

11 May 2021

Further Submission on Porirua City Proposed District Plan

Porirua City District Council
Proposed District Plan | Environment and City Planning
PO Box 50-218
Porirua

via email: dpreview@pcc.govt.nz

1.0 SUBMITTER DETAILS

Submitter Name: Foodstuffs North Island Limited

Submitter No. 122

Address for Service:

Barker & Associates Ltd
Attn: Matt Norwell
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Shortland Street
Auckland 1140

Contact Number: 029 850 2780

Email: mattn@barker.co.nz

2.0 IN ACCORDANCE WITH CLAUSE 8(1) OF THE FIRST SCHEDULE OF THE RMA

I have an interest in the proposed district plan greater than the interest that the general public has because the submitter currently operates five stores within the Porirua City district and the submitter's long term aspiration is for further expansion opportunities to serve growing communities.

3.0 ATTENDANCE AT COUNCIL HEARING

I wish to be heard (attend and speak at the Council hearing) in support of my submission.

If others make a submission, I will consider presenting a joint case with them at the hearing.

4.0 SIGNATURE OF SUBMITTER

Person authorised to sign on behalf of Foodstuffs North Island Limited.

A handwritten signature in black ink, appearing to read 'Matt Norwell', written in a cursive style.

Matt Norwell – Director
Barker & Associates Ltd

The specific submissions on the Porirua City Proposed District Plan that this further submission relates to is/are as follows:

Submission Point	Submitter name	Support	Oppose	Reasons	Relief Sought
11.34	Porirua City Council	Support in part		Foodstuffs supports the ability for appropriate development to occur within hazard areas. However, the use of term “avoid” is considered onerous and suggests that establishment of Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities within the High Hazard Areas of the Natural Hazard Overlay should not occur at all.	Amend policy NH-P2 to remove the term “avoid” and replace this with the term “discourage” as per the relief sought in Foodstuffs’ submission.
11.35	Porirua City Council	Support in part		Foodstuffs supports the ability for appropriate development to occur within hazard areas. However, the use of term “only allow” is considered onerous and provided it is demonstrated that the relevant considerations in policy NH-P3 are satisfied, development should be enabled.	Amend policy NH-P3 to remove the term “only allow” and replace this with “enable” as per the relief sought in Foodstuffs’ submission.
120.4	Woolworths New Zealand Limited	Support		Foodstuffs supports the inclusion of the non-notification clause for public and limited notification as it relates to TR-R5 – Trip Generation as this rule is related to traffic related matters only.	Amend Rule TR-5 to include a non-notification clause for both public and limited notification.
120.4	Woolworths New Zealand Limited	Support		Foodstuffs supports the removal of TR-P1(5) matters of discretion relating to character and amenity as this is not relevant to the consideration of high trip generating use and development.	Delete matters of discretion TR-P1(5).

81.7	Kāinga Ora – Homes and Communities		Oppose	Foodstuffs opposes the extension of the City Centre Zone to replace the Large Format Zone to the north of the City Centre Zone. Rezoning this area City Centre will allow uses such as residential to be established as a permitted activity. This is not compatible with the existing uses within the area and could result in reverse sensitivity effects.	Amend the extent of the City Centre Zone to be consistent with that as shown on the planning maps in the Proposed District Plan.
81.2	Kāinga Ora – Homes and Communities		Oppose	Foodstuffs opposes the inclusion of a height variation control to enable at least 6+ storeys. The 12m height limit is appropriate for the Local Centre Zone and provides a better transition for the adjoining Sports and Active Recreation Zone and Medium Density Residential Zone where an 8m height limit and 11m height limit is provided for respectively.	Retain Local Centre Zone with no additional height variation control as shown on the planning maps in the Proposed District Plan.