

Summary of Submissions by Submitter - National Trading Company of New Zealand Ltd (706)

Submitter Number: 706 **Submitter:** Kay Panther Knight - Barker and Associates

On behalf of: The National Trading Company of New Zealand Ltd

ECM Numbers: [3337728](#) ; [3337727](#) ; [3337726](#) ; [3443840](#) ; [3443844](#) ; [3443843](#) ; [3443842](#)

Point Number 706.3(Section 51 Pedestrian Core Zone) **Category** Section 51 - Pedestrian Core Zone

Support/Oppose/Neutral: Oppose

Summary of Submission Opposes controlled activity status of buildings.
Supports identification of specific streets to which additional controls should apply.
Supports Rule 1.4's non-notification.
Table 7's assessment criteria are overly onerous and need flexibility that balances urban design outcomes with supermarkets' (and other commercial activities) operational requirements.
Table 5.10 is onerous and unworkable - an assessment criterion is more suitable.

Decision Requested: Provide for buildings associated with permitted activities, including supermarkets, as permitted activities in Section 51.

Delete Standard 10 in Table 5 and corresponding Rule 1.7.

Rationalise number and coverage of assessment criteria in Table 7 and include criterion 14 to read: "The extent to which the above criteria can be achieved having regard to the operational and functional requirements of the proposed activity."

Point Number 706.4(Section 45 Gateway Zone) **Category** Section 45 - Gateway Zone

Support/Oppose/Neutral: Oppose

Summary of Submission Seeks permitted activity status for supermarkets in the Gateway Zone.
Opposes controlled status of buildings.
Site coverage controls should not be more onerous than the Commercial Zone. It is onerous to apply an excessive yard of 15 m between commercial and residential activities.
Rule 7 and Table 2 has "other zone" standards more onerous than for the Light Industrial Zone and Commercial Zone.

Decision Requested: Make supermarkets permitted in the Gateway Zone. Provide for buildings associated with permitted activities, to be permitted with Table 3 standards for design outcomes.

Change the coverage controls at Rule 45.7 to reflect a more lenient maximum site coverage figure, at least 80% comparative to the Commercial Zone or higher.

Delete the Residential Area Yard standard in Table 3.

Change the Table 2 standards so the maximum noise received by the "other zones" are consistent with other zone provisions, namely the Commercial and Light Industrial Zones.

Point Number 706.9(Section 39 - supermarket parking ratio) **Category** Section 39 - Transport

Support/Oppose/Neutral:

Summary of Submission Concern that a variety of car parking ratios in Section 39 Table 5 may apply to supermarkets.

Decision Requested: Except for the Pedestrian Core Zone, add a new "supermarket" ratio" in Table 5: "1 for every 20 m2 GFA that is accessible to the public plus 1 for every 40 m2 GFA of remaining floor area or outdoor space used for the display of goods."

Point Number 706.10(Activity Summary Table - noise rules) **Category** Section 1 - Background and How to Use the Plan

Support/Oppose/Neutral: Oppose

Summary of Submission Noise controls should not apply to emergency use of electricity generators given their temporary and emergency nature.

Decision Requested: Amend each zone's "noise" rule to include the following as permitted: "(e) it is from the temporary use of an emergency generator for continued power supply."