

| Submitter Name                          | Section / Sub-section / Provision  | Submission number / Point Number | Position | Summary of Submission   | Relief Summary   |
|---|--|----------------------------------|----------|---|--|
| Woolworths New Zealand Limited ("WWNZ") | Planning Maps /General /General  | 214.1                            | Amend    | Supports the creation of quality commercial centres that service the needs of the surrounding residential catchments subject to the centre's position in the Centres Hierarchy. Considers the site specific zoning or small areas are ineffective to develop into centres that are of sufficient size to achieve the objectives and policies of the Commercial Zones (specifically, LCZ). Seeks the extension of LCZ boundaries. Refer to to original submission for reasons and referenced market study. | Increase the size of smaller LCZ areas and implement consequential amendments to the zoning of surrounding sites.  |
| Woolworths New Zealand Limited ("WWNZ") | NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /NCZ-R7: Car parking areas  | 214.2                            | Amend    | Support standards to manage the attractiveness and interface of at grade car parking areas in commercial zones. Considers the standards fail to recognise practicalities of supermarkets and other commercial activities and that standards require a large portion of a site to be occupied for this purpose. Considers an either/or approach appropriate to achieve landscaping outcomes  | Seek that the landscaping requirement of NCZ-R7; LCZ-R10; LFRZ-R3; TCZ-R7; CCZ-R6 be an either/or:<br><br>1. Where the car parking area is at-grade:<br>a. a 2 m wide landscaping strip comprised of indigenous plants is provided along the full frontage of the road (except for the vehicle crossing), <del>and</del> <u>or</u><br>b. one indigenous specimen tree is provided for every ten car parks. |
| Woolworths New Zealand Limited ("WWNZ") | LCZ - Local Centre Zone /LCZ - Local Centre Zone - Rules Table /LCZ-R10: Car parking areas                 | 214.3                            | Amend    | Support standards to manage the attractiveness and interface of at grade car parking areas in commercial zones. Considers the standards fail to recognise practicalities of supermarkets and other commercial activities and that standards require a large portion of a site to be occupied for this purpose. Considers an either/or approach appropriate to achieve landscaping outcomes  | Seek that the landscaping requirement of NCZ-R7; LCZ-R10; LFRZ-R3; TCZ-R7; CCZ-R6 be an either/or:<br><br>1. Where the car parking area is at-grade:<br>a. a 2 m wide landscaping strip comprised of indigenous plants is provided along the full frontage of the road (except for the vehicle crossing), <del>and</del> <u>or</u><br>b. one indigenous specimen tree is provided for every ten car parks. |
| Woolworths New Zealand Limited ("WWNZ") | LFRZ - Large Format Retail Zone /LFRZ - Large Format Retail Zone - Rules Table /LFRZ-R3: Car parking areas | 214.4                            | Amend    | Support standards to manage the attractiveness and interface of at grade car parking areas in commercial zones. Considers the standards fail to recognise practicalities of supermarkets and other commercial activities and that standards require a large portion of a site to be occupied for this purpose. Considers an either/or approach appropriate to achieve landscaping outcomes  | Seek that the landscaping requirement of NCZ-R7; LCZ-R10; LFRZ-R3; TCZ-R7; CCZ-R6 be an either/or:<br><br>1. Where the car parking area is at-grade:<br>a. a 2 m wide landscaping strip comprised of indigenous plants is provided along the full frontage of the road (except for the vehicle crossing), <del>and</del> <u>or</u><br>b. one indigenous specimen tree is provided for every ten car parks. |
| Woolworths New Zealand Limited ("WWNZ") | TCZ - Town Centre Zone /Rules /TCZ-R7: Car parking areas   | 214.5                            | Amend    | Support standards to manage the attractiveness and interface of at grade car parking areas in commercial zones. Considers the standards fail to recognise practicalities of supermarkets and other commercial activities and that standards require a large portion of a site to be occupied for this purpose. Considers an either/or approach appropriate to achieve landscaping outcomes  | Seek that the landscaping requirement of NCZ-R7; LCZ-R10; LFRZ-R3; TCZ-R7; CCZ-R6 be an either/or:<br><br>1. Where the car parking area is at-grade:<br>a. a 2 m wide landscaping strip comprised of indigenous plants is provided along the full frontage of the road (except for the vehicle crossing), <del>and</del> <u>or</u><br>b. one indigenous specimen tree is provided for every ten car parks. |
| Woolworths New Zealand Limited ("WWNZ") | CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /CCZ-R6: Car parking areas                          | 214.6                            | Amend    | Support standards to manage the attractiveness and interface of at grade car parking areas in commercial zones. Considers the standards fail to recognise practicalities of supermarkets and other commercial activities and that standards require a large portion of a site to be occupied for this purpose. Considers an either/or approach appropriate to achieve landscaping outcomes  | Seek that the landscaping requirement of NCZ-R7; LCZ-R10; LFRZ-R3; TCZ-R7; CCZ-R6 be an either/or:<br><br>1. Where the car parking area is at-grade:<br>a. a 2 m wide landscaping strip comprised of indigenous plants is provided along the full frontage of the road (except for the vehicle crossing), <del>and</del> <u>or</u><br>b. one indigenous specimen tree is provided for every ten car parks. |
| Woolworths New Zealand Limited ("WWNZ") | NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Standards Table /NCZ-S5: Frontages      | 214.7                            | Amend    | Considers the need for supermarkets and other commercial activities to locate back from the street for part of a site's frontage to enable vehicle access, manoeuvring and car parking in front of the store. Considers it impractical to be completely built to the street and taking pedestrian access directly from the street and for a large portion of the building to be glazed due to heat transfer over fresh produce  | Amend the standard to provide an alternative landscaping requirement along an Activated Street where it is not possible for a building to adjoin the entire length of the frontage, or provide direct pedestrian access. Amend the standard to recognise the functional and operational requirements of a supermarkets which cannot support large areas of glazing.  |
| Woolworths New Zealand Limited ("WWNZ") | LCZ - Local Centre Zone /LCZ - Local Centre Zone - Standards Table /LCZ-S5: Frontages                      | 214.8                            | Amend    | Considers the need for supermarkets and other commercial activities to locate back from the street for part of a site's frontage to enable vehicle access, manoeuvring and car parking in front of the store. Considers it impractical to be completely built to the street and taking pedestrian access directly from the street and for a large portion of the building to be glazed due to heat transfer over fresh produce  | Amend the standard to provide an alternative landscaping requirement along an Activated Street where it is not possible for a building to adjoin the entire length of the frontage, or provide direct pedestrian access. Amend the standard to recognise the functional and operational requirements of a supermarkets which cannot support large areas of glazing.  |
| Woolworths New Zealand Limited ("WWNZ") | TCZ - Town Centre Zone /TCZ - Town Centre Zone Standards Table /TCZ-S5: Frontages                          | 214.9                            | Amend    | Considers the need for supermarkets and other commercial activities to locate back from the street for part of a site's frontage to enable vehicle access, manoeuvring and car parking in front of the store. Considers it impractical to be completely built to the street and taking pedestrian access directly from the street and for a large portion of the building to be glazed due to heat transfer over fresh produce.   | Amend the standard to provide an alternative landscaping requirement along an Activated Street where it is not possible for a building to adjoin the entire length of the frontage, or provide direct pedestrian access. Amend the standard to recognise the functional and operational requirements of a supermarkets which cannot support large areas of glazing.  |
| Woolworths New Zealand Limited ("WWNZ") | CCZ - City Centre Zone /CCZ - City Centre Zone - Standards Table /CCZ-S4: Frontages                        | 214.10                           | Amend    | Considers the need for supermarkets and other commercial activities to locate back from the street for part of a site's frontage to enable vehicle access, manoeuvring and car parking in front of the store. Considers it impractical to be completely built to the street and taking pedestrian access directly from the street and for a large portion of the building to be glazed due to heat transfer over fresh produce.   | Amend the standard to provide an alternative landscaping requirement along an Activated Street where it is not possible for a building to adjoin the entire length of the frontage, or provide direct pedestrian access. Amend the standard to recognise the functional and operational requirements of a supermarkets which cannot support large areas of glazing.  |
| Woolworths New Zealand Limited ("WWNZ") | LCZ - Local Centre Zone /LCZ - Local Centre Zone - Rules Table /LCZ-R3: Commercial activities              | 214.11                           | Amend    | Considers that a Restricted Discretionary Activity status is more appropriate for larger gross floor area retail activities as the matters for consideration can be limited to the effect on existing local centres, in accordance with the purpose, objectives and policies of the Local Centre Zone.  | Amend the rule as follows:<br>LCZ-R3B:<br>Activity status where activity conditions are not met: <del>Discretionary</del> <u>Restricted Discretionary Activity</u><br><u>Matters of discretion are:</u><br><br><u>1. Vibrancy and vitality of the local centre</u><br><u>2. Effects on the existing centres</u>  |
| Woolworths New Zealand Limited ("WWNZ") | Definitions /Definitions /COMMERCIAL ACTIVITY  | 214.12                           | Amend    | Seeks the specific inclusion of Retail Activity within the definition of Commercial Activity as the Commercial Zone rules and standards only permit Commercial Activities for clarity.  | Amend the definition as follows:<br>COMMERCIAL ACTIVITY<br>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). <u>It includes all retail activities.</u>   |
| Woolworths New Zealand Limited ("WWNZ") | Definitions /Definitions /RETAIL ACTIVITY  | 214.13                           | Amend    | Considers proposed definitions for for Commercial Activity or Retail Activity are unclear in addressing supermarkets. Considers that supermarket related activities are appropriately captured by "retail activity" and seek the specific inclusion of supermarkets within the proposed definition of Retail Activity.  | Amend the definition as follows:<br>RETAIL ACTIVITY<br>means land and/or buildings from which goods, merchandise, equipment or services are sold, exposed, displayed or offered for sale or direct hire to the public and includes <u>supermarkets</u> , markets, showrooms, <del>and</del> liquor outlets not part of a hospitality activity, <u>and associated activities.</u>                           |