration. This is subject to an operating hours standard, to avoid nighttime activity, and a GFA threshold limit per the ODP for "Places of Assembly" rule.

6,000m² GFA Threshold on Gymnasiums and Recreation Activities

38. As noted above the ODP includes an additional 6,000m² of GFA for "Places of Assembly". This is a significant amount of floor area that the Commercial 2A zone enabled, and Redwood have not fully consented all of this floor space yet (with 690m² of gymnasiums consented, meaning 5310m² of this GFA remains unrealised).
39. Ms Hampson considers that gymnasiums and recreation activities do not typically contribute to distributional effects, and that this floor area is "expected to create only a minor opportunity cost on the City Centre Zone but provide benefits when considering the Timaru urban economy as a whole²⁰". This is an effect that the ODP currently permits.
40. I consider it would be appropriate for this permitted floor area to be transferred to the LFR Zone (Former Showgrounds Precinct) and applied to gymnasiums and recreation activities combined, per the suggested threshold rule LFR-S5 at **Appendix 1**. This would enable the ongoing use and development of the site in a manner that was anticipated by the ODP.

PERMITTED ACTIVITY GROSS FLOOR AREA EXCEEDANCE

Permitted Activity Gross Floor Area Exceedance

41. The Commercial 2A zone of the ODP includes a 6% GFA exceedance for permitted activities in the zone²¹. This means that additional GFA of up to 6% for permitted activities holds a Discretionary activity status rather than Non-complying. This is significant because it means that there is an anticipated level of additional development that could occur in the zone, subject to an appropriate assessment.

¹⁹ Economic statement of evidence by Ms Natalie Hampson, Paragraph 53

²⁰ Economic statement of evidence by Ms Natalie Hampson, Paragraph 57

²¹ Rule 3.5.7.4.1 of the Commercial 2A Zone rules in the ODP.

42. In my view this is another ODP rule which should be transferred to the LFR Zone (Former Showgrounds Precinct) as it provides a consenting pathway for growth into the future. However, I consider that it would be prudent to include an information requirement for the Discretionary activity, such as an economic assessment demonstrating that the growth (up to 6%) would not result in adverse retail distributional effects on the city centre.
43. Ms Hampson can support this rule and the relatively minor quantum of growth it entails from an economics perspective. I consider that there are sufficient checks in place by way of the LFR Zone objectives and policies protecting the role and function of the city centre²² plus the proposed inclusion of a required economics assessment rule to enable the use of the Discretionary activity consenting pathway.
44. I have included a potential Discretionary activity rule for the 6% GFA threshold exceedance in the LFR Zone (Former Showgrounds Precinct) at **Appendix 1** for consideration. This includes an economics assessment information requirement.

ADDITIONAL CHANGES TO PROVIDE FOR RESIDENTIAL AND QUASI-RESIDENTIAL ACTIVITIES

45. In its primary submission, Redwood sought an amendment to the LFR Zone rules to enable residential activity on the site as a permitted activity rather than a discretionary activity as notified.
46. Redwood also sought further relief as to enabling other activities to be undertaken on the site into the future. In this regard, aside from 690m² GFA for “Places of Assembly”²³, the resource consents for the site have effectively “maximised” the permitted activity rules of the Commercial 2A zone (i.e. 34,000m² GFA).
47. As the PDP is a forward-looking document, I consider that this process is an appropriate time for the Council to consider how the site could continue to be utilised into the future in a manner that does not undermine the role of the district’s other centres (including the City Centre), and to make efficient use of existing commercially zoned land within the urban limit of Timaru.
48. For these reasons, other relief sought by Redwood includes residential activity as noted above, as well as other “quasi-residential” activities including healthcare and

²² LFRZ-O1; LFRZ-P1; LFRZ-P5 and LFRZ-P6.

²³ Using the ODP definition and Commercial 2A rule.

childcare services, and a visitor accommodation facility, as detailed in the following sections.

49. The LFR Zone policy framework sets out opportunities for some “other” activities in the zone and I consider that inclusion of rules relating to other activities at the plan-making stage is an efficient and effective way to meet the objectives. LFRZ-P6 sets out the parameters for what other activities could be considered acceptable in the zone, and this assessment could be undertaken through the PDP process to establish a consenting pathway for those “other” activities on the site.

RESIDENTIAL

50. Timaru District is a Tier 3 local authority, and whilst not mandatory, Tier 3 local authorities are encouraged to apply the objectives, policies and implementation parts of NPS-UD. The provisions of the NPS-UD are relevant context to Redwood’s proposal to provide a consenting pathway for some residential activity on the periphery of their site.
51. Residential activity is a Discretionary activity in the notified version of the LFR Zone provisions. No changes to this status have been recommended in the s42A version of the provisions. I have read the s42A report and have considered Ms White’s commentary relating to residential activity on the site, and the suggested potential other pathways to enable residential activity on the site such as rezoning.
52. In response to the s42A report, Redwood has identified two areas on the site that could be utilised for residential activity, shown on the Proposed Former Showgrounds Residential Precinct Plan at **Appendix 2**. In terms of section 32(1)(b), I consider that a residential precinct plan is another reasonably practicable option to achieve the objectives of the PDP (rather than rezoning the land as suggested by Ms White).
53. I understand that the northernmost area has been the subject of pre-application meetings with Council’s resource consents team who were relatively supportive of residential activity on that part of the site. Under the notified PDP provisions, this would be a Discretionary activity in the LFR Zone.
54. The site is well located in terms of access to places of employment, transportation, and recreational spaces. In my view, it is therefore an efficient location for housing, and would make use of land on the site that is not otherwise likely to be used for large format retail activities (or other permitted activities) due to the size and shape of the identified areas of land.

55. The “Residential Precinct Plan” could include residential activity being a restricted discretionary activity and subject to matters of discretion. This would give effect to policy LFRZ-P6 in particular, as well as the residential and commercial Strategic Directions of the PDP²⁴, including ensuring that there is sufficient residential development capacity to meet demand and housing choice. It would also be consistent with the NPS-UD with regard to housing choice.
56. The benefits of a Residential Precinct Plan include limiting the scope of this activity to particular parts of the site. In particular, residential activity on the periphery of the commercial buildings would reduce the perception of the residential activity being part of the commercial development, and instead blend with the adjoining residential zone to the north, and integrate well with the open space corridor to the south. This has the added benefit of increased passive surveillance over part of this open space corridor.
57. A further benefit is that as there is no existing residential development currently adjoining the site, there is an opportunity to undertake differing typologies and densities of residential dwellings without affecting established character of residential areas. This would also contribute to the housing choice²⁵ available in Timaru.
58. The proposed Residential Precinct Plan is included at **Appendix 2** and the associated rule and matters of discretion are included at **Appendix 1** for consideration.

HEALTHCARE FACILITIES AND CHILDCARE SERVICES

59. Healthcare facilities and childcare services are both activities that provide a service to people however they are non-retail activities. In my view, they are both activities which are necessary across an urban area to service the needs of residents.

Healthcare Facilities

60. Healthcare Facilities are expressly defined as such in the PDP and they also fall under the umbrella definition of “Community Facility”²⁶. Healthcare facilities are permitted in the Local Centre, Town Centre, City Centre and Mixed Use Centre zones in Timaru. The s32 report²⁷ summarises community feedback on healthcare and notes that there is a desire for health care facilities to be encouraged in residential zones. I understand this to mean that residents would like health care to be accessible.

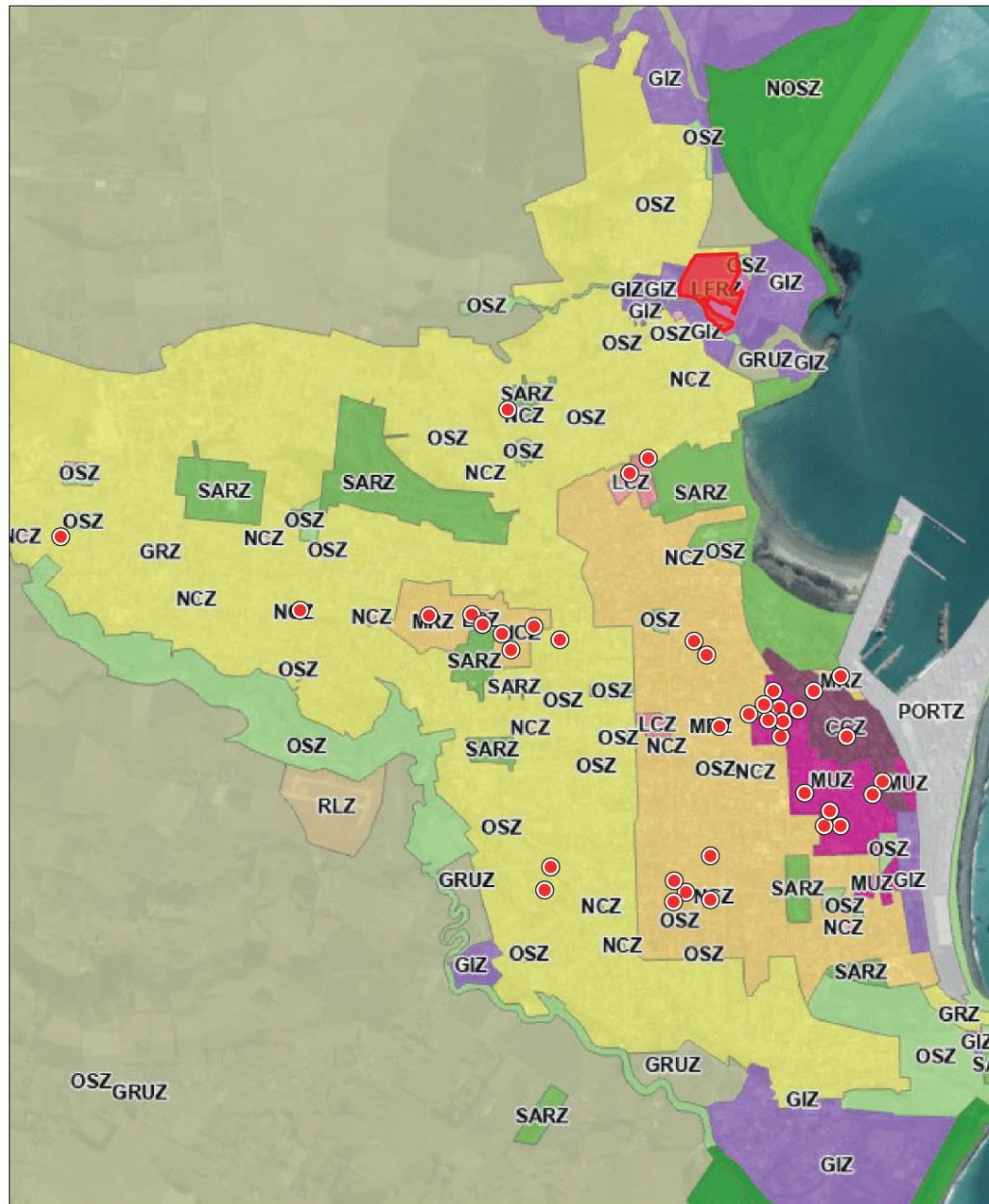
²⁴ SD-O1 and SD-O6 without being contrary to SD-O7 (Centres).

²⁵ Policy 1 of the NPS-UD.

²⁶ It is my understanding that healthcare facilities don't also fall under the umbrella definition of “Commercial Activities” however if they do, the PDP should be amended to include nesting tables (or similar) for clarity.

²⁷ Residential and Mixed Use Zone s32 report, Section 1.2, para 4.

61. For the residential areas of North Timaru, the only location where healthcare facilities are permitted is the Northtown / Waimataitai Local Centre Zone at the intersection of Ranui Avenue and State Highway 1 (LCZ closest to the site on the map below). This map also shows the location of existing healthcare facilities in this part of Timaru.



Healthcare Facilities

Overlay: Proposed Timaru District Plan Zoning

Map Legend:

General Residential Zone	Neighbourhood Centre Zone	City Centre Zone	Sport and Active Recreation Zone
Medium Density Residential Zone	Local Centre Zone	General Industrial Zone	Māori Purpose Zone
General Rural Zone	Large Format Retail Zone	Port Purpose Zone	Site
Rural Lifestyle Zone	Mixed Use Zone	Natural Open Space Zone	Healthcare Facilities
Settlement Zone	Town Centre Zone	Open Space Zone	

Figure 1: Map showing PDP Zoning (as notified) and existing healthcare facilities. Source: Google Maps.

62. In my view, this map shows that there is a gap in access to healthcare facilities in Timaru North, and the PDP only allows new healthcare facilities to be established in the Local Centre Zone at Ranui Avenue and State Highway 1.
63. I consider it would be appropriate to provide for healthcare facilities as a restricted discretionary activity in the Former Showgrounds Precinct of the LFR Zone as it is the only commercially-zoned land in Timaru North that would be suitable for healthcare facilities to establish. This would enable future residents of Timaru North better access to healthcare.
64. In her evidence, Ms Hampson has assessed this activity in terms of adverse effects on the function and role of the centres zones and concludes that providing for healthcare facilities as a restricted discretionary activity in the Former Showgrounds Precinct of the LFR Zone could occur without compromising the function or role of the centres zones²⁸.
65. In my view for healthcare to be enabled as a restricted discretionary activity is an appropriate status for this activity in the LFR Zone subject to particular assessment of Policy LFRZ-P6 relating to “other activities”.
66. I have included some restricted discretionary activity provisions and matters of discretion to this effect at **Appendix 1** for consideration. I do not consider any changes to the policy framework is required as it is my view that these methods give effect to Policy LFRZ-P6 (in particular).

Childcare Services

67. Childcare services are expressly defined as such in the PDP and they also fall under the umbrella definition of “Educational Facility”²⁹.
68. In the PDP as notified, the Mixed Use zone is the only commercial zone where childcare services are permitted. They are also permitted in the General Residential and Medium Density Residential zones, but are limited to six and ten children respectively.
69. The Mixed Use zone is largely applied to the land that surrounds the City Centre zone in Timaru, whilst centres zones and industrial zones that enable employment are more

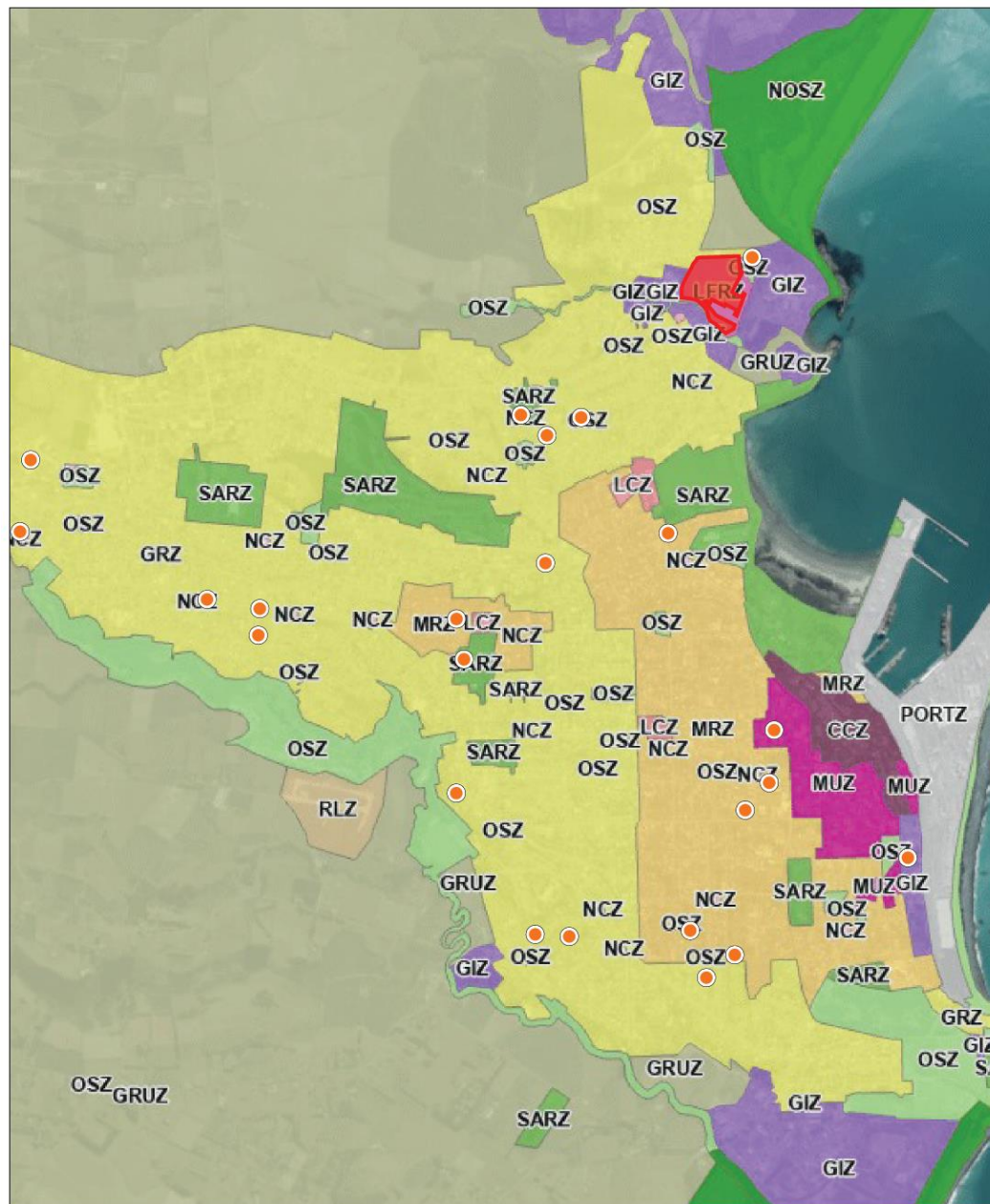
²⁸ Economic statement of evidence by Ms Natalie Hampson, Paragraph 78

²⁹ It is my understanding that childcare services don't also fall under the umbrella definition of “Commercial Activities” however if they do, the PDP should be amended to include nesting tables (or similar) for clarity.

evenly spread across the city. This means that permitted childcare services for more than six or ten children can only establish in the Mixed Use zone which is spatially separated from a lot of the residentially zoned land and a lot of the commercially zoned land in Timaru.

70. In my experience both as a planner and a working mother of three children, childcare services need to be located either in close proximity to places of employment or places of residence. There also needs to be sufficient provision of childcare services to meet demand.
71. I have processed many resource consents as a Council planner for childcare services. The two key adverse effects that childcare services generate are noise during operating hours, and traffic movements during drop-off and pick-up times. The noise effects in particular can affect residential amenity, and it is my understanding from childcare resource consent applications that it can be difficult to comply with residential day time noise limits in District Plans.
72. Consequently, I consider that the PDP should enable childcare services in zones that have both places of employment and lower levels of daytime amenity requirements, such as the commercial zones. As notified, childcare services are a Discretionary activity in all of the centres zones³⁰ and are a Non-complying activity in the LFR Zone. The scope of my evidence relates to the LFR Zone.
73. **Figure 2** below shows the location of the LFZ zone (as notified) and the surrounding zones, and location of existing childcare services.

³⁰ As they are an activity that is not provided for.



Early Childhood Care

Overlay: Proposed Timaru District Plan Zoning

Map Legend:

General Residential Zone	Neighbourhood Centre Zone	City Centre Zone	Sport and Active Recreation Zone
Medium Density Residential Zone	Local Centre Zone	General Industrial Zone	Māori Purpose Zone
General Rural Zone	Large Format Retail Zone	Port Purpose Zone	Site
Rural Lifestyle Zone	Mixed Use Zone	Natural Open Space Zone	Early Childhood Care
Settlement Zone	Town Centre Zone	Open Space Zone	

Figure 2: Map showing PDP zoning (as notified) and location of existing child care services. Source: Google Maps.

74. This above map illustrates that the site is located centrally to places of employment, in terms of the surrounding General Industrial Zone ("GIZ" on the map) and the LFR zoning of the site itself, which is anticipated to have employment for approximately 600 people.

75. The site is also located in close proximity to places of residence by way of the residential zones of Timaru North and new areas of growth. This site is accessible as it is located on State Highway 1 (Hilton Highway), connecting Timaru with Washdyke to the north.
76. In terms of impacts upon the vitality of the commercial centres, and particularly the city centre, Ms Hampson supports provision for childcare in the LFR Zone and considers that it is an “efficient location for services that support the local community and does not adversely affect the wider centre network, including the amenity of the CCZ”³¹.
77. For these reasons, I consider that the Former Showgrounds Precinct of the LFR Zone is an appropriate location for childcare centres to be located, and therefore be a restricted discretionary activity in the LFR Zone. I have included some restricted discretionary activity provisions and matters of discretion to this effect at **Appendix 1** for consideration. I do not consider any changes to the policy framework is required as it is my view that these methods give effect to Policy LFRZ-P6 (in particular).

VISITOR ACCOMMODATION

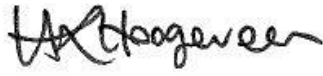
78. Visitor accommodation has its own definition and is defined as such in the PDP. The site is the northernmost, large area of commercially zoned land in Timaru and is also located on State Highway 1. Spatially, I consider that it is an appropriate location for some provision of visitor accommodation in the future.
79. In terms of adverse effects on the vitality, role and function of the centres zones and in particular the city centre, Ms Hampson has undertaken an assessment and could support one visitor accommodation facility on the site as a restricted discretionary activity. In her view, one visitor accommodation facility in the Former Showgrounds Precinct would not have an adverse effect on the vitality, role or function of the city centre, and that there are several economic benefits and minimal costs³².
80. For these reasons, I consider that the Former Showgrounds Precinct of the LFR Zone could be an appropriate location for one visitor accommodation facility to be located, and therefore be a restricted discretionary activity in the LFR Zone. I have included some restricted discretionary activity provisions and matters of discretion to this effect at **Appendix 1** for consideration. I do not consider any change to the policy framework is required as it is my view that these methods give effect to Policy LFRZ-P6 (in particular).

³¹ Economic statement of evidence by Ms Natalie Hampson, Paragraph 76

³² Economic statement of evidence by Ms Natalie Hampson, Paragraph 67

CONCLUSION

81. The site, being the former Showgrounds site, is currently subject to operative planning provisions and approved resource consents for large format retail development. In my view, the PDP provisions should ensure that those activities and development that have previously been anticipated for the site by way of the operative zoning and approved resource consents are continued to be provided for.
82. In this regard I support the recommended changes outlined in the s42A report relating to the changes to the development stages and thresholds and reinstatement of office, food and beverage and personal services. I consider that gymnasiums and recreation activities (up to 6000m²) and the and the Discretionary activity status for an overall GFA exceedance of 6% (with Non-Complying above that) should also be reinstated into the PDP as it applies to this site.
83. As the PDP process is a forward-looking document and the site has obtained consents for almost all of the operative permitted activities and development, additional non-retail activities are proposed to serve the needs of the residential population of Timaru as well as visitors. These additional activities include (limited) residential, healthcare, childcare and visitor accommodation.
84. It is my view that the provisions with the modifications as Redwood has proposed (or provisions to a similar effect) are the most efficient and effective way to achieve the strategic objectives of the District. This includes ensuring there is sufficient development capacity within existing urban areas, and that business and economic prosperity in the District is enabled in appropriate locations whilst maintaining the city and town centres as vibrant, attractive community focal points.
85. The expert economic evidence of Ms Hampson concludes that the above activities as set out in the provisions included at **Appendix 1** will not cause adverse economic effects, and that the role of the centres zones will be upheld, and therefore the other activities proposed will meet the objectives and policies for the zone, particularly LFRZ-P6 and LFRZ-O1 and -O2. In terms of residential activity, precinct plans are a tool that can be used to modify a zone to reflect the nuances of a particular location (such as the proposed Former Showgrounds Precinct introduced by the s42A report). Such a tool is effective in applying specific provisions to achieve a particular outcome that differs from the standard zoning. In this regard, I consider that it would be the most effective planning tool to enable residential development on the site (as opposed to rezoning) as it still requires a resource consent pathway however maintains flexibility for the existing urban land going into the future.

A handwritten signature in black ink, appearing to read 'H. Hoogeveen'.

5 July 2024

Hannah Lee Hoogeveen

Appendices:

Appendix 1 – Proposed mark ups to PDP LFR Provisions

Appendix 2 – Proposed Showgrounds Residential Sub-Precinct Plan

Appendix 3 – Approved Resource Consent Summary and Drawings

Appendix 4 – Operative District Plan Provisions

Appendix 1 – Proposed mark ups to PDP LFR Provisions

LARGE FORMAT RETAIL ZONE

Red and underline or strike through additions by HH of B&A for Redwood Group submission.

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 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 PRECX- 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 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.

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. predominantly contains buildings that have large gross floor areas and activities that require larger yard areas²; 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 Taitarakihi 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

¹ Harvey Norman [192.16]

² Z Energy [116.33]

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

1. buildings to be setback from road boundaries, to reduce the visual effects of the bulk of buildings within the zone; and
2. buildings to be setback from the boundary of PREC5 - 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.
3. buildings to be suitably separated from the boundary of the General Residential Zone; and³
- ~~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-~~ PREC5-P1 Pre-development conditions — Roding and fencing

Avoid land-use activities being open for business and available to the public within PRECX- Former Showgrounds Precinct the Large Format Retail Zone⁴, prior to:

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

LFRZ-P5 Other retail activities and staging of large format retail

Avoid the development of:

1. ~~restaurants; and~~⁵
2. any commercial activity (excluding large format retail) that is not ancillary to the primary large format retail activity; and
3. within PREC5- Former Showgrounds Precinct, retail activities that do not comply with the staging thresholds,⁶

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

LFRZ-P6 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 zone; 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 remains the focal point for commercial activities; and
4. Appropriately avoid or mitigate potential reverse sensitivity effects⁷.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps

³ Clause 10(2)(b) relating to Harvey Norman [192.1]

⁴ Harvey Norman [192.22]

⁵ Redwood Group [228.1]

⁶ Harvey Norman [192.23]

⁷ Alliance Group [173.127]

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.

LFRZ-R1	Large format retail	
Large Format Retail Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: Restricted Discretionary
	Where:	
	<p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9 .</i></p>	<p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
LFRZ-R2	Trade supplier	
Large Format Retail Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: Restricted Discretionary
	Where:	
	<p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9 .</i></p>	<p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
LFRZ-R3	Public toilets	
Large Format Retail Zone	Activity status: Permitted	Activity status where compliance not achieved with PER-1: Restricted Discretionary
	Where:	
	<p>PER-1 LFRZ-S4 is complied with.</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9 .</i></p>	<p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
LFRZ-R4	Car parking facility	

Large Format Retail Zone	<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 complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</i></p>	<p>Activity status where 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. <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
LFRZ-R5	Offices and Personal Services	
<p>1. Large Format Retail Zone within PRECX – Former Showgrounds Precinct⁸</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 PRECX - Former Showgrounds Precinct⁹</u>; and</p> <p>PER-3 LFRZ-S4 is complied with; and</p> <p>PER-4 LFRZ- S5 and LFRZ-S6 is complied with.</p> <p><i>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</i></p>	<p>Activity status where compliance not achieved with PER-3: 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 where compliance not achieved with PER-1: Discretionary</p> <p>Activity status where compliance not achieved with PER-3¹⁰ or PER-4: Non-complying</p>

⁸ Harvey Norman [192.27]

⁹ Redwood Group [228.1]

¹⁰ Harvey Norman [192.27]

<p>2. Large Format Retail Zone outside PRECX – Former Showgrounds Precinct¹¹</p>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> The activity is not a personal service</p> <p><u>PER-2</u> Any office is ancillary to a permitted activity and must:</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><u>PER-3</u> LFRZ-S4 is complied with</p> <p><u>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</u></p>	<p><u>Activity status where compliance not achieved with PER-3: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> the matters of discretion of any infringed standard.</p> <p><u>Activity status where compliance not achieved with PER-1 or PER-2: Discretionary</u></p>
<p>LFRZ-R6</p> <p>1. Large Format Retail Zone within PRECX – Former Showgrounds Precinct¹³</p>	<p><u>Cafes Food and Beverage¹²</u></p> <p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> 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 PRECX- Former Showgrounds Precinct; and</u></p> <p><u>PER-2</u> There are not more than two cafes located within the zone; and¹⁴</p> <p><u>PER-3</u> LFRZ-S4 is complied with; and</p> <p><u>PER-4</u> LFRZ- S5 and LFRZ-S6 is complied with.</p>	<p><u>Activity status where compliance not achieved with PER-3: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u> 1. the matters of discretion of any infringed standard.</p> <p><u>Activity status where compliance not achieved with PER-1, PER-2 or PER-4: Non-complying</u></p>

¹¹ Harvey Norman [192.27]

¹² Redwood Group [228.1]

¹³ Harvey Norman [192.28]

¹⁴ Redwood Group [228.1]

	Note: any associated building and structure must be constructed in accordance with LFRZ-R9.	
2. Large Format Retail Zone outside PRECX – Former Showgrounds Precinct¹⁵	<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: any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>Activity status where 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 where compliance not achieved with PER-1: Non-complying</p>
LFRZ- R7	Automated teller machines	
Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There are no more than two automated teller machines located within the zone.</p> <p>Note: any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	Activity status where compliance not achieved: Non-complying
LFRZ-R8	Supermarkets	
Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no more than one supermarket located within the zone; and</p> <p>PER-2 LFRZ-S4 is complied with; and</p> <p>PER-3 LFRZ- S5 and LFRZ-S6 is complied with.</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1 or PER-3: Non-complying</p>

¹⁵ Harvey Norman [192.28]

	Note: any associated building and structure must be constructed in accordance with LFRZ-R9.	
<u>LFR-R9</u>	<u>Gymnasiums</u>	
<u>Large Format Retail Zone (Former Showgrounds Precinct)</u>	<u>Activity status: Permitted</u> <u>Where:</u> - <u>PER-1</u> <u>LFRZ-S5 is complied with</u>	<u>Activity status where compliance not achieved with PER-1:</u> <u>Refer LFRZ-S5(1)(b)</u>
<u>LFR-R10</u>	<u>Recreation Activities</u>	
<u>Large Format Retail Zone (Former Showgrounds Precinct)</u>	<u>Activity status: Permitted</u> <u>Where:</u> - <u>PER-1</u> <u>LFRZ-S5 is complied with; and</u> <u>PER-2</u> <u>The hours of operation do not exceed 0900 – 1800 (9am – 6:00pm)</u>	<u>Activity status where compliance not achieved with PER-1:</u> <u>Refer LFRZ-S5(1)(b)</u> <u>Activity status where compliance not achieved with PER-2:</u> <u>Non-complying</u>
<u>LFRZ-R911</u>	<u>Buildings and structures</u>	
<u>Large Format Retail Zone</u>	<u>Activity status: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1</u> The building or structure is associated with or ancillary to a permitted activity; and <u>RDIS-2</u> LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and <u>RDIS-3</u> LFRZ-S3 and LFRZ-S5 are complied with. <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. building location and design, including with reference to the APP9 - Large format retail design guidelines.; and 	<u>Activity status where compliance not achieved with RDIS-1:</u> The same status as the activity the building or structure is associated with or ancillary to. <u>Activity status where compliance not achieved with RDIS-2: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. the matters of discretion in LFRZ-R10 for RDIS-1 and RDIS-2; and 2. the relevant matters of discretion of any infringed standard. <u>Activity status where compliance not achieved with RDIS-3: Non-complying</u>

	<ol style="list-style-type: none"> 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. <u>functional needs.</u>¹⁶ 	
LFR-R12	Visitor Accommodation	
	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>The number of visitor accommodation facilities is limited to one</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>Effects on the economic vitality of the town and city centre zones;</u> 2. <u>Reverse sensitivity effects; and</u> 3. <u>Design:</u> <ol style="list-style-type: none"> (a) <u>building location and design, including with reference to the APP9 - Large format retail design guidelines.; and</u> (b) <u>landscaping; and</u> (c) <u>fencing and walls, including for screening; and</u> (d) <u>storage areas; and</u> (e) <u>security and safety; and</u> (f) <u>signage; and</u> (g) <u>public transport; and</u> (h) <u>vehicle and pedestrian access; and</u> (i) <u>functional needs.</u> 	<p><u>Activity status where compliance not achieved with RDIS-1: Non-complying</u></p>
<u>Large Format Retail Zone (Former Showgrounds Precinct)</u>		
LFR-R13	Residential	
<u>Large Format Retail Zone (Former Showgrounds Precinct – Residential Sub-Precinct)</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p>	<p><u>Activity status where residential located outside of Residential Sub-Precinct Plan: Discretionary (as per LFRZ-R16)</u></p>

¹⁶ Woolworths [242.31]

	<ol style="list-style-type: none"> 1. <u>Reverse sensitivity effects; and</u> 2. <u>Design:</u> <ol style="list-style-type: none"> (a) <u>building location and design, including with reference to the APP9 - Large format retail design guidelines.; and</u> (b) <u>landscaping; and</u> (c) <u>fencing and walls, including for screening; and</u> (d) <u>storage areas; and</u> (e) <u>security and safety; and</u> (f) <u>signage; and</u> (g) <u>public transport; and</u> (h) <u>vehicle and pedestrian access; and</u> (i) <u>functional needs.</u> 	
LFR-R14	Health Care Facilities	
<u>Large Format Retail Zone (Former Showgrounds Precinct)</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>The matters in Policy LFRZ-P6; and</u> 2. <u>Design:</u> <ol style="list-style-type: none"> (a) <u>building location and design, including with reference to the APP9 - Large format retail design guidelines.; and</u> (b) <u>landscaping; and</u> (c) <u>fencing and walls, including for screening; and</u> (d) <u>storage areas; and</u> (e) <u>security and safety; and</u> (f) <u>signage; and</u> (g) <u>public transport; and</u> (h) <u>vehicle and pedestrian access; and</u> (i) <u>functional needs.</u> 	<u>Activity status where compliance not achieved: Not applicable</u>
LFR-R15	Child Care Services	
<u>Large Format Retail Zone (Former Showgrounds Precinct)</u>	<p><u>Activity status: Restricted Discretionary</u></p> <ol style="list-style-type: none"> 1. <u>The matters in Policy LFRZ-P6; and</u> 2. <u>Design:</u> <ol style="list-style-type: none"> (a) <u>building location and design, including with reference to</u> 	<u>Activity status where compliance not achieved: Not applicable</u>

	<p><u>the APP9 - Large format retail design guidelines.; and</u></p> <p>(b) <u>landscaping; and</u></p> <p>(c) <u>fencing and walls, including for screening; and</u></p> <p>(d) <u>storage areas; and</u></p> <p>(e) <u>security and safety; and</u></p> <p>(f) <u>signage; and</u></p> <p>(g) <u>public transport; and</u></p> <p>(h) <u>vehicle and pedestrian access; and</u></p> <p>(i) <u>functional needs.</u></p>	
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LFRZ-R106	Any non-commercial activities not otherwise listed in this chapter	
Large Format Retail Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
LFRZ-R107	<u>Service Stations</u>¹⁷	
Large Format Retail Zone	<u>Activity status: Discretionary</u>	<u>Activity status where compliance not achieved: Not applicable</u>
LFRZ-R148	Any new vehicle crossing onto Evans Street or Bridge Street	
Large Format Retail Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
LFRZ-R129	Commercial activities not otherwise specified in this chapter	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
LFRZ-R1320	Community facilities	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

¹⁷ Harvey Norman [192.30], Redwood Group [228.1]

LFRZ-R14	Restaurants¹⁸	
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 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 Open space and Recreation Zone or a Residential Zone. The method for determining recession planes and any permitted projection is described in APP8 — Recession Planes.	Matters of discretion 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 4. any benefits, such as the use of architectural features or steps in the building facade; 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. 2. Any building must be setback a minimum of 10m from PREC5 - Te Aitarakihi Precinct. 3. <u>Any building must be setback a minimum of 15m from the boundary of any site zoned General Residential Zone.</u>¹⁹ 	Activity status where compliance not achieved: Non-complying

¹⁸ Redwood Group [228.1, 228.6]

¹⁹ Clause 10(2)(b) relating to Harvey Norman [192.1]

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> . ²⁰	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.
LFRZ-S5	Development staging thresholds	
Large Format Retail Zone within PRECX – Former Showgrounds Precinct²¹	<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>(a) The maximum gross floor area of retail activities, offices, personal services and food and beverage must not exceed 34,000m².</u> <u>(b) The combined maximum gross floor area of gymnasiums and recreation activities must not exceed 6,000m².</u> 2. <u>Development open to the public prior to 1 July 2025 must not in aggregate exceed:</u> <ol style="list-style-type: none"> a. 29,000m² of gross floor area for all retail activities (excluding department stores); and b. 30,000m² of gross floor area for all retail activities including department stores. 3. <u>Development open to the public prior to 1 July 2027 must not in aggregate exceed 34,000m² of gross floor area</u> 	<p><u>Activity status where compliance not achieved with (1)(a) or (1)(b) up to 6%: Discretionary</u></p> <p><u>Note: A discretionary activity consent application under this rule shall be accompanied by an assessment of economic effects on the City Centre Zone.</u></p> <p>Activity status where compliance not achieved: Non-complying</p>

²⁰ Clause 10(2)(b) relating to Z Energy [116.19]

²¹ Harvey Norman [192.37]

	<p><u>for all retail activities including department stores.</u></p> <p>4. <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>²²</p>	
LFRZ-S6	Opening of business	
<u>Large Format Retail Zone within PREC X – Former</u>	<p>Land use activity must not open for business prior to:</p> <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 building along the boundary of the site where it abuts the rail corridor. 	Activity status where compliance not achieved: Non-complying

²² Redwood Group [228.1]

**Showgrounds
Precinct²³**

²³ Harvey Norman [192.37]

Appendix 2 – Proposed Showgrounds Residential Sub-Precinct Plan



Residential Sub-Precinct

Former Showgrounds Precinct
Residential Sub-Precinct

Not To Scale at A3
Date. 03/07/2024

B&A
Urban & Environmental

Appendix 3 – Approved Resource Consent Summary and Drawings

Consent Reference	Date of Approval	Summary		
101.2020.121.1	17/09/2020	Boundary Adjustment Subdivision	No GFA	
101.2020.91.21	11/12/2020	Construct and Establish a Bulk Retail Centre including provision of roading, carparking and landscaping, and Subdivision	Anchor (Bunnings Trade Supplier)	7970m ²
			Department Store:	4680m ²
			Supermarket:	3900m ²
			Large Format Retail	15,478m ²
			Food & Beverage:	1020m ²
			Personal Service Retail:	680m ²
			Amenities/ Service Corridors	272m ²
			Total	34,000m ²
101/102.2020.91.1	17/6/2022	Section 127 to vary the existing Condition 1 to allow for changes to layout of building one (General) and 52 (Signage)	Anchor (Bunnings Trade Supplier)	8017m ²
			Department Store	4680m ²
			Supermarket	3900m
			Large Format Retail	14,666m ²
			Place of Assembly	690m ²
			Food & Beverage	1020m ²
			Personal Service Retail	680m ²
			Amenities/Service Corridors	347m ²
			Total	34,000m ²
102.2021.146	30/09/2022	Install Four Billboards within the Timaru Showground Retail Park development site	No changes to GFA	
102.2020.91.4	24/01/2023	Section 127 Variation to change conditions 1 and 7 of land use consent 102.2020.91.1	No changes to GFA	
101.2020.91.2	22/03/2024	Section 127 to change conditions of subdivision consent 101.2020.91.1	No changes to GFA	
101.2020.91.3	6/06/2024	Section 127 to vary conditions in respect of a roading lot and an esplanade in respect of subdivision consent 101.2020.91.1 and Variation 101.2020.91.2	No changes to GFA	

Site Plan

Development Schedule

Anchor	7,970m ²	
Discount Department Store	4,680m ²	
Supermarket	3,900m ²	
Large Format Retail	15,478m ²	
Food & Beverage	1,020m ²	
Personal Service Retail	680m ²	
Amenities / Service Corridors	272m ²	
Total Retail	34,000m²	
Car parks	1228	
Food & Beverage	1,020m ²	3%
Personal Service Retail	680m ²	2%

TIMARU DISTRICT COUNCIL
Planning Unit

APPROVED

11/12/2020 nathanh



Site Plan - Option A
Scale 1:2000 @ A3

Site Plan

Development Schedule

Anchor	8,017m ²	
Discount Department Store	4,680m ²	
Supermarket	3,900m ²	
Large Format Retail	14,666m ²	
Place of Assembly	690m ²	
Food & Beverage	1020m ²	
Personal Service Retail	680m ²	
Amenities / Circulation / CMO	347m ²	
Total Retail	34,000m²	
Car parks	1252	
Food & Beverage	1020m ²	3%
Personal Service Retail	680m ²	2%

TIMARU DISTRICT COUNCIL
02 Sep 2022
PLANNING UNIT



Appendix 4 – Operative District Plan Provisions

3.5.7 COMMERCIAL 2A ZONE**1 PERMITTED ACTIVITIES**

The following are permitted activities subject to their complying with Development Thresholds and Performance Standards for this zone and the General Rules:

- 1.1 Community Facilities
- 1.2 Individual retail activities with a gross floor area of no less than 500m².
- 1.3 Multiple retail activities.
- 1.4 Offices and personal services.
- 1.5 Places of assembly.
- 1.6 Public toilets.
- 1.7 Restaurants.
- 1.8 Trade suppliers.

2 DEVELOPMENT THRESHOLDS FOR PERMITTED ACTIVITIES

Permitted development in the Commercial 2A Zone is subject to the following thresholds for activities specified below:

2.1 Development Thresholds

- 2.1.1 Subject to further provisions below, the maximum threshold for the Permitted Activities described in 3.5.7.1.2, 1.3, 1.4, 1.7 and 1.8 is 34,000m² of gross floor area.
- 2.1.2 The combined gross floor area for Places of Assembly shall not exceed 6,000m².

2.2 General Merchandise Outlets other than Department Stores

Development open to the public prior to 1 July 2015 shall not in aggregate exceed 10,000 m² of gross floor area.

Development open to the public prior to 1 January 2018 shall not in aggregate exceed 15,000 m² of gross floor area.

Development open to the public prior to 1 July 2020 shall not in aggregate exceed 19,000 m² of gross floor area.

Development open to the public prior to 1 July 2022 shall not in aggregate exceed 24,000m² of gross floor area.

Development open to the public prior to 1 July 2025 shall not in

aggregate exceed 29,000m² of gross floor area.

Development open to the public prior to 1 July 2027 shall not in aggregate exceed 34,000m² of gross floor area.

General Merchandise Outlets Inclusive of Department Stores

Development open to the public prior to 1 July 2015 shall not in aggregate exceed 16,000 m² of gross floor area.

Development open to the public prior to 1 January 2018 shall not in aggregate exceed 20,000 m² of gross floor area.

Development open to the public prior to 1 July 2020 shall not in aggregate exceed 23,000 m² of gross floor area.

Development open to the public prior to 1 July 2022 shall not in aggregate exceed 27,000 m² of gross floor area.

Development open to the public prior to 1 July 2025 shall not in aggregate exceed 30,000 m² of gross floor area.

Development open to the public prior to 1 July 2027 shall not in aggregate exceed 34,000 m² of gross floor area.

2.3 **Supermarkets**

2.3.1 Only one supermarket shall be permitted.

2.4 **Offices and Personal Services**

2.4.1 Subject to Threshold Rules 2.5 and 2.2 and 2.5.3 below, gross floor area devoted to offices (excluding offices ancillary to permitted activities) and personal services shall not exceed 2% of the aggregate developed gross floor area of Individual Retail Activities, Multiple Retail Activities and Trade Suppliers.

Note: for the purpose of this rule Automatic Teller Machines (ATM's) are considered a personal service.

2.5 **Restaurants**

2.5.1 Subject to Threshold Rules 2.5.2 and 2.5.3 below, gross floor area devoted to these activities shall not exceed 4% of the aggregate developed gross floor area of Individual Retail Activities, Multiple Retail Activities and Trade Suppliers.

2.5.2 Notwithstanding Threshold Rules 2.4 and 2.5, the total gross floor

area devoted to Offices, Personal Services and Restaurants shall not exceed 5% of the aggregate developed gross floor area of Individual Retail Activities, Multiple Retail Activities and Trade Suppliers.

- 2.5.3 Any space devoted to Offices (excluding offices ancillary to a permitted activity), Personal Services and Restaurants within Multiple Retail Outlets will count toward the thresholds in Rules 2.3 and 2.5.

2.6 **Areas Excluded from Development Thresholds**

- 2.6.1 Any yard space or common area not covered by the definition of gross floor area, but used for storage and display of product or for restaurant seating, will not count toward the development thresholds in Rules 1, 2 and 4-7 above.

3 CONTROLLED ACTIVITIES

The following are controlled activities in this Zone:

- 3.1 Buildings for the permitted activities listed above. Control is reserved over:

- a) Building design
- b) Fencing and walls
- c) Storage and plant
- d) Security and safety
- e) Public transport
- f) Signage

When assessing a controlled activity application for buildings the Council shall have regard to the Design Guidelines attached at Appendix 1 and the Outline Development Plan attached at Appendix 2. For the avoidance of doubt, the signage criteria relate to public signage (wayfinding signage) (NZTA). Wayfinding signage and retail signage is subject to the existing District Plan signage provisions in Part D General Rules.

- 3.2 For a resource consent application for building/s to be assessed as a controlled activity, a site plan must be submitted with a resource consent application for individual buildings or groups of buildings. The plan must show how the proposed building/s relates to existing buildings and the various components of the Outline Development Plan. The plan will provide the context within which the application will be determined.

- 3.3 Those activities provide for in the General Rules as controlled activities.

4 DISCRETIONARY ACTIVITIES

The following are discretionary activities in this zone subject to complying with the General Rules:

- 4.1 Permitted activities which would exceed Development Thresholds 2.1 or 2.2 by no more than 6%.
- 4.2 Service Station(s).
- 4.3 Accessory buildings to any discretionary activity.
- 4.4 Any activity listed as a permitted, controlled or discretionary activity which does not comply with the Outline Development Plan and performance standards for this zone, excluding performance standards 6.25 and 6.26 in regard to vehicle access (NZTA).
- 4.5 A resource consent application for a building/s which does not include a site plan in accordance with Rule 3.2.
- 4.6 Those activities provided for in the General Rules as discretionary activities *Note:* Discretionary activities will be assessed against the Performance Standards for this Commercial 2A Large Format Store (Retail Park) Zone (refer list of performance standards below).

5 NON COMPLYING ACTIVITIES

- 5.1 Shops with a floor area of less than 500m² are a non complying activity.
- 5.2 Non-compliance with performance standards 6.25, 6.26 and 6.27 (NZTA).
- 5.3 All other activities in this zone are non-complying unless they are provided for by a General Rule.

6 PERFORMANCE STANDARDS FOR ALL ACTIVITIES IN THE COMMERCIAL 2A LARGE FORMAT STORE (RETAIL PARK) ZONE:

- **Glare**

- 6.1 All exterior lighting shall be directed away from residentially zoned land and from the carriageway of any roads and from the retail corridor.

- 6.2 Other than street lighting, no spill light from a permanently fixed artificial light source shall exceed 10 lux, measured in the vertical plane, at the boundaries of any site in a Residential Zone, between the hours 10.00pm and 7.00am, and 20 lux at all other times.

- **Landscaped Areas**

- 6.3 In addition to the general landscaping rules at 6.19 of this plan the following additional landscaping rules shall apply:
- (1) The minimum area of the site to be set aside for landscaping shall be 10%.
 - (2) Landscaping shall occur in accordance with the Outline Development Plan. Landscaping shall have a minimum depth of 5 metres.
 - (3) The boundary adjacent to Lot 1 DP 60120 shall be landscaped to a depth of 4 metres.

Note: For the avoidance of doubt landscaped areas can include swales, rain gardens and other facilities to manage stormwater.

- 6.4 In accordance with general rule 6.19.2(5) a landscape plan shall be submitted to the Council prior to any development of the site. The landscape plan shall identify appropriate plant species and recognise the importance of the adjacent Taitarakihi Creek.

- **Natural Hazards**

- 6.5 In addition to the general Natural Hazards rules at 6.16 of this plan the following rules shall apply:

- 6.6 Any development within the Commercial 2A Large Format Store (Retail Park) Zone shall ensure that the pre-development flood storage is maintained for flooding associated with all storms up to those with a return period of 50 years (5% AEP).

- 6.7 Where landscaping areas are not used for first flush stormwater treatment systems these may be used to provide detention or flood storage.

- **Noise**

- 6.8 Noise levels from any activity shall not exceed the following unless specific noise levels are provided for the activity elsewhere in this Plan:

50 dBA L_{10} at the nearest Residential 1 Zone boundary and Lot 1 DP 60120 (The Trust) between 7.00am and 10.00pm on any day and 40 dBA L_{10} and 70 dBA L_{max} at all other times; and

55 dBA L_{10} at the nearest Residential 2 Zone boundary between 7.00am and 10.00pm on any day, and 45 dBA L_{10} and 75 dBA L_{max} at all other times.

- 6.9 See General Rule 6.21 for measurement and assessment of noise and standards of construction and maintenance noise, and General Rule 6.10 for Temporary Buildings and Activities.

- **Parking**

- 6.10 Deleted.

- 6.11 Carparking layout for the Commercial 2A Large Format Store (Retail Park) Zone shall be designed in accordance with the specifications detailed in NZS2890.1:2004.

- **Stormwater**

- 6.12 All material used in the construction of roofs shall be a material that minimises the release of heavy metal contaminants to stormwater.

- 6.13 The runoff from the first 15 mm of rainfall in any storm event (regardless of duration) from any hard stand surfaces shall be treated before discharging to the Taitarakihi Creek. The treatment shall be by infiltration systems. These treatment systems may include, but are not limited to:

- Infiltration basins
- Rain gardens
- Permeable pavement
- Constructed wetlands
- Catchpit Filter inserts

- 6.14 Sumps (catchpits) in carpark areas shall be designed with submerged outlets so that there is a containment volume of 60 litres above the submerged outlet.

- 6.15 The site shall not discharge stormwater into Taitarakihi Creek at a rate that exceeds the calculated discharge for the site in its former state up to a 50-year return period storm.

- 6.16 Carparks and roadways may be used to provide detention storage for storm events of greater than 10 year return period (10% AEP)

storms.

- 6.17 The design of the stormwater systems shall also make provision for dealing with runoff from storms of a return period greater than the 2% AEP event. This can include provision for overland flow routes to the water ponding in the Taitarakihi Creek flood plain.
- 6.18 No stormwater collected from buildings, sites and roads within the zone shall be disposed in the sewerage system.
- 6.19 Before construction commences on the site the landowner shall provide details, to the Council, of the treatment and containment systems, and detention and flood storage provided on the site to show compliance with performance standards 6.7 - 6.10 and 6.15 - 6.21 above. Note that in the event the development proceeds in stages, each stage will need to show compliance with the above performance standards on a prorata basis of the impervious area created.

- **Sunlight and Outlook**

- 6.20 The maximum building façade height is 10 metres. The maximum building height is 12 metres.
- 6.21 A building setback of a minimum depth of 5 metres shall be required from the road edge and from any designation in place for the purposes of road widening.
- 6.22 A building setback of a minimum width of 10 metres shall be required from Lot 1 DP 60120.
- 6.23 The recession plane in Appendix 2 shall apply to the boundary with Lot 1 DP 60120.
- 6.24 No building (other than for network utilities) shall be constructed within the stormwater utility area identified on the Outline Development Plan.

- **Vehicle Access**

- 6.25 Prior to the first land use activity opening for business, the Grants Road/State Highway 1 signalised intersection to the site shall be constructed and operation.
- 6.26 Vehicle access to the Zone is restricted to those access points shown on the Outline Development Plan in Appendix 2.

6.27 Site access from Bridge Road shall be at least 100 metres east of the State Highway 1 intersection.

- **Public Transport Connections**

6.28 Provision shall be made within the Commercial 2A zone for bus stops and taxi stands to ensure that the zone can be serviced by public transport. These facilities shall be located on the vehicle, pedestrian and cycleway linkages identified on the Outline Development Plan at Appendix 2 and designed in accordance with the Design Guidelines in Appendix 1 for Public Transport.

- **Visual Amenity**

6.29 Any outdoor storage areas, except for the display of goods for retail sale, shall be screened from adjoining sites, including public spaces of the same or lower elevation, by a fence of not less than 2 metres in height.

6.30 Lines and pipes associated with utility services and telecommunication facilities shall be placed underground.

- **Fencing Along the Rail Corridor**

6.31 Prior to the first land use activity opening for business, a fence of not less than 1.8 metres in height must be built along the boundary of the site where it abuts to the rail corridor. The fence will be constructed in a manner to deter trespassers.

- **Additional Performance Standard for General Merchandise Outlets Inclusive and Exclusive of Department Stores Exceeding the Staged Development Limits and a Second Supermarket Open to the Public Sooner than 1 October 2015**

6.32 Whether the activity will have an adverse effect on the economic and social functioning of centres (including established and new commercial centres of Timaru, Temuka, Geraldine and Pleasant Point, suburban shopping areas (Ashbury, Highfield, and Le Cren Street)) and neighbouring shopping areas.

- **Additional Performance Standards for Service Station(s) and development exceeding the development thresholds at Rule 2.1**

6.33 Whether the traffic generated will adversely effect the safe and efficient operation of the road network.

- 6.34 Whether entry and exit points and parking areas will enable the safe and efficient movement of people and vehicles.

7 THE FOLLOWING GENERAL RULES ALSO APPLY TO THE COMMERCIAL 2A LARGE FORMAT STORE (RETAIL PARK) ZONE

(a) Vehicle Access and Loading

See General Rule 6.7

(b) Hazardous Substances

See General Rule 6.9

(c) Signs

See General Rule 6.15

(d) Natural Hazards

See General Rule 6.16

(e) Filled Sites

See General Rule 6.18

(f) Landscaping

See General Rule 6.19

8 ZONE-SPECIFIC DEFINITIONS

For the purpose of Rules in this Zone, the following activity definitions apply. Any activity within the Zone not covered by a zone-specific definition defaults to the Part D Definition List.

Automotive & Marine Supplier

Means a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:

- boats and boating accessories;
- cars and motor cycles;
- new auto parts and accessories;

- trailers and caravans; and
- tyres and batteries.

Building Supplier

Means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, decoration or outfitting of buildings (other than businesses where the processing and machining of timber and other construction materials and products is carried on) and without limiting the generality of this term, includes:

- glaziers;
- locksmiths;
- suppliers of:
 - awnings and window coverings;
 - bathroom, toilet and sauna installations;
 - electrical and plumbing supplies;
 - heating, cooling and ventilation installations;
 - kitchen and laundry installations;
 - paint, varnish and wall coverings;
 - permanent floor coverings;
 - power tools and equipment; and
 - safes and security installations

Community Facilities

Means places available to the public for the purpose of community activities and includes but is not limited to public playgrounds, recreational halls community centres, community halls and public swimming pools but excludes theatres and cinemas.

Department Store

Means a business primarily engaged in selling a wide range of non-grocery and non-food merchandise including worn and carried apparel, household appliances, furnishings and equipment, personal goods and giftware as otherwise described and classified as ANZSIC category 5210, in individual retail premises of no less than 2,000 sqm of gross floor area.

Farming & Agricultural Supplier

Means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes:

equestrian and veterinary suppliers;
farming and horticultural equipment suppliers;
seed and grain merchants; and
stock and station outlets

Garden & Patio Supplier

Means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:

- plant nurseries;
- garden centres;
- landscape suppliers; and suppliers of:
- bark and compost;
- clothes hoists and lines;
- conservatories, sheds and other outbuildings;
- fencing, gates and trellises;
- outdoor recreational fixtures and installations;
- patio furniture and appliances;
- paving and paving aggregates;
- statuary and ornamental garden features; and
- swimming and spa pools.

General Merchandise Outlet

Means a retailing activity or shop (including a department store) primarily engaged in selling non-grocery and non-food merchandise and not otherwise defined in the Zonespecific definitions.

Height

For the purpose of determining the height of any part of any building or structure, measure the vertical height of that part of the building above the point on the ground level immediately below that point. Provided that this shall not apply to chimneys, ventilator shafts and equipment, skylights, spires, radio and television aerials, flagpoles, masts, poles, rods, antennae, mounting fixtures, mast caps or similar appendages and other purely decorative features not exceeding 2m² in area (measured horizontally). The ground level is the ground level shown on a site works plan lodged with a building consent application.

Hypermarket

Means a business incorporating a Department Store and a

Supermarket and for threshold assessment and rule purposes is to be treated as if it were two separate outlets of those kinds, based on the internal floorspace of each component.

Individual Retail Activity

Means a retailing activity operated by a single business entity under a distinct, single store brand or trading logo and unless otherwise qualified includes department stores, general merchandise outlets, hypermarkets and supermarkets but excludes trade suppliers.

Multiple Retail Activity

Means an Individual Retail Activity within which space has been sublet, with a resulting average gross floor area per activity of no less than 1,250 sqm.

Office Product Supplier

Means a business primarily engaged in selling goods for office use or consumption (in which context the term "office" is not confined to the definition in this Plan) and without limiting the generality of this term, includes suppliers of:

- computers and related equipment;
- copiers, printers and facsimile machines;
- integrated telephone systems and equipment;
- office furniture, equipment and utensils; and
- office stationery and software applications.

Restaurant

Means a business as defined in the Plan Definitions but also extending to premises licensed to sell alcohol for on-site consumption and to the sale of snacks and light refreshments.

Supermarket

Means a retailing activity or shop primarily engaged in selling groceries, foodstuffs and sealed beverages, including substantial fresh produce, meat and fish and dairy food / delicatessen departments, as otherwise described and categorised as ANZSIC category 5110, in individual retail premises of no less than 1,500 sqm of gross floor area.

Trade Supplier

Means a business substantially engaged in sales to businesses and institutional customers as well as to the general public and without limiting the generality of this term, includes:

- automotive & marine suppliers;
- building suppliers;
- farming & agricultural suppliers;
- garden & patio suppliers; and
- office product suppliers.

APPENDIX 1 - COMMERCIAL 2A ZONE (DESIGN GUIDELINES)

1 Architectural and Building Design Control

- 1.1 Buildings should have active frontages to public parking areas and streets with entrance and window elements forming at least 50% of the surface area of any ground floor building façade. The height of window elements should relate to pedestrian scale.
- 1.2 Buildings shall be designed to provide adequate weather protection where appropriate for pedestrians.
- 1.3 Corner sites should be emphasized through building design. The design of buildings on corner sites should express the corner element as a vertical transition between the two adjoining street frontages.
- 1.4 Where a building is visible from the street or the main public parking areas, building facades must display architectural relief with contemporary design and a simple mix of materials and colour. The rhythm and scale of architectural features, fenestrations and finishes should harmonise with and complement the streetscape. Reliefs should be of a human scale.
- 1.5 Where visible from the street and/or reserve, all building facades and associated elements must be finished to a good standard.
- 1.6 Where visible from the street and/or reserve, concrete panelling is to include some detail relief, patterned or other.
- 1.7 Coloursteel or other trapezoidal metal cladding to exterior walls, of warehouse/workshop form must not be carried full height to ground level.
- 1.8 Service yards and loading bays should be sited to the rear of buildings or integrated in such a way that they do not dominate its public frontage.

2 Building Materials

- 2.1 All buildings shall be constructed from the following:
 - Glass.
 - Composite aluminium cladding.
 - Blockwork, in a stacked or decorative pattern with architectural character.
 - Concrete panel, where taken full height must show some form of simple relief to break up the edifice.
 - Colour steel, zincalume or trapezoidal wall claddings to warehouse/workshop walls only, above the 2m dado height only.
 - Ceramic or porcelain tile.

- Solid plaster work.
- Folded metal proprietary cladding.
- Stone.
- Decorative finishes such as louvers, etc.

2.2 All roofing shall be of the following material:

- Long run trapezoidal roofing.
- Membrane roofing.

2.3 All paving shall be of the following materials:

- Cobblestone type paving.
- Asphalt.
- Concrete with the aggregate exposed.
- Concrete, with or without trowel or broom finish to yard areas only.
- Ceramic or porcelain tiles at pedestrian entranceways, etc.

3 Fencing and Walls

3.1 Where wire mesh fencing is required for security to any site, it must be contained within the service area only.

3.2 All fencing which is visible from the street must have a maximum height of 2.4m.

3.3 Fencing decorative screens, privacy walls, courtyards and other enclosures, may project forward of the front of a building only where they are designed as an integral part of the building.

4 Storage and Plant

4.1 Rubbish bins, storage bins, disposal bins, recycling bins, etc including pallet storage, and other loose debris or materials, which would otherwise be visible to the street front must be contained within a solid wall enclosed with gate access a minimum 2m high.

4.2 Except where required by other legislation or regulations, storage areas, gas and fuel tanks, meters, silos and other tank storage and equipment must be contained within a solid wall enclosure with gate access minimum 2m high or incorporated as part of the building design function, and where not practicable must be screened from public view by landscaping.

5 Security and Safety

5.1 Possible entrapment spots such as loading bays, rubbish bin bays, alleys and areas requiring access after hours, must be lit with vandal resistant

lighting.

- 5.2 Night security lighting must be provided to car parking areas, pathways, recessed areas, building entrances, enclosures, courtyards, etc so as to provide after hours security and discourage vandalism.
- 5.3 Buildings should be designed to provide strong architectural cues to accessways with clearly indicative entrance imagery, to enhance the visible sense of pedestrian access to the area.
- 5.4 Development must provide dedicated, clearly defined pedestrian access linking carparking areas to building entrances. Consideration shall also be given to connectivity with adjoining areas including residential areas.

6 Public Transport

- 6.1 Provision shall be made for bus stops and taxi stands to ensure that the development can be serviced by public transport.
- 6.2 Bus stops should be provided in recessed set downs to avoid blocking streets.
- 6.3 Pedestrian footpaths should be at their widest adjacent to bus stops/shelters, and the footpath should extend to the kerb edge to allow convenient bus ingress/egress.

7 Signage

- 7.1 Signage should be provided to give direction to people to find safe routes and facilities.
- 7.2 Signage should be provided to identify public facilities and places.
- 7.3 Public facility signage should be consistent in design and of a high quality manufacture.
- 7.4 Signage should be designed to be legible by pedestrians from a reasonable distance and located where it can be readily seen by pedestrians.
- 7.5 Where possible, the content of signage should be able to be understood without the need of English literacy, eg by the use of international symbols and pictograms.
- 7.6 Within carparks, street exits should be clearly marked.

APPENDIX 2 - COMMERCIAL 2A ZONE (OUTLINE DEVELOPMENT PLAN)

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