

Further Submission on Publicly Notified Proposal for New Plymouth Proposed District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: New Plymouth District Council

Private Bag 2025

New Plymouth 4340

By email: districtplan@npdc.govt.nz

Name of Submitter: Bunnings Limited (“**Bunnings**”)

Submitter No. 208

1. Bunnings could not gain an advantage in trade competition through this submission.
2. Bunnings is directly affected by effects of the subject matters of the submission that:
 - a. Adversely affects the environment; and
 - b. Do not relate to trade competition or the effects of trade competition.
3. Bunnings wishes to be heard in support of the submission.
4. Bunnings will consider presenting its submission on a joint basis with others making submission at any hearing.

Address for Service:

Barker & Associates Ltd

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Copied to:

Bunnings Limited

c/- Dean Williams – Development Approvals Manager

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The specific submission points on the New Plymouth Proposed District Plan that this further submission relates to are as follows:

Submission No.	Submitter name	Submitter Decision Request	Support/Oppose	Reasons	Relief Sought
DEFINITIONS					
551.19	The Oil Companies (ZEnergy, Mobil Oil New Zealand, BP Oil New Zealand)	Retain the definition for commercial service activities as notified.	Support	Definition provides suitable explanation and clarity of this term included in the commercial activities nesting table and is also generally consistent with the term as defined in the National Planning Standards ¹ .	Retain definition as notified
563.27	Kāinga Ora - Homes and Communities	Amend the definition for commercial service activities as follows: Commercial Service Activities means... It includes but is not limited to: • ... • <u>building and trade suppliers</u> ; • ...	Support in part	The nature of operations for Bunnings trade centres normally fall within the definitions of “building improvement centre” or “trade suppliers” within other District Plans across New Zealand. Either of these terms are suited to the operations of Bunnings trade centres, however, it is considered that either of these terms should be specifically defined in the Definitions chapter of the PDP.	Retain the term trade supplier as notified and include a specific definition for this activity in the PDP.
TRANSPORT					
116.21	Fire and Emergency New Zealand	Retain Effects Standard TRAN-S8 (Minimum number of on-site vehicle parking spaces) as notified.	Oppose	<p>The car parking standards as notified in the PDP are unnecessarily complex and onerous. The parking standards apply to a broad range of activities under broader definitions of the PDP (i.e. commercial service activities) but does not recognise that those different range of activities have different store formats such that the parking standard is not suited for the particular activity, or it has the consequential effect of generating a higher parking requirement than the actual demand resulting in unintended consequences.</p> <p>It is acknowledged that the direction of the NPS-UD will eventually remove minimum car parking standards in District Plans across New Zealand. However, it is expected that the PDP will become operative prior to implementing this policy direction of the NPS-UD and it is important to develop a district plan that is practical and achieves intended outcomes.</p>	Simplify the car parking standards as notified and include more specific standards for specific activities that are suited to their operational requirements and store formats.
459.112i	Te Kotahitanga o Te Atiawa Trust - Hemi Sundgren	Retain Effects Standard TRAN-S8 (Minimum number of on-site vehicle parking spaces) as notified.	Oppose	Reasons as given above	Relief as given above
504.83h	Papa Rererangi Puketapu Limited (NP Airport) - Richard Buttimore	Retain Effects Standard TRAN-S8 (Minimum number of on-site vehicle parking spaces) as notified.	Oppose	Reasons as given above	Relief as given above

¹ National Planning Standards, November 2019 prepared by Ministry for the Environment.

563.286	Kāinga Ora - Homes and Communities	Review and amend non-residential parking rates in TRAN-Table 6 to reduce minimum requirements.	Support	Reasons as given above	Relief as given above
GENERAL INDUSTRIAL ZONE					
459.315	Te Kotahitanga o Te Atiawa Trust	Amend Rule GIZ-R5 by reducing the activity status from discretionary to restricted discretionary activity.	Support in part	The discretionary activity status for commercial service activities in the General Industrial zone is considered to be unnecessarily onerous. Policy GIZ-P2 also notes that commercial service activities are potentially compatible activities for this zone, and this discretionary activity status does not align or correlate with this policy direction for the zone.	Amend the activity status of commercial service activities to permitted in the General Industrial zone.
MIXED USE ZONE					
284.19	Z Energy Limited	Supports the permitted activity status of MUZ-R1 (commercial service activities).	Support	The permitted activity status for commercial service activities gives effect to objective MUZ-01 and policy MUZ-P1 of the PDP by enabling the zone to be predominantly used for commercial services and allowing activities which are compatible with the role, function and predominant character of the zone to establish and effectively operate.	Retain MUZ-R1 as notified.
546.12	Bruce and Raewyn Barron	Supports the permitted activity status of MUZ-R1 (commercial service activities).	Support	Reasons as given above	Retain MUZ-R1 as notified.
563.629a	Kāinga Ora - Homes and Communities	Supports the permitted activity status of MUZ-R1 (commercial service activities).	Support	Reasons as given above	Retain MUZ-R1 as notified.
583.57	Fonterra Farm Source	Supports the permitted activity status of MUZ-R1 (commercial service activities).	Support	Reasons as given above	Retain MUZ-R1 as notified.
296.4	Woolworths New Zealand Limited	Remove MUZ-S4 or adopt an alternative control such as requiring landscaping along road boundaries, except in the vicinity of access and egress points, to be a minimum width (eg: 1m wide landscaping strip)	Support	The requirement of MUZ-S4 (Landscaping requirements on a road boundary) is too prescriptive in terms of requiring a tree to be planted for every 6m increment of the road boundary. This tree planting requirement has the potential to give rise to unintended adverse traffic effects as the planting and location of trees within 5m of the road boundary can block sightlines and cause safety issues. Sites with extensive road frontages could also be required to plant an excessive number of trees which will result in onerous on-going maintenance requirements.	Amend MUZ-S4 to require a minimum landscape buffer of 2m in depth provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage only. The required landscaping is to comprise a mix of trees, shrubs or ground cover plants (including grass) only.
459.324	Te Kotahitanga o Te Atiawa Trust	Supports MUZ-S4 (landscaping requirements on a road boundary) and retain MUZ-S4 as notified.	Oppose	The requirement of MUZ-S4 is considered to be prescriptive and onerous, and has the potential to generate unintended consequences.	Amend MUZ-S4 as given above.
546.13	Bruce and Raewyn Barron	Supports the intent of MUZ-S4 (landscaping requirements on a road boundary) but considers that there	Oppose	The requirement of MUZ-S4 is considered to be prescriptive and onerous, and has the potential to generate unintended consequences.	Amend MUZ-S4 as given above.

		should be specific consideration of transport safety and/or efficiency as a matter of discretion (whereby a reduction in landscaping may be appropriate to account for transport safety and/or efficiency).			
563.633	Kāinga Ora - Homes and Communities	Considers that MUZ-S4 (landscaping requirements on a road boundary) should be amended.	Support	The requirement of MUZ-S4 is considered to be prescriptive and onerous, and has the potential to generate unintended consequences.	Amend MUZ-S4 as given above.
583.48	Fonterra Farm Source	Supports the intent of MUZ-S4 (landscaping requirements on a road boundary) but considers that there should be specific consideration of transport safety and/or efficiency as a matter of discretion (whereby a reduction in landscaping may be appropriate to account for transport safety and/or efficiency).	Oppose	The requirement of MUZ-S4 is considered to be prescriptive and onerous, and has the potential to generate unintended consequences.	Amend MUZ-S4 as given above.
459.327	Te Kotahitanga o Te Atiawa Trust	Supports MUZ-S6 (outdoor storage requirements) and retain as notified.	Oppose	The requirement of MUZ-S6 for outdoor storage is considered to be prescriptive in terms of the volume and duration. This rule also does not take into account that particular activities (i.e. trade suppliers) have outdoor storage as part of their store formats (for example, timber trade and outdoor nursery) that would involve the outdoor storage of goods and, by default, will automatically not comply with this rule. These outdoor storage areas are integral components of a trade supplier activity and should not be regulated in terms of their volume or duration of outdoor storage, nor should they be required to be screened.	Amend MUZ-S6 to require rubbish collection areas to be screened as opposed to regulating the volume of storage size and their duration of outdoor storage. Additional clarity is required as to what forms of “outdoor storage” that requires screening. The requirement for screening should only apply to boundaries which adjoin a residential or open space and recreation zone only where there is a more sensitive interface with business zones.
546.14	Bruce and Raewyn Barron	Supports MUZ-S6 (outdoor storage requirements) and retain as notified	Oppose	Reasons as given above	Amend MUZ-S6 as given above.
563.638	Kāinga Ora - Homes and Communities	Supports MUZ-S6 (outdoor storage requirements) and retain as notified	Oppose	Reasons as given above	Amend MUZ-S6 as given above.
583.49	Fonterra Farm Source	Supports MUZ-S6 (outdoor storage requirements) and retain as notified	Oppose	Reasons as given above	Amend MUZ-S6 as given above.
578.61	Ian Humphrey	Opposes limitation on outdoor storage area and time limit in MUZ-S6 (outdoor storage requirements) because it does not consider activities that require outdoor storage for display of goods.	Support	Reasons as given above	Amend MUZ-S6 as given above.
579.41	Bro Devon Limited	Opposes limitation on outdoor storage area and time limit in MUZ-S6 (outdoor storage requirements) because it does not consider activities that require outdoor storage for display of goods.	Support	Reasons as given above	Amend MUZ-S6 as given above.

580.49	Gordon-Stables Industries Limited	Opposes limitation on outdoor storage area and time limit in MUZ-S6 (outdoor storage requirements) because it does not consider activities that require outdoor storage for display of goods.	Support	Reasons as given above	Amend MUZ-S6 as given above.
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