

Large Format Retail Zone

Introduction

The Large Format Retail Zone is located within the Lake Tekapō/Takapo and Twizel townships. This zone provides primarily for retail activities that require a large floor and/or yard area and which are less well suited to traditional town centre areas. The zone is intended to support the overall retail offering within the District, without detracting from the role of the Town Centre Zone as the primary commercial area.

Because of the type of activities anticipated within this zone, a greater scale of built form is anticipated than in other commercial zones, along with car parking and loading areas. The effects of activities within this zone need to be managed to maintain an appropriate level of amenity within the zone, and where these zones are located near more sensitive zones, careful management of the zone interface is required. Activities within the zone also need to be controlled to manage the potential for reverse sensitivity effects to arise, and to limit the type and scale of commercial activities to ensure that development within this zone does not detract from the vibrancy and vitality of the Town Centre Zone.

Objectives and Policies

Objectives	
LFRZ-O1	Zone Purpose
The Large Format Retail Zone provides primarily for large-scale retail activities.	
LFRZ-O2	Zone Character and Amenity Values
The adverse effects of activities and built form within the Large Format Retail Zone are managed in a way that: <ul style="list-style-type: none"> 1. recognises the functional and operational requirements of activities within the zone; 2. maintains a reasonable level of amenity within the zone; and 3. maintains the amenity values anticipated in adjoining areas. 	
Policies	
LFRZ-P1	Large-Scale Retail Activities
Enable large scale retail activities to establish and operate within the Large Format Retail Zone.	
LFRZ-P2	Other Activities
Avoid the establishment of activities that are not enabled by LFRZ-P1 within the Large Format Retail Zone unless they: <ul style="list-style-type: none"> 1. are not retail activities that are more suited to a location within the Town Centre Zone; 2. will not detract from the character, amenity values or purpose of the Town Centre Zone; and 3. will not result in reverse sensitivity effects with activities that are anticipated in the zone. 	
LFRZ-P3	Adverse Effects
Manage the adverse effects of activities within the Large Format Retail Zone to: <ul style="list-style-type: none"> 1. ensure that built form is of a scale that is compatible with the role and function of the zone; 2. provide for a good level of amenity for workers within the zone; and 3. mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas. 	

Rules

LFRZ-R1	Buildings and Structures	
Large Format Retail Zone	Activity Status: PER Where the activity complies with the following standards: LFRZ-S1 Height LFRZ-S2 Height in Relation to Boundary LFRZ-S3 Setbacks LFRZ-S4 Outdoor Storage LFRZ-S5 Coverage LFRZ-S6 Landscaping	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
LFRZ-R2	Retail Activities	
Large Format Retail Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The gross floor area of any individual retail activity is a minimum of 500m²; or 2. The activity is: <ol style="list-style-type: none"> a. a food and beverage outlet; or b. a service station; or c. yard-based retail; or d. trade-based retail. 	Activity status when compliance is not achieved with R2.1: DIS
LFRZ-R3	Ancillary Activities	
Large Format Retail Zone	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The activity is ancillary to a permitted activity. 	Activity status when compliance is not achieved with R3.1: DIS
LFRZ-R4	Commercial Activities (unless specified in LFRZ-R2 or LFRZ-R8)	
Large Format Retail Zone	Activity Status: DIS	
LFRZ-R5	Community Facilities	
Large Format Retail Zone	Activity Status: DIS	
LFRZ-R6	Industrial Activities	
Large Format Retail Zone	Activity Status: DIS	
LFRZ-R7	Residential Activities	
Large Format	Activity Status: NC	

Retail Zone		
LFRZ-R8	Commercial Visitor Accommodation	
Large Format Retail Zone	Activity Status: NC	
LFRZ-R9	Educational Facility	
Large Format Retail Zone	Activity Status: NC	
LFRZ-R10	Activities Not Otherwise Listed	
Large Format Retail Zone	Activity Status: DIS	

Standards

LFRZ-S1	Height	Activity Status where compliance not achieved:
Large Format Retail Zone	1. The maximum height of any building or structure shall not exceed 12m above ground level.	RDIS Matters of discretion are restricted to: CMUZ-MD1 Height
LFRZ-S2	Height in Relation to Boundary	Activity Status where compliance not achieved:
Large Format Retail Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	RDIS Matters of discretion are restricted to: CMUZ-MD2 Height in Relation to Boundary
LFRZ-S3	Setbacks	Activity Status where compliance not achieved:
Large Format Retail Zone	1. Any building or structure shall be set back a minimum of 7m from any boundary adjoining a residential, open space or recreation zone. 2. Any building or structure shall be set back a minimum of 3m from any boundary adjoining a rural zone. 3. Any building or structure shall be setback a minimum of 5m from any road boundary.	RDIS Matters of discretion are restricted to: CMUZ-MD3 Setbacks
LFRZ-S4	Outdoor Storage	
Large Format Retail Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened	RDIS Matters of discretion are restricted to:

	<p>from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height.</p> <p>2. No outdoor storage shall be located within the minimum setback from road boundaries.</p>	CMUZ-MD4 Outdoor Storage
LFRZ-S5	Coverage	
Large Format Retail Zone	<p>1. The maximum building coverage of any site shall not exceed 75%.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD5 Coverage</p>
LFRZ-S6	Landscaping	
Large Format Retail Zone	<p>1. A landscaped area shall be established along all road boundaries, except across entranceways, which:</p> <ol style="list-style-type: none"> Has an average depth of 3m and a minimum depth of 1m; Contains at least 50% of trees and shrubs. <p>2. Where the site adjoins a zone boundary, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity.</p> <p>3. All landscaping required in 1. and 2. above shall be:</p> <ol style="list-style-type: none"> undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and maintained, and any dead, diseased, or damaged plants, shall be removed and replaced. 	<p>RDIS</p> <p>Matters of discretion are restricted to: CMUZ-MD6 Landscaping</p>