

Closing Submissions Version

Key to Annotations:

- Black – Existing TRMP text.
- Red – PC62 as notified
- Blue – amendments made by Mr Rae following s42A report prior to the hearing
- Green – amendments made during the hearing
- Purple – amendments made subsequent to the hearing including two planning Joint Witness Conferences resulting in two JWS dated 16 December
- Orange – landscape related amendments agreed between Requestor and TDC following the hearing

16 GENERAL RULES

16.1 Outdoor Signs and Advertising

16.1.4.1(f)(ii) Permitted Activities (Outdoor Signs in Central Business, Commercial, Mixed Business, Tourist Services, and all Industrial Zones)

Refer to Schedule 17.2B in respect of two permitted single free standing signs within the Richmond North Commercial Zone.

17.1 RESIDENTIAL ZONE RULES

Refer to Policy sets 5.1, 5.2, 5.3, 6.2, 6.3, 11.1, 11.2, 13.1.

17.1.1 Scope of Section

This section deals with land uses in the Residential Zone. Subdivisions are dealt with in Chapter 16.3. Information required with resource consent applications is detailed in Chapter 19.

17.1.2 Land Use

17.1.2.1 Permitted Activities (Land Use - General)

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Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged text omitted]

Site Specific Activity

- (p) The land use occurs on CT ~~Volume 5C Folio 1208~~ 701541 (corner of Salisbury Road and 24 Champion Road, Richmond) and complies with the permitted activity conditions set out in Schedule 17.1E.

17.2 CENTRAL BUSINESS, COMMERCIAL AND TOURIST SERVICES ZONE RULES

*Refer to Policy sets 5.2, 6.6, 6.7, 11.1, 11.2, 14.4.
Refer to Rule sections 16.1, 16.2.*

17.2.1 Scope of Section

This section deals with land uses in the Central Business Zone, Commercial Zone, and Tourist Services Zone. Rules apply to all three zones unless otherwise stated. Subdivisions are dealt with in Chapter 16.3. Information required with resource consent applications is detailed in Chapter 19.

17.2.2 Land Use - Central Business and Commercial Zones

17.2.2.1 Permitted Activities (Land Use – Central Business and Commercial Zones)

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Any land use in the Central Business Zone or Commercial Zone is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

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Site Specific Activity: Richmond North Commercial Zone

- (p) The land use is a retail, commercial or community activity within the Richmond North Commercial Zone and complies with the permitted activity 'Land Use' Conditions A (~~1-a~~) to (~~1-5f~~) set out in Schedule 17.2B.
- (q) Tasman District Council's Resource Consent Manager has approved design and engineering plans, and a program for funding and construction, for an upgraded roundabout at the intersection of Salisbury Road and Champion Road. The upgraded roundabout shall be designed to achieve a typical weekday PM level of service of no worse than Level of Service D on all approaches to the intersection, including with the expected trip generation from the retail, commercial or community activities permitted to operate in the Richmond North Commercial Zone. Achievement of Level of Service D or greater shall be assessed against the relevant Level of Service criteria for roundabouts in the Austroads Guide to Traffic Management Part 3 – Traffic Studies and Analysis (2013)).
- (r) The upgraded roundabout has been constructed in accordance with the approved design to the satisfaction of Tasman District Council's Roading Manager within three years of the approval under (q) above and prior to retail, commercial or community activities commencing on the site.

Advice Note: Building construction and site works may occur within the zone prior to condition (r) being met, provided all other relevant conditions are met.

17.2.2.1A - Restricted Discretionary Activities (Land Use – Site Specific Activity: Richmond North Commercial Zone)

Any land use in the Richmond North Commercial Zone that does not comply with the permitted activity conditions 17.2.2.1(q) and 17.2.2.1(r) is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Traffic effects on and improvements required to the transport network servicing the site, including effects on the parts of the road network controlled by different road authorities beyond Tasman District and in particular any improvements to the ‘Three Roundabouts’ required to achieve an appropriate Level of Service.

Note: In the Richmond North Commercial Zone, the New Zealand Transport Agency is an affected person in accordance with section 95B of the Resource Management Act, insofar as this relates to effects on the transport network.

[Unchanged text omitted]

17.2.4 Building Construction or Alteration

17.2.4.1 Permitted Activities (Building Construction or Alteration)

Construction or alteration of a building in the Central Business, Commercial or Tourist Services Zone, except any building ~~either~~ in ~~either~~ the Three Brothers Corner Commercial Zone ~~or any building in the Richmond North Commercial Zone~~, is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

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[Unchanged text omitted]

17.2.4.1A Controlled Activities (Building Construction or Alteration – Site Specific Activity: Three Brothers Corner Commercial Zone)

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Op 8/14**

Construction or alteration of a building within the Three Brothers Corner Commercial Zone is a controlled activity if it complies with the controlled activity ‘Building Construction or Alteration’ conditions B (1) to (14) as set out in Schedule 17.2A.

A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

- (1) The external design and appearance of buildings.
- (2) The landscaping treatment of the site, including any sculptural or play elements.
- (3) Vehicle access, the design of vehicle crossings, parking, and measures required (if any) to ensure the safe and efficient movement of vehicles to and from the site.
- (4) Pedestrian linkages. For the purposes of this matter, considerations of vehicle access is not limited to the definition of “access” set out in Chapter 2. Vehicle access also includes consideration of the design of vehicle crossings, including the area of road reserve immediately adjacent to the access.

17.2.4.1B Controlled Activities (Building Construction or Alteration’ – Site Specific Activity: Richmond North Commercial Zone)

Construction or alteration of a building within the Richmond North Commercial Zone is a controlled activity if it complies with the controlled activity 'Building Construction or Alteration' conditions B (1a) to (15f) as set out in Schedule 17.2B.

A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

- (1) The external design and appearance of buildings.
- (2) The landscaping treatment of the site, including:
 - (i) the landscape planting design along the Marchwood Grove Boundary incorporating where practicable the retention of established trees along the Marchwood Grove boundary;
 - (ii) the landscape planting design along the Salisbury and Champion road frontages;
 - (iii) any sculptural elements and the undergrounding of the Tasman Power line along Champion Road.
- (3) Vehicle access, the design of vehicle crossings, parking, and measures required (if any) to ensure the safe and efficient movement of vehicles to and from the site.

Note: For the purposes of this matter, consideration of vehicle access is not limited to the definition of "access" set out in Chapter 2. Vehicle access also includes consideration of vehicle crossings, including the area of road reserve immediately adjacent to the access.

- (4) The location and appearance of the Acoustic barrier Wall.
- (5) Pedestrian and cyclist circulation around, into and within the site.
- (6) The location of signage.
- (7) Traffic effects on and improvements required to the transport network serving the site, achieving typical weekday PM level of service of no worse than Level of Service D on all approaches to the Salisbury Road / Champion Road intersection, including with the expected trip generation from the retail, commercial or community activities permitted to operate in the Richmond North Commercial Zone. Achievement of Level of Service D or greater shall be assessed against the relevant Level of Service criteria for roundabouts in the Austroads Guide to Traffic Management Part 3 – Traffic Studies and Analysis (2013)).
- (8) Measures for the effective interception and treatment of contaminants discharged from the site. [Advice note: refer to section 36.4].
- (9) Completeness and adequacy of both the Construction Management Plan and Construction Noise Management Plan for the Richmond North Commercial Zone, as well as the ability of the Construction Noise Management Plan to ensure compliance with the relevant noise condition.

17.2.4.2 Restricted Discretionary Activities (Building Construction or Alteration)

Construction or alteration of a building that does not comply with the permitted conditions of rule 17.2.4.1 or the controlled conditions of rule 17.2.4.1A or rule 17.2.4.1B is a restricted discretionary activity, if it complies with the following conditions:

- (a) Except as provided for under condition (b), the maximum height of a building is 10 metres, except that for slimline, self-supporting masts and poles and attached infrastructure, condition 16.6.2.1(j) applies.
- (b) The maximum height of a building within the Three Brothers Corner Commercial Zone is 10 metres, except that plant rooms, air conditioning units, ventilation ducts, cooling towers, roof/sun lights or similar architectural features on any building may be up to 11.5 metres provided such features do not occupy more than 5 percent of the plan area of the building on which they are located.
- (c) **The maximum height of a building within the Richmond North Commercial Zone is 7.5 metres, except that plant rooms, air conditioning units, ventilation ducts, cooling towers, roof/sun lights or similar features on any building may be up to 9.0m provided such features do not occupy more than 5 per cent of the plan area of the building on which they are located.**

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

[Unchanged text omitted]

Site Specific Activity - Three Brothers Corner Commercial Zone

- (40) The effect of the design and appearance of the building on the overall streetscape, amenities and character of the surrounding environment, particularly from adjoining residential properties and the intersection of Gladstone Road and Bateup Road.
- (41) The extent to which any adverse visual effects can be mitigated by building design (architectural style, scale and design, bulk and length of walls, materials, colours), landscaping, screening or through the proposed use of the setback area.
- (42) The effect of any reduced landscaping in terms of the scale and appearance of the buildings in the Three Brothers Corner Commercial Zone, particularly from adjoining residential properties and the intersection of Gladstone Road and Bateup Road.
- (43) Any compensating factors for reduced landscaping or screening, including the nature of planting or materials used, the use of open space, the location of parking, manoeuvring or storage areas, or through the use of land within the landscape strip.
- (44) Vehicle access, the design of vehicle crossings, parking, and measures required (if any) to ensure the safe and efficient movement of vehicles to and from the site. For the purposes of this matter, considerations of vehicle access is not limited to the definition of “access” set out in Chapter 2. Vehicle access also includes consideration of the design of vehicle crossings, including the area of road reserve immediately adjacent to the access.

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Site Specific Activity – Richmond North Commercial Zone

- (45) The effect of the design and appearance of the building on the overall streetscape, amenities amenity and character of the surrounding environment, particularly from adjoining residential properties and the intersection of Salisbury Road and Champion Roads.
- (46) The extent to which any adverse visual effects can be mitigated by building design (architectural style, scale and design, bulk and length of walls, materials, colours), landscaping (including sculptural elements), screening or through the proposed use of the setback area. This may require the burial underground of the Tasman Power line along Champion Road in order to achieve appropriate landscape treatment along this frontage.
- (47) The effect of any reduced landscaping in terms of on the scale and appearance of the buildings in the Richmond North Commercial Zone, particularly from adjoining residential properties and the intersection of Salisbury Road and Champion Roads as well as along from the frontages of Salisbury and Champion Roads, and the ability to retain as far as practicable established trees along the Marchwood Grove boundary.
- (48) Any compensating factors for reduced landscaping or screening, including the nature of planting or materials used, the use of open space, the location of parking, manoeuvring or storage areas, or through the use of land within the landscape strip.
- (49) Vehicle access, the design of vehicle crossings, parking, and measures required (if any) to ensure the safe and efficient movement of vehicles to and from the site. For the purposes of this matter, consideration of vehicle access is not limited to the definition of “access” set out in Chapter 2. Vehicle access also includes consideration of the design of vehicle crossings, including the area of legal road reserve immediately adjacent to the access.
- (50) Traffic effects on and improvements required to the transport network serving the site, achieving typical weekday PM level of service of no worse than Level of Service D on all approaches to the Salisbury Road / Champion Road intersection, including with the expected trip generation from the retail, commercial or community activities permitted to operate in the Richmond North Commercial Zone. Achievement of Level of Service D or greater shall be assessed against the relevant Level of Service criteria for roundabouts in the Austroads Guide to Traffic Management Part 3 – Traffic Studies and Analysis (2013)).
- (51) The location of signage
- (52) Pedestrian and cyclist circulation around, into and within the site to ensure the safe and efficient movement of passers-by and visitors to the site.
- (53) Measures for the effective interception and treatment of contaminants discharged from the site. *[Advice note: refer to section 36.4].*
- (54) Completeness and adequacy of both the Construction Management Plan and Construction Noise Management Plan for the Richmond North Commercial Zone, as well as the ability of the Construction Noise Management Plan to ensure compliance with the relevant noise condition

17.2 Central Business, Commercial and Tourist Services Zone Rules**[new] 17.2.4.2B Controlled Activities (Building Construction or Alteration – Site Specific Activity: Richmond North Commercial Zone**

- ~~(6) — Traffic effects on and improvements required to the transport network serving the site, including the maintenance of an acceptable level of service of at least Level D on all approaches to the intersection (in terms of the Level of Service criteria for roundabout intersections in the Highway Capacity Manual) for the Salisbury Road/Champion Road roundabout.~~

17.2 Central Business, Commercial and Tourist Services Zone Rules

17.2.4.2 Restricted Discretionary Activities (Building Construction or Alteration)

- ~~(50) — Traffic effects on and improvements required to the transport network serving the site, including the maintenance of an acceptable level of service of at least D on all approaches to the intersection (in terms of the Level of Service criteria for roundabout intersections in the Highway Capacity Manual) for the Salisbury Road/Champion Road roundabout.~~

17.2.20 Principal Reasons for Rules

[Unchanged text omitted]

Building Setbacks

...

In the Three Brothers Corner Commercial Zone **and in the Richmond North Commercial Zone**, an increased building setback is required for larger buildings (those having a gross floor area greater than 500 square metres) to ensure that any larger buildings established within the Zone do not dominate the character and amenity of the surrounding residential environment to the east and south. In addition, a greater building setback is required from the intersection of Gladstone Road and Bateup Road (Three Brothers Corner Commercial Zone), **and Salisbury Road and Champion Road (Richmond North Commercial Zone)**, to ensure the opportunity to attain a high level of amenity at ~~this~~ **these** entrances to Richmond. A building setback from the road reserves of Gladstone Road and Bateup Road, **and from Salisbury Road and Champion Road**, is required to provide for landscaping of this setback area to mitigate any adverse visual effects of buildings along these frontages.

Building Height

...

A specific exemption provides for certain features located on the roofs of buildings within the Three Brothers Corner Commercial Zone **and the Richmond North Commercial Zone** to exceed the maximum permitted building height. This exemption is limited to those features which do not exceed the maximum permitted height by more than 1.5 metres and they do not occupy more than 5 percent of the plan area of a building. This exemption recognises the relatively small size of these features and, when combined with the specific controls on building setbacks and landscaping within the Three Brothers Corner Commercial Zone **and the Richmond North Commercial Zone**, will provide an appropriate level of amenity for the surrounding environment.

Landscaping and Visual Amenity

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The Three Brothers Corner Commercial Zone is located at a relatively high profile intersection at the corner of Gladstone Road and Bateup Road, Richmond. **The Richmond North Commercial Zone is also located at a high profile intersection, at the northern**

approaches to Richmond, at the corner of Salisbury Road and Champion Road. Further, the Three Brothers Corner Commercial Zone adjoins a Residential Zone along its southern and eastern boundaries, and the Richmond North Commercial Zone adjoins a Residential Zone along its south-western and south-eastern boundaries. Recognising ~~this~~ these locations, specific landscaping treatment (prescribed minimum depths and tree planting at specified intervals) is required along road frontages and boundaries with the Residential Zone, with a minimum percentage of the Zone to be set aside for landscaping. These specific landscaping controls will ensure a high standard of amenity is achieved, and will assist in reducing the dominance of buildings and hard stand areas established within the Zone.

Activities and Effects

...

The Richmond North Commercial Zone is also a 'site specific' Zone, located at the intersection of Salisbury Road and Champion Road occupying an area of approximately 1.3ha. The Zone provides principally for a supermarket, along with other compatible smaller scale retail and or commercial activities, and a small scale community facilities.

The rules for both of these site specific zones reflect the location and the activities anticipated to establish in the Zones and, as such, provide for a certain scale of retail and commercial activity in conjunction with specific controls on access, landscaping, and building setbacks, all of which distinguish these zones from other Commercial Zones.

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Schedule 17.2B Richmond North Commercial Zone

Refer to 17.2.2.1(p), 17.2.4.1B and Zone Planning Maps 23, 57 and 130 ~~Permitted Activity Conditions~~

Permitted Activity Conditions

A. Land Use

Any land use within the Richmond North Commercial Zone is a permitted activity if it is a retail, commercial or community activity that complies with the following conditions:

General

- (a) Any activity complies with the applicable permitted activity conditions relating to 'particular activities', ~~'hours of operation'~~, 'storage area', 'air emissions – dust and odour', 'glare' and 'stormwater' ~~as contained~~ in rule 17.2.2.1.
- (b) In relation to 'stormwater' the following specific permitted activity condition also applies in addition to rule 17.2.2.1:
 - (i) Land for both primary and secondary flow paths must be provided for in any stormwater diversion or discharge.
- (c) Any activity is otherwise exempt from complying with the applicable permitted activity conditions relating to ~~'hours of operation'~~, 'amenity plantings' and 'noise' ~~as contained~~ in rule 17.2.2.1, as specific requirements are imposed within this schedule relating to those matters.

Specific Activity Controls

- (d) Any activity ~~only~~ consists ~~only~~ of
 - (a) a supermarket, provided:
 - (i) it does not exceed 3,200 square metres gross leasable floor area, ~~and~~
 - (ii) it is located within Indicative Development Area "A" shown on the Structure Plan in the Planning Maps, ~~and~~
 - (iii) opening hours are 07.00 am to 10.00 pm, Monday to Sunday.

Advice Note: For the purposes of this rule, ~~an~~ the enclosed loading bay required by ~~Condition 14~~ Schedule 17.2B.B(s) is not included in "gross leasable floor area"

- (b) any other retail or commercial activity provided:
 - (i) the total gross leasable floor area of all tenancies does not exceed 200 square metres; and
 - (ii) it is located within Indicative Development Area "B" shown on the Structure Plan in the Planning Maps.

- (c) one or more community activities provided:
 - (i) the total gross leasable floor area of all tenancies does not exceed 600 square metres; ~~and~~
 - (ii) ~~they activities~~ are located within Indicative Development Area “C” shown on the Structure Plan ~~in~~ on the Planning Maps; and
 - (iii) the activity comprises a medical centre, childcare facility or gymnasium.

- (d) Delivery of goods by Heavy Goods Vehicles only occurs between 9.00 am and 8.00 pm on Sundays and Public Holidays and, for other days, only occurs between 7.00 am and 8.00 pm. All Heavy Goods Vehicles visiting the site are to enter the site via Salisbury Road and exit via Champion Road.

Operational Noise

- (e) Noise generated by any activity within the Richmond North Commercial Zone, measured:
 - (i) at or within the boundary of a site within a Residential Zone; or
 - (ii) at or within the notional boundary of any dwelling in a Rural, Rural Residential or Papakainga Zone, does not exceed:

Day	Time Period	Noise Limit
Weekdays and Saturdays	Daytime (0700 – 2200 2000)	55dB LAeq (15 min)
	Evening (2000 – 2200)	50dB LAeq (15 min)
	Night-time (2200 – 0700)	40dB LAeq (15 min) 70 dB LAFmax
Sundays and public holidays	Morning (0700 – 0900)	50dB LAeq (15 min)
	Evening (2000 – 2200)	
	Daytime (0900 – 2000)	55dB LAeq (15 min)
	Night-time (2200 – 0700)	40dB LAeq (15 min) 70 B LAFmax

Noise ~~must~~ be measured and assessed in accordance with the provisions of NZS6801:2008 Acoustics Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise.

- (f) In the Richmond North Commercial Zone, there must be at all times a current Operational Noise Management Plan. The Noise Management Plan must specify the following:
 - (i) Noise Management Plan objectives.

- (ii) Mitigation and management measures to be adopted to ensure compliance with the noise limits set out in (e) (3) and a signed statement that the measures specified are adequate to ensure compliance with the noise limits.
- (iii) Noise modelling; noise monitoring; auditing and reporting procedures.
- (iv) The Noise Management Plan must specify how operational noise is mitigated or controlled within the various loading bays and other goods handling areas as well as outdoor refuse disposal and recycling materials handling areas.
- (v) Noise complaint handling procedures and community liaison.
- (vi) Procedures for amendments and review.
- (vii) ~~The current Noise Management Plan must be prepared by a suitably qualified acoustics expert and certified by the relevant Store Manager and must be available at the the Tasman District Council and must be available at the Tasman District Council offices for inspection by the public at any time~~ offices for inspection by the public at any time.
- (viii) All permitted activities in the Richmond North Commercial Zone are undertaken in accordance with a Noise Management Plan Certified by the Tasman District Council for that purpose.

Controlled Activity Conditions

B. Building Construction or Alteration

The construction of a building within the Richmond North Commercial Zone is a controlled activity if it complies with the following conditions:

General

- (a) (4) Any construction or alteration of a building complies with the applicable permitted activity conditions relating to ‘building coverage’, ‘building envelope’, ‘wastewater disposal’, and ‘stormwater’ as contained in 17.2.4.1.

Advice note: The enclosed loading bay required by Condition (s) is exempt from the building envelope requirement.

- (b) Any construction or alteration of a building is exempt from complying with the applicable permitted activity conditions relating to ‘height’ and ‘setbacks’, as contained in 17.2.4.1, as specific requirements are imposed within this schedule relating to those matters.
- (c) In relation to stormwater land for both primary and secondary flowpaths must be provided for in any stormwater diversion or discharge. [Advice Note: Refer to Section 31.1.5)

Height

- (d) The maximum height of a building is 7.5 metres, except that plant rooms, air conditioning units, ventilation ducts, cooling towers, roof/sun lights or similar architectural features on any building may exceed 7.5m provided such features do not exceed 9.0m and do not occupy more than 5 percent of the plan area of the building.

Landscaping

- (e) The minimum percentage of the Richmond North Commercial Zone to be set aside as a landscaped area ~~shall be~~ is 12 percent.
- (f) A landscaping strip with a minimum average width of 3.0 metres and a minimum width of 2.0 metres ~~shall be~~ is provided along all road boundaries, except at access (vehicle or pedestrian) points, and in the pedestrian areas adjoining the building on the Champion Road frontage. ~~which are~~ The pedestrian areas of the site ~~to be~~ must be appropriately formed with hard landscaping such as paving and ~~which shall~~ ~~must~~ contain a minimum of 4 street trees and street furniture.
- (g) A landscaping strip with a minimum average width of 1.5 metres is provided along all boundaries of ~~the sites~~ adjoining a Residential Zone, except for:
 - (i) the boundary with the adjacent site to the south-east where a landscaping strip with a minimum width of 1.5 metres is provided; and:
 - (ii) where pedestrian walkways are provided ~~and~~ these walkways form part of an integrated pedestrian network through the Richmond North Commercial Zone where no landscaping strip is required.
- (h) Where the Richmond North Commercial Zone adjoins a Residential Zone, provision is made for landscaping ~~and an acoustic wall barrier(s)~~ to at least 2.5 metres in height along the length of the zone boundary.

Trees

- (i) Road frontages ~~shall be~~ are planted with a minimum of one tree, plus one additional tree for every 10 metres of road frontage (for example 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.). ~~Any Trees trees required shall be~~ are planted along the road frontage and in front of any buildings on the site. Trees ~~shall be~~ are planted no more than 15 metres apart, ~~or~~ and no closer than 4 metres apart. ~~and shall be at least 2.5 metres in height at the time of planting.~~ Species are to be selected from the list in condition ~~(k)-(11)~~ (j) or such other species as may be approved by the Council. Trees along the Salisbury and Champion Road boundaries shall be at a minimum 3-3.5m high at the time of planting with a caliper of 50mm. All trees along the Salisbury and Champion Road boundaries shall be planted with root guard barriers.
- (j) Within the landscape strip required by (g) ~~(B)(5-8)~~ above, trees ~~shall be~~ are planted at a rate of ~~One one~~ tree every 10 metres, or one tree for every 1.5 metres where hedged ~~and maintained,~~ and are between 2.2 and 2.5 metres in height at time of planting, with ~~trees~~ species to be selected from the following list, or such other species as may be approved by the Council:

Botanical Name	Common Name	Habit
Marchwood Grove Boundary and Southern Boundary		
Acer palmatum	Japanese Maple	Deciduous
Acer rubrum cultivars	Red Maple	Deciduous
Alectryon excelsus	Titoki	Evergreen

<i>Cordyline australis</i>	Cabbage tree	Evergreen
<i>Corokia</i> sp	Corokia	Evergreen
<i>Fagus</i> ‘Dawyck Gold’	Gold columnar Beech	Deciduous
<i>Fagus sylvatica</i> ‘Riversii’	River Purple Beech	Deciduous
<i>Fraxinus excels</i> ‘Aurea’	Golden Ash	Deciduous
<i>Fraxinus ornus</i>	Manna Ash	Deciduous
<i>Fraxinus sylvatica</i> ‘Purple Spire’	Purple Spire Ash	Deciduous
<i>Griselinia littoralis</i>	Griselinia	Evergreen
<i>Kunzia ericoides</i>	Kanuka	Evergreen
<i>Phormium cookianum</i> (dwarf)	Mountain flax	Evergreen
<i>Pittosporum</i> ‘Stephens Island’	NZ Pittosporum	Evergreen
<i>Plagianthus regius</i>	Ribbonwood	Evergreen
<i>Sophora macrophylla</i>	Kowhai	Evergreen
<i>Pseudopanax</i> ‘Cyril Watson’	Pseudopanax	Evergreen
Street Trees		
<i>Fraxinus purple spire</i>	Ash	Deciduous
<i>Melia azedarach</i>	Melia	Deciduous
<i>Quercus palustris</i>	Pin Oak	Deciduous
Grasses		
<i>Astelia</i> ‘westland’	Astelia	Evergreen
<i>Chionochloa flavicans</i>	Dwarf toe toe	Evergreen
<i>Coprosma virescens</i>	Coprosma	Semi deciduous
<i>Dianella nigra</i>	Dianella	Evergreen
<i>Hebe</i> ‘black panther’	Hebe	Evergreen
<i>Libertia</i> sp	NZ iris	Evergreen

Lomandra ‘little pal’	Lomandra	Evergreen
Muehlenbeckia astonii	Muelenbeckia	Evergreen
Phormium cookianum (dwarf)	Mountain flax	Evergreen
Ground Cover		
Acaena inermis ‘Purpurea’	New Zealand Burr	Evergreen
Coprosma acerosa taiko ‘red rocks’	Coprosma	Evergreen
Muehlenbeckia axillaris	Muehlenbeckia	Evergreen

- (k) One tree is planted for every five parking spaces required on the site. Trees are planted within or adjacent to the car parking area. The car parking contains at least 14 trees with all ~~at least four~~ of these planted in tree pits.
- (l) Plantings are designed and established to meet the following requirements:
- (i) ~~The minimum planting size of trees is specified in a landscape tree is 2.23.0 3.5 metres tall required by condition (h10) and 2.5 metres tall required by conditions (f) and (g) (10) and (11) (g8) at the time of planting and, for both areas, a minimum of 160 litre nursery grade bag size and are required to have is a with minimum 50 millimetre caliper at shoulder height to minimise effects of vandalism. § [Advice note: Staking may be as may be required].~~
 - (ii) Plantings are watered during the first two summers if required as necessary to maintain tree health.
 - (iii) Plantings that die or are damaged are replaced.
 - (iv) The trees selected for the landscape strip required by condition ~~(j-10)~~ j) are capable of reaching a minimum of 6-8 metres in height at maturity.
 - (v) Once mature, the trees are actively maintained at their mature heights.

Acoustic ~~Wall~~ Barrier

- (m) An acoustic ~~wall~~ barrier of ~~between 2.5 and 3 m~~ metres in height is provided along the entire length of the south western site boundary and south eastern site boundary, decreasing in height within no more than 5 metres of Salisbury and Champion Roads to allow for safe sight distances at ~~and the south eastern site boundary. The footings are to be placed in the best positions to best provide suitable growing conditions for planted landscape screening along those boundaries.~~
- (n) This barrier ~~wall~~ shall:
- (i) be offset 2 metres from the Marchwood Grove boundary for the first 11 metres from Salisbury Road to provide amenity planting along Marchwood Grove;

- (ii) be located on ~~requesters land~~ the site so as to enable, ~~with~~ planting to be located on the outer ~~boundary~~ side of this ~~barrier wall~~ for the purposes of screening and mitigation of the Acoustic barrier;
- (iii) consist of a close boarded or overlapping treated pine fence with timber capping; and
- (iv) The footings are to be placed in the best positions to ~~best~~ provide suitable growing conditions for planted landscape screening along those boundaries.

Building Setbacks

- (o) Any building is setback:
 - (i) At least 10 metres from boundaries ~~in an~~ with the adjoining Residential Zone;
 - (ii) At least 75 metres from the legal road ~~reserve~~ boundary with Salisbury Road;
 - (iii) At least 5 metres from the legal road ~~reserve~~ boundary with Champion Road.
 - (iv) The acoustic barrier in condition (m) ~~(11)~~, the signage in condition (q) ~~(14)~~, and the enclosed loading bay in ~~(16)~~ (s) are exempt from these setback requirements.

Access and Vehicle Crossings

- (p) Access and vehicle crossings comply with the applicable permitted activity conditions in 16.2 (Transport (Access, Parking and Traffic)), except that:
 - (i) ~~∗~~Vehicular access from the Richmond North Commercial Zone is to be limited to a single 'left in-left out' access point and vehicle crossing at Salisbury Road and is limited to no more than two access points and vehicle crossings at Champion Road, the most southern of which is only for servicing vehicles egress.
 - (ii) ~~a~~A vehicle access point that includes a physical island that separates inbound and outbound movements for the purpose of restricting some turning movements or providing a waiting place for pedestrians crossing the access point is to be treated as a single vehicle access point and vehicle crossing.

Signage

- (q) Any signage complies with the applicable permitted activity conditions relating to outdoor signage and advertising as contained in 16.1 (Outdoor Signs and Advertising), except that two free standing signs, each with a maximum height of ~~98.0~~ metres and a maximum sign area each of ~~29.726.4~~ square metres (on each side where double sided), may be established along the Salisbury Road and Champion Road frontages.

Structure Plan

- (r) Any development within the Richmond North Commercial Zone shall be in general accordance with the Structure Plan for the zone shown on the Planning Maps ~~identified as Figure 1 in Schedule 17.2B~~.

Loading Bay

- (s) An enclosed loading bay associated with the supermarket development shall be provided to assist in achieving compliance with applicable noise standards.

Construction noise

- (t) Construction noise must be measured and assessed in accordance with NZS 6803:1999 “Acoustics – Construction Noise” and must, as far as practicable, comply with the following noise limits:

Day	Time of Day	Noise Limit	
		dB LAeq	dB
Monday to Friday	0630 - 0730 hrs	55	75
	0730 – 1800 hrs	70	85
	1800 – 2000 hrs	65	80
Saturdays	0730 - 1800 hrs	70	85
Sundays and public holidays	0730 – 1800 hrs	55	85
At all other times	-	45	75

DISTRICT PLAN MAPS/PROTECTED TREE SCHEDULE

Amend Zone Map 23 ‘Richmond Overview’ to rezone site from Residential to Commercial

Amend Zone Map 57 ‘Richmond Overview’ to rezone site from Residential to Commercial

Amend Area Map 130 ‘Richmond North East’ to remove ‘T878 and T879’ from the site

Amend Zone Map 130 Richmond North East’ to:

- Remove ‘Site subject to 17.1.2.1(p)’ from the site the subject of the Plan Change (but leaving the ‘Day’s Site’ as subject to 17.1.2.1(p);
 - Rezone site from Residential to Commercial
 - Include ‘notation’ identifying extent of Richmond North Commercial Zone; and
- Include note identifying Richmond North Commercial Zone as ‘subject to Schedule 17.2B’

Structure Plan insertion into TRMP

Schedule 16.13B Protected Trees

Amend to remove ‘T878 and T879’ from the Schedule

Chapter 19 Information Requirements**19.2.1.17****Richmond North Commercial Zone info required for land use consent applications**

- (a) A construction management plan (CMP) must be prepared by an appropriately competent person in civil engineering. It must be certified by Council and implemented and maintained throughout the entire construction period of the project. The CMP must at least address the following:
- (i) Regulatory obligations
 - (ii) The scope of construction activities and methods and assessment of effects for each (iii) Programme of works
 - (iv) Detail of any proposed remediation if required
 - (v) Erosion and sediment control plan, including stormwater control
 - (vi) Transport management and site logistics
 - (vii) Dust control
 - (viii) Waste and recycling
 - (ix) Hours of operation
 - (x) Parking during construction
 - (xi) Consultation with nearby schools and residents prior to significant construction events that may be the source of nuisance
 - (xii) Contacts for communications
 - (xiii) Complaints procedure
 - (xiv) Methods for monitoring and reporting
 - (xv) The CMP shall be capable of being amended and updated and any changes submitted to the Consent Authority for approval.
- (b) A construction noise management plan (CNMP) must be prepared and certified by Council. It must be implemented and maintained throughout the entire construction period of the project. Construction activities must be carried out in accordance with a CNMP which must ensure compliance with the construction noise limits set out in Schedule 17.2B.B condition (t). The CNMP must specify as a minimum:
- (i) Construction noise and vibration criteria
 - (ii) Hours of construction activities, including times and days when noisy or vibration-inducing activities could occur
 - (iii) Machinery and equipment to be use
 - (iv) Vibration testing of equipment
 - (v) Preparation of building condition surveys of any critical dwelling prior to, during and after completion of construction works
 - (vi) Roles and responsibilities of personnel on site
 - (vii) Construction operator training procedures
 - (viii) Methods for monitoring and reporting

- (ix) The CNMP shall be capable of being amended and updated and any changes submitted to the Consent Authority for approval