

# Proposed Far North District Plan – Foodstuffs North Island Ltd

*Presentation to Hearings Panel, evidence presented by  
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# Introduction

## Key points in my planning evidence on behalf of Foodstuffs North Island Ltd

- ❖ Foodstuffs submission context
- ❖ The important role of the Strategic Direction Chapter
- ❖ Lack of policies in the Strategic Direction Chapter
- ❖ Strategic Direction – Centres Hierarchy
- ❖ Opportunities for development of residential and business land
- ❖ Part 1 – General and Miscellaneous

# Foodstuffs Submission Context

## Foodstuffs in the Far North District

- ❖ Foodstuffs is made up of several independent co-operatives.
- ❖ There are 102 New World, 43 PAK'n'Save and 167 Four Square throughout the North Island.
- ❖ This includes 16 established supermarkets in the Far North District.
- ❖ The contents of the PDP will be integral to the continual operation, upgrading and development of Foodstuffs assets in the Far North.

## Strategic Direction Chapter

# The Important role of the Strategic Direction Chapter

- ❖ This is the “engine room” of the PDP – it is important to get this right.
- ❖ Lack of policies to give effect to the SD objectives.
- ❖ These can be located in other chapters, but no clear link has been established currently.
- ❖ I consider these are best located in the SD Chapter.

## Centres Hierarchy

### Why is it necessary?

- ❖ Lack of direction regarding a centres hierarchy in the Strategic Direction chapter.
- ❖ A single Mixed Use Zone is primarily used throughout the District's urban areas and applies to most of Foodstuffs sites of interest in the Far North.
- ❖ The PDP does not provide alternative commercial zoning.
- ❖ I consider the PDP should establish a clear centres hierarchy and include zones that acknowledge and provide for the diversity of land use and expectations across the Far North.

## Centres Hierarchy

### What are the consequences if it isn't included?

- ❖ As drafted the MUZ will limit the expansion or redevelopment of many of Foodstuffs' existing sites.
- ❖ The MUZ provisions and zoning will be addressed in future hearings, however it is recommended that Foodstuffs submission point with regard to the centres hierarchy is rejected now.
- ❖ As outlined in paragraph 7.8 of my evidence, I have a number of concerns with that approach.

# Opportunities for the development of residential and business land

## Strategic Direction Needed

- ❖ The lack of strategic direction within in the Strategic Direction Chapter for the development of residential and business land.
- ❖ An objective and policy should be included to reflect and give effect to the National Policy Statement on Urban Development.
- ❖ An recommended objective and policy are included in paragraph 8.1 of my evidence.

# Supported recommendations and Part 1 – General & Miscellaneous

## Other Minor Matters

- ❖ Several minor matters of clarity and consistency to address to ensure consistent and efficient administration of the PDP.
- ❖ Acknowledged that these may be better addressed in future chapter and topic specific hearings.



**He Pātai | Any Questions?**