

# Far North PDP – Foodstuffs North Island LTD

*Hearing 9 – Rural & Horticulture*

The logo for Foodstuffs North Island is displayed within a white rectangular box. The word "foodstuffs" is written in a bold, lowercase, teal-colored sans-serif font. To its right, the words "NORTH" and "ISLAND" are stacked vertically in a bold, uppercase, yellow-colored sans-serif font.

**foodstuffs** NORTH  
ISLAND

Presentation to Hearings Panel, evidence presented by David Badham

3<sup>rd</sup> December 2024

# Introduction

## What will be covered

- ❖ Foodstuffs Submission Context
- ❖ Provision of Supermarkets in the Settlement Zone
- ❖ RSZ-R1 – Management of Buildings and Activities
- ❖ RSZ-R8 – GFA Restrictions on Commercial Activities / Supermarkets

# 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.
  - ❖ **3 established Four Squares in Proposed Rural Settlement Zone at Houhora Wharf, Moerewa and Waimamaku**

# Supermarkets in the Settlement Zone (RSZ)

## Zoning Concerns

- ❖ Ongoing issues associated with the lack of zoning options in the PDP.
- ❖ RSZ is the main zone for non-residential activities within the diverse smaller settlements throughout the Far North.
- ❖ Supermarkets are important for the economic and social wellbeing of people and communities in the rural and coastal communities that the RSZ covers.
- ❖ Definitions for 'commercial activities' and or 'retail activities' has potential to create uncertainty for plan users and is relevant now.

## Management of Buildings & Activities

### Amendments to PER-1 – RSZ-1

- ❖ RSZ-R1 provides for buildings as a permitted activity where the building will accommodate a permitted activity.
- ❖ I consider that the requirements of PER-1 under RSZ-R1 will add unnecessary complexity, duplicating other consent requirements.
- ❖ Considered that RSZ-R3 – RSZ-R10, in combination with PER-2 under RSZ-R1 and the RSZ Standards are more effective of achieving RSZ objectives.
- ❖ In short = No need to trigger a full Discretionary RC as per PER-1, let the other provisions do their job.

# Recommended Amendments to RSZ-R1

RSZ-R1	New buildings or structures, <u>relocated buildings</u> <sup>6</sup> or extensions or alterations to existing buildings or structures	
Settlement zone	<p>Activity status: Permitted</p> <p>Where:</p> <p><b>PER-1</b>  <del>The new building or structure, <u>relocated building or extension or alteration to an existing building or structure, will accommodate a permitted, controlled or restricted discretionary activity.</u></del></p> <p><b>PER-2</b>  The new building or structure, <u>relocated building or extension or alteration to an existing building or structure</u> complies with standards:  RSZ S1 Maximum height;  RSZ S2 Height in relation to boundary;  RSZ S3 Setback (excluding from MHWS or wetland, lake and river margins);  RSZ S4 <del>Setback from MHWS</del>;  RSZ S5 Outdoor living space;  RSZ S6 Outdoor Storage; and  RSZ S7 Landscaping and screening;  <u>RLZ-SX Sensitive activities setback from intensive indoor and outdoor primary production activities; and</u>  <u>RLZ-SY Sensitive activities setback from buildings or structures used to house, milk or feed stock (excluding buildings or structures used for an intensive indoor or outdoor primary production activity).</u><sup>8</sup></p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. the matters of discretion of any infringed standard</p> <hr/> <p><b>Activity status where compliance not achieved with PER-1: Discretionary</b></p>

# Scale and Intensity of Supermarkets

## Inconsistent GFA restrictions

- ❖ I agree that a GFA restriction on “commercial activities” to manage effects on character and amenity and viability and function of other larger centres within the Far North.
- ❖ I disagree with the 300m<sup>2</sup> restriction outside of Moerewa.
- ❖ I consider that 400m<sup>2</sup> GFA is more appropriate because:
  - ❖ Justification and analysis of 300m<sup>2</sup> GFA has not been adequately justified in the Section 32 Report.
  - ❖ Restrictions on retail GFA will create unnecessary consenting barriers for new and existing supermarkets.
  - ❖ Greater GFA attracts supermarket investment for isolated rural and coastal settlements.
  - ❖ Operational requirements of supermarkets, generally require greater GFA.

## Scale and Intensity of Supermarkets

### Manageing scale and intensity

- ❖ Context of RSZ – I consider GFA of 400m<sup>2</sup> is unlikely to create greater visual, character or amenity effects than 300m<sup>2</sup>.
- ❖ Building bulk and location is managed under RSZ standards.
- ❖ Landscaping and screening requirements under standards RSZ-S6 and RSZ-S7 apply to manage visual effects.
- ❖ Separate provisions of the PDP will apply to manage environmental effects and district wide matters.



# Scale and Intensity of Supermarkets

## Managing scale and intensity – Non compliance

- ❖ Non-compliance with 400m<sup>2</sup> GFA should be assessed as **restricted discretionary** rather than discretionary – could also apply to RSZ-R8 / commercial activities more generally.
- ❖ Managed by suggested matters of discretion:
  - ❖ The location and design of buildings, parking and loading areas and access
  - ❖ Hours of operations
  - ❖ Screening and landscaping
  - ❖ Wastewater treatment and disposal
  - ❖ Water supply for drinking and firefighting
  - ❖ Stormwater disposal

# Recommended amendments to RSZ-R8

RSZ-R8	Commercial activity	
Settlement zone	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> Any retail activity does not exceed:</p> <ol style="list-style-type: none"> <li>GFA of 400m<sup>2</sup> if the site is located in the settlement of Moerewa; or</li> <li>GFA of 300m<sup>2</sup> in all other settlements.</li> </ol> <p><b>PER-1A</b> Any supermarket does not exceed GFA of 400m<sup>2</sup> in all settlements.</p> <p><b>PER-2</b> Any office activity does not exceed:</p> <ol style="list-style-type: none"> <li>GFA of 200m<sup>2</sup> if the site is located in the settlement of Moerewa; or</li> <li>GFA of 100m<sup>2</sup> in all other settlements.</li> </ol> <p><b>PER-4</b> The activity complies with standards: RSZ S5 Outdoor storage; RSZ S6 Landscaping and screening.</p>	<p><b>Activity status where compliance not achieved with PER-1A:</b> <b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the location and design of buildings, outdoor areas, parking and loading areas and access;</li> <li>hours of operation;</li> <li>screening and landscaping;</li> <li>wastewater treatment and disposal;</li> <li>water supply for drinking and firefighting; and</li> <li>stormwater disposal.</li> </ol>
		<p><b>Activity status where compliance not achieved with PER-4:</b> <b>Restricted Discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the matters of discretion of any infringed standard.</li> </ol>
		<p><b>Activity status where compliance not achieved with PER-1 or PER-2:</b> <b>Discretionary</b></p>

**He Pātai | Any Questions?**