

McDonald's PDP Further Submission

To: Far North District Council

Re: Further Submission on Proposed Far North District Plan – McDonald's Restaurants (NZ) Limited

Full Name: McDonald's Restaurants (NZ) Limited

Phone: 029 850 2780

Address for Service: Email is the preferred contact method – Barker & Associates Attention: Matt Norwell
Mattn@barker.co.nz

Date: 4 September 2023

Further Submission Information:

This is a further submission on the Far North District Council's (FNDC) Proposed Far North District Plan (PDP).

McDonald's Restaurants (NZ) Limited (McDonald's) has an interest greater than the interest the general public has, as it made an original submission on the PDP (#385), and the submission points identified within this further submission, specifically affect McDonald's Restaurants (NZ) Limited interests in the Far North District.

McDonald's Restaurants (NZ) Limited could not gain an advantage in trade competition through this further submission.

The specific original submission points of the PDP that McDonald's Restaurants (NZ) Limited further submission relates to are attached.

McDonald's Restaurants (NZ) Limited supports or opposes specific submission points as listed in the attached document. The reasons are provided in the attached document.

The decisions that McDonald's Restaurants (NZ) Limited wishes Far North District Council (FNDC) to make to ensure the issues raised by McDonald's Restaurants (NZ) Limited are dealt with are also contained in the attached document.

McDonald's Restaurants (NZ) Limited wishes to be heard in support of this further.

Matt Norwell, Director Barker & Associates, on behalf McDonald's Restaurants (NZ) Limited

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McDonald's PDP Specific Further Submission Points



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
General/Plan Content					
499.002	Turnstone Trust	General	Support	McDonald's supports the use of a broader suite of zones for commercial land uses.	Accept FS406.001
363.037	Foodstuffs North Island Limited	General	Support	McDonald's supports the use of a broader suite of zones for commercial land uses.	Accept FS406.002
344.001	Paihia Properties Holding Corporate Trustee Limited and UP Management Ltd	General	Support	McDonald's greater supports Strategic direction and centres hierarchy.	Accept FS406.003
S516.007	Ngā Tai Ora – Public Health Northland	General	Support	McDonald's supports Strategic direction and centres hierarchy.	Accept FS406.004
344.002	Paihia Properties Holding Corporate Trustee Limited and UP Management Ltd	General	Support	McDonald's supports the use of a broader suite of zones for commercial land uses.	Accept FS406.005
S524.033	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	General	Support	McDonald's supports the use of a broader suite of zones for commercial land uses.	Accept FS406.006
S529.098	Carbon Neutral NZ Trust	General	Support	McDonald's supports the use of a broader suite of zones for commercial land uses.	Accept FS406.007
S446.034	Kapiro Conservation Trust	General	Support	McDonald's supports the use of a broader suite of zones for commercial land uses.	Accept FS406.008
S339.002	Te Aupouri Commercial	Plan content	Support	McDonald's supports the insertion of nesting tables into the definitions chapter.	Accept FS406.009

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S340.007	Rosemorn Industries Limited	Plan content	Support	McDonald's supports the insertion of nesting tables into the definitions chapter.	Accept FS406.010
432.002	Ngawha Generation Limited	Plan content	Support	McDonald's supports the insertion of nesting tables into the definitions chapter.	Accept FS406.011
S371.003	Bunnings Limited	Plan content	Support	McDonald's supports the insertion of nesting tables into the definitions chapter.	Accept FS406.012
Definitions					
S250.001	Willowridge Developments Limited	Definitions	Support	Foodstuffs supports the insertion of Nesting tables.	Accept FS406.013
S344.004	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	Definitions	Support	Foodstuffs supports the insertion of Nesting tables.	Accept FS406.014
S371.006	Bunnings Limited	Definitions	Support	Foodstuffs supports the insertion of Nesting tables.	Accept FS406.015
S335.029	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy Limited	Definitions - commercial activity	Oppose	McDonald's seeks changes to this definition in accordance with its original submission.	Reject FS406.016
S336.001	Z Energy Limited	Definition - commercial activity	Oppose	McDonald's seeks changes to this definition in accordance with its original submission.	Reject FS406.017
S437.003	FNR Properties Limited	Definition - commercial activity	Support in part	McDonald's supports changes to this definition to be more specific, noting the changes outlined in its original submission.	Accept in part FS406.018

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S371.007	Bunnings Limited	Definition Large format retail	Support in part	McDonald's seeks to amend the definition to remove the reference to Gross floor area and refer to retail activities that Council wants to capture through this definition.	Accept in part FS406.019
Transport					
S344.008	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	TRAN-R2	Support in part	McDonald's supports amendment to ensure that PER-3 to refer to only new crossings.	Accept in part FS406.020
S328.009	Traverse Ltd	TRAN-R2	Support in part	McDonald's supports amendment to ensure that PER-3 to refer to only new crossings.	Accept in part FS406.021
S356.038	Waka Kotahi NZ Transport Agency	TRAN-R2	Oppose	McDonald's seeks amendment to ensure that PER-3 to refer to only new crossings.	Reject FS406.022
S371.008	Bunnings Limited	TRAN-R2	Support in part	McDonald's supports amendment to ensure that PER-3 to refer to only new crossings.	Accept in part FS406.023
S363.009	Foodstuffs North Island Limited	TRAN-R2	Support in part	McDonald's supports amendment to ensure that PER-3 to refer to only new crossings.	Accept in part FS406.024
S400.010	BR and R Davies	TRAN-R2	Support in part	McDonald's supports amendment to ensure that PER-3 to refer to only new crossings.	Accept in part FS406.025
S512.016	Fire and Emergency New Zealand	TRAN-R2	Oppose	McDonald's seeks amendment to ensure that PER-3 to refer to only new crossings.	Reject FS406.026

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S502.090	Northland Planning and Development 2020 Limited	TRAN-R2	Support in part	McDonald's supports amendment to ensure that PER-3 only refers to new crossings.	Accept in part FS406.027
S251.003	New Zealand Maritime Parks Ltd	TRAN-R5	Support	McDonald's supports amendments sought.	Accept FS406.028
S331.031	Ministry of Education Te Tāhuhu o Te	TRAN-R5	Oppose	McDonald's considers that this rule needs to be amended as outlined in its original submission.	Reject FS406.029
S336.006	Z Energy Limited	TRAN-R5	Oppose	McDonald's considers that this rule needs to be amended as outlined in its original submission.	Reject FS406.030
S251.004	New Zealand Maritime Parks Ltd	TRAN-Table 11	Support in part	McDonald's supports amendments to this table in accordance with what is outlined in its original submission.	Accept in part FS406.031
S336.007	Z Energy Limited	TRAN-Table 11	Oppose	McDonald's considers that this rule needs to be amended as outlined in its original submission.	Reject FS406.032
Natural Hazards					
S250.003	Willowridge Developments Limited	NH-R2	Support	McDonald's supports the amendments to NH-R2.	Accept FS406.033
S257.021	Te Hiku Community Board	NH-R2	Support in part	McDonald's supports amendments to provide for extensions and alterations within this rule.	Accept in part FS406.034
S335.025	BP Oil New Zealand Limited, Mobil Oil New Zealand Limited, Z Energy	NH-R2	Oppose	McDonald's considers that this rule needs to be amended as outlined in its original submission.	Reject FS406.035

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S339.022	Te Aupōuri Commercial Development Ltd	NH-R2	Support	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept FS406.036
S344.010	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	NH-R2	Support	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept FS406.037
S357.022	Sean Frieling	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.038
S358.022	Leah Frieling	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.039
S421.070	Northland Federated Farmers of New Zealand	NH-R2	Oppose	McDonald's considers that this rule needs to be amended as outlined in its original submission.	Reject FS406.040
S464.028	LJ King Ltd	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.041
S472.022	Michael Foy	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.042
S485.027	Elbury Holdings	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.043
S519.027	Elbury Holdings	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.043

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S541.024	Elbury Holdings	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.045
S543.026	LJ King Limited	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.046
S547.026	LJ King Limited	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.047
S464.028	LJ King Limited	NH-R2	Support in part	McDonald's support amendments to this rule for the reasons outlined in its original submission.	Accept in part FS406.048
Signs					
S371.010	Bunnings Limited	Note	Support	McDonald's support amendments to the note.	Accept FS406.049
S371.011	Bunnings Limited	SIGN-R5	Support	McDonald's supports the proposed amendments.	Accept FS406.050
S363.015	Foodstuffs North Island Limited	SIGN-R5	Support	McDonald's supports the proposed amendments.	Accept FS406.051
S371.012	Bunnings Limited	SIGN-R6	Support	McDonald's supports the proposed amendments.	Accept FS406.052
S363.016	Foodstuffs North Island Limited	SIGN-R6	Support	McDonald's supports the proposed amendments.	Accept FS406.053
S371.014	Bunnings Limited	SIGN-R7	Support	McDonald's supports the proposed amendments.	Accept FS406.054
S363.017	Foodstuffs North Island Limited	SIGN-R7	Support	McDonald's supports the proposed amendments.	Accept FS406.055

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S273.006	Our Kerikeri Community Charitable Trust	SIGN-S1	Oppose	McDonald's seeks an increase in sign size in the mixed use zone for the reasons outlined in its original submission.	Reject FS406.056
S447.013	Kapiro Conservation Trust	SIGN-S1	Oppose	McDonald's seeks an increase in sign size in the mixed use zone for the reasons outlined in its original submission.	Reject FS406.057
S159.093	Horticulture New Zealand	SIGN-S1	Oppose	McDonald's seeks an increase in sign size in the mixed use zone for the reasons outlined in its original submission.	Reject FS406.058
S529.109	Carbon Neutral NZ Trust	SIGN-S1	Oppose	McDonald's seeks an increase in sign size in the mixed use zone for the reasons outlined in its original submission.	Reject FS406.059
S525.006	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	SIGN-S1	Oppose	McDonald's seeks an increase in sign size in the mixed use zone for the reasons outlined in its original submission.	Reject FS406.060
S371.015	Bunnings Limited	SIGN-S2	Support	McDonald's supports the decision sought for an increase in height the reasons outlined in its original submission.	Accept FS406.061
Mixed Use Zone					
S179.046	Russell Protection Society (INC)	Mixed use rules	Opposes	McDonald's seeks amendments of some provisions to better provide for its existing and potential future activities within the Mixed Use Zone	Reject FS406.062

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
				for the reasons outlined in its original submission.	
S74.020	Brownie Family Trust	MUZ-R1	Oppose	McDonald's seeks amendments of some provisions to better provide for its existing and potential future activities within the Mixed Use Zone for the reasons outlined in its original submission.	Reject FS406.063
S251.010	New Zealand Maritime Parks Ltd	MUZ-R1	Support	McDonald's supports amendments to the provision for the reasons outlined in its original submission.	Accept FS406.064
S344.028	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	MUZ-R1	Support	McDonald's supports amendments to the provision for the reasons outlined in its original submission.	Accept
S561.091	Kāinga Ora Homes and Communities	MUZ-R1	Opposes	McDonald's seeks amendments to this rule for the reasons set out in its original submission.	Reject
S74.030	Brownie Family Trust	MUZ-R16	Opposes	McDonald's seek amendments to this rule to permit drive- through.	Reject
S74.037	Brownie Family Trust	MUZ-S1	Support	McDonald's support the retention of this standard.	Accept
S522.019	Vision Kerikeri (Vision for Kerikeri and Environs, VKK)	MUZ-S1	Support	McDonald's support the retention of this standard.	Accept
S251.013	New Zealand Maritime Parks Ltd	MUZ-S1	Support	McDonald's support the retention of this standard.	Accept
S338.023	Our Kerikeri Community Charitable Trust	MUZ-S1	Support	McDonald's support the retention of this standard.	Accept

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S341.007	Ed and Inge Amsler	MUZ-S1	Support	McDonald's support the retention of this standard.	Accept
S529.028	Carbon Neutral NZ Trust	MUZ-S1	Support	McDonald's support the retention of this standard.	Accept
S449.029	Kapiro Conservation Trust	MUZ-S1	Support	McDonald's support the retention of this standard.	Accept
S179.048	Russell Protection Society (INC)	MUZ-S2	Support	McDonald's supports he retention of this standard.	Accept
S251.014	New Zealand Maritime Parks Ltd	MUZ-S2	Support	McDonald's supports he retention of this standard.	Accept
S179.049	Russell Protection Society (INC)	MUZ-S3	Support	McDonald's supports he retention of this standard.	Accept
S251.015	New Zealand Maritime Parks Ltd	MUZ-S3	Support	McDonald's supports he retention of this standard.	Accept
S74.042	Brownie Family Trust	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S179.052	Russell Protection Society (INC)	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S257.003	Te Hiku Community Board	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S541.013	Elbury Holdings	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S485.015	Elbury Holdings	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S519.015	Elbury Holdings	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S358.003	Leah Frieling	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S357.003	Sean Frieling	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S472.003	Michael Foy	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S543.014	LJ King Limited	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S547.014	LJ King Limited	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it	Reject

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				doesn't apply to extensions and alterations.	
S464.014	LJ King Ltd	MUZ-S6	Oppose	McDonald's seeks changes to the Pedestrian frontage overlay so it doesn't apply to extensions and alterations.	Reject
S74.043	Brownie Family Trust	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S179.053	Russell Protection Society (INC)	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S257.004	Te Hiku Community Board	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S541.014	Elbury Holdings	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S485.016	Elbury Holdings	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S519.016	Elbury Holdings	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S358.004	Leah Frieling	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S357.004	Sean Frieling	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject

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S472.004	Michael Foy	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S543.015	LJ King Limited	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S547.015	LJ King Limited	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S464.015	LJ King Ltd	MUZ-S7	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S179.054	Russell Protection Society (INC)	MUZ-S8	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S257.005	Te Hiku Community Board	MUZ-S8	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S541.015	Elbury Holdings	MUZ-S8	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S485.017	Elbury Holdings	MUZ-S8	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S519.017	Elbury Holdings	MUZ-S8	Oppose	McDonald's seeks amendments to this standard to allow flexibility for additions and alterations.	Reject

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S358.005	Leah Frieling	MUZ-S8	Oppose	McDonald’s seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S357.005	Sean Frieling	MUZ-S8	Oppose	McDonald’s seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S472.005	Michael Foy	MUZ-S8	Oppose	McDonald’s seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S543.016	LJ King Limited	MUZ-S8	Oppose	McDonald’s seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S547.016	LJ King Limited	MUZ-S8	Oppose	McDonald’s seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S464.016	LJ King Ltd	MUZ-S8	Oppose	McDonald’s seeks amendments to this standard to allow flexibility for additions and alterations.	Reject
S74.046	Brownie Family Trust	MUZ-S10	Oppose	McDonald’s seeks changes to this standard to introduce flexibility of addition and alterations.	Reject
S179.056	Russell Protection Society (INC)	MUZ-S10	Oppose	McDonald’s seeks changes to this standard to introduce flexibility of addition and alterations.	Reject
S267.003	Brad Hedger	MUZ-S10	Oppose	McDonald’s seeks changes to this standard to introduce flexibility of addition and alterations.	Reject

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