

Submitter Name	Section / Sub-section / Provision	Submission number / Point Number	Position	Summary of Submission	Relief Summary
Foodstuffs North Island Limited ("FSNI")	Definitions /Definitions /General	238.1	Amend	Considers it critical that the definitions section of the PDP is well informed and appropriately provides for the establishment of future activities.The PDP does not currently include a definition of a supermarket activity. It is unclear whether a supermarket falls within the definition of a "retail activity" or "commercial activity". Both of these categories are broad and do not provide a clear understanding of the activities anticipated. The inclusion of a standardised definition at the district-wide level to provide for a consistent approach is considered to be important.	<p>Include definition of a supermarket activity within the definitions chapter with wording such as:</p> <p>'An individual retail outlet, which sells, primarily by way of self service, a comprehensive range of:</p> <p>a. domestic supplies, fresh food and groceries, such as: fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; general housekeeping and personal goods, including (but not limited to) cooking, cleaning and washing products, kitchenwares, toilet paper, diapers and other paper tissue products, pharmaceutical, health and personal hygiene products and other toiletries, and cigarettes, magazine and newspapers, greeting cards and stationery, batteries, flashlights, light bulbs and related products; and</p> <p>b. non domestic supplies and comparison goods comprising not more than 20 per cent of all products offered for sale as measured by retail floor space, including (but not limited to): barbecue and heating fuels; audio visual products; electrical appliances; clothing and footwear; furniture; and office supplies.'</p>
Foodstuffs North Island Limited ("FSNI")	Definitions /Definitions /General	238.2	Amend	Considers it critical that the definitions section of the PDP is well informed and appropriately provides for the establishment of future activities.The PDP does not currently include a definition of a wholesaler.It is unclear if a Gilmours (wholesaler) falls within the definition of a "industrial activity", "retail activity" or "commercial activity".Both of these categories are broad and do not provide a clear understanding of the activities anticipated. The inclusion of a standardised definition at the district-wide level to provide for a consistent approach is considered to be important.	<p>Include definition of a wholesaler within the definitions chapter with wording such as:</p> <p>'A business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers. Sales to the public are an accessory activity.'</p>
Foodstuffs North Island Limited ("FSNI")	TPT - Transport /TPT - Transport - Standards Table /TPT-S7: Vehicle trip generation	238.3	Oppose	Opposes the limit of 400 vehicles per day for all activities except residential activities. Considers this threshold is low for most retail and commercial activities, and it is recommended that this is increased to recognise the operational demands of these activities.	Amend to increase the ITA and trip generation threshold to 100 vehicles per hour for retail and commercial activities including supermarket activities.
Foodstuffs North Island Limited ("FSNI")	EW - Earthworks /EW - Earthworks - Standards Table / EW-S1: Extent of earthworks	238.4	Oppose	Opposes the proposed maximum of 50m <sup>3</sup> of earthworks for business and industrial zones. Considers that this limit does not reflect the generally larger scale of sites and required earthworks to enable business and industrial activities	Amend to enable a larger volume of earthworks as a permitted activity within business and industrial zones, up to 2,500m <sup>3</sup> per site, per 12 month period.
Foodstuffs North Island Limited ("FSNI")	EW - Earthworks /EW - Earthworks - Standards Table /EW-S3: Slope stability	238.5	Oppose	Opposes the inclusion of site stability as a standard to be complied with within EW – S3. It is considered more appropriate for potential stability effects to be assessed as a matter of discretion for earthworks with a slope greater than 22 degrees	<p>Amend EW – S3 as below:</p> <ol style="list-style-type: none"> <li>1. Earthworks shall not be undertaken on land with a slope greater than 22 degrees</li> <li>2. Earthworks must not result in any instability of land or structures at or beyond the boundary of the site where earthworks occur.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. Purpose of the standard;</li> <li>2. Sediment control for the protection of waterways;</li> <li>3. Visual impacts and landscape values;</li> <li>4. Heritage and cultural values;</li> <li>5. Ecological values;</li> <li>6. Natural hazards, and</li> <li>7. Health and safety, and</li> <li>8. Stability of surrounding land and structures</li> </ol>
Foodstuffs North Island Limited ("FSNI")	NCZ - Neighbourhood Centre Zone /NCZ - Neighbourhood Centre Zone - Rules Table /General	238.6	Amend	The zone provides for commercial activities with an area up to 500m <sup>2</sup> as a restricted discretionary activity however it is unclear if this includes retail activities. Commercial activities greater than this are a non-complying activity therefore considers that explicit provision should be made for supermarkets within the zone.	<p>Include specific provision for supermarkets in the Local Centre Zone with the following activity statuses:</p> <ul style="list-style-type: none"> <li>• Supermarkets up to 500m<sup>2</sup> - Permitted</li> <li>• Supermarkets greater than 500m<sup>2</sup> up to 2,000m<sup>2</sup> - Restricted Discretionary</li> <li>• Supermarkets greater than 2,000m<sup>2</sup> - Discretionary</li> <li>• Supermarkets greater than 4,000m<sup>2</sup> - Non - complying</li> </ul>
Foodstuffs North Island Limited ("FSNI")	LCZ - Local Centre Zone /LCZ - Local Centre Zone - Rules Table /General	238.7	Amend	The zone provides for commercial activities however it is unclear if this includes retail activities. It is therefore considered that explicit provision should be made for supermarkets within the zone.	<p>Include specific provision for supermarkets in the Local Centre Zone with the following activity statuses:</p> <ul style="list-style-type: none"> <li>• Supermarkets up to 2,000m<sup>2</sup> - Permitted</li> <li>• Supermarkets over 2,000m<sup>2</sup> - Restricted Discretionary</li> </ul>
Foodstuffs North Island Limited ("FSNI")	LFRZ - Large Format Retail Zone /LFRZ - Large Format Retail Zone - Rules Table /General	238.8	Amend	Supports the provision for retail activities within the Large Format Retail zone however, it is considered that explicit provision should be made for supermarkets within the zone.	<p>Include specific provision for supermarkets in the Large Format Retail Zone with the following activity statuses:</p> <p>Supermarkets with a GFA over 1,000m<sup>2</sup> - Permitted</p>

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Foodstuffs North Island Limited ("FSNI")	LFRZ - Large Format Retail Zone /LFRZ- Large Format Retail Zone - Standards Table /LFRZ-S4: Site intensity	238.9	Oppose	Submitter acknowledges the need to manage infrastructure demands resulting from development within the Large Format Retail Zone. However, opposes as the proposed restrictions on site intensity limit the potential scale of development and are not considered to align with the objectives and policies of the Large Format Retail Zone, particularly LFRZ – O3 and P2. Considers that there are other mechanisms to control stormwater run-off such as the provision of detention and retention for example.	Delete the proposed restrictions on the impervious area and site intensity to provide for greater flexibility in the site layout that would better suit the functional requirements of the submitter.
Foodstuffs North Island Limited ("FSNI")	LFRZ - Large Format Retail Zone /LFRZ- Large Format Retail Zone - Standards Table /LFRZ-S5: Impervious area	238.10	Oppose	Submitter acknowledges the need to manage infrastructure demands resulting from development within the Large Format Retail Zone, however, opposes the proposed restrictions on site intensity limit the potential scale of development and are not considered to align with the objectives and policies of the Large Format Retail Zone, particularly LFRZ – O3 and P2. Considers that there are other mechanisms to control stormwater run-off such as the provision of detention and retention for example.	Delete the proposed restrictions on the impervious area and site intensity to provide for greater flexibility in the site layout that would better suit the functional requirements of the submitter.
Foodstuffs North Island Limited ("FSNI")	MUZ - Mixed Use Zone /MUZ - Mixed Use Zone - Rules Table /General	238.11	Amend	Supports the permitted activity status for retail activities in the Mixed-Use Zone (MUZ) but considers that specific provision should be made for supermarkets in the MUZ.	Include specific provision for supermarkets in the Mixed-Use Zone with the following activity statuses: Supermarkets up to 450m <sup>2</sup> - Permitted Supermarkets between 450m <sup>2</sup> and 3,000m <sup>2</sup> - Restricted Discretionary Supermarkets greater than 3,000m <sup>2</sup> - Discretionary
Foodstuffs North Island Limited ("FSNI")	MUZ - Mixed Use Zone /MUZ - Mixed Use Zone - Standards Table /MUZ-S5: Building coverage	238.12	Oppose	Submitter recognises the need for new developments to provide a sufficient level of amenity for residential uses within the MUZ, however, opposes the types of activities which are accommodated within the MUZ include commercial and light industrial activities that may require a different format. Considers that there are other mechanisms to address infrastructure (stormwater) demands through the provision of detention and retention for example.	Delete the proposed restrictions on the building coverage, impervious area and landscaped area to provide for greater flexibility in the site layout that would better suit the functional requirements of the submitter
Foodstuffs North Island Limited ("FSNI")	MUZ - Mixed Use Zone /MUZ - Mixed Use Zone - Standards Table /MUZ-S6: Impervious area	238.13	Oppose	Submitter recognises the need for new developments to provide a sufficient level of amenity for residential uses within the MUZ however opposes as the types of activities which are accommodated within the MUZ include commercial and light industrial activities that may require a different format. Considers that there are other mechanisms to address infrastructure (stormwater) demands through the provision of detention and retention for example.	Delete the proposed restrictions on the building coverage, impervious area and landscaped area to provide for greater flexibility in the site layout that would better suit the functional requirements of the submitter.
Foodstuffs North Island Limited ("FSNI")	MUZ - Mixed Use Zone /MUZ - Mixed Use Zone - Standards Table /MUZ-S7: Landscaped area	238.14	Oppose	Opposes as the types of activities which are accommodated within the MUZ include commercial and light industrial activities that may require a different format while recognising the need for new developments to provide a sufficient level of amenity for residential uses within the MUZ. Considers that there are other mechanisms to address infrastructure (stormwater) demands through the provision of detention and retention for example.	Delete the proposed restrictions on the building coverage, impervious area and landscaped area to provide for greater flexibility in the site layout that would better suit the functional requirements of the submitter.
Foodstuffs North Island Limited ("FSNI")	TCZ - Town Centre Zone /Rules /General	238.15	Amend	Supports the permitted activity status for commercial activities in the Town Centre Zone (TCZ) however, considers that explicit provision should be made for supermarkets of any size within the TCZ. Notes the zone description and purpose and considers that supermarkets meet the purpose and intent of the TCZ. However, this has not been appropriately reflected in the rules of this zone by specifically providing for supermarkets as a permitted activity. Due to the format of supermarkets, it is considered that a 1,000m <sup>2</sup> GFA restriction is not appropriate in this case.	Amend to provide for supermarkets of any size within the Town Centre Zone as a permitted activity.
Foodstuffs North Island Limited ("FSNI")	TCZ - Town Centre Zone /Rules /TCZ-R7: Car parking areas	238.16	Oppose	Opposes TCZ-S5 which requires the provision of one indigenous specimen tree per 10 car parking spaces. This requirement is considered to be unnecessarily onerous given the requirement for a landscaping buffer to be provided.	Remove requirement for providing indigenous trees based on car parking spaces. This requirement does not recognise the functional and operational requirements of the submitter with respect to the provision of car parking.
Foodstuffs North Island Limited ("FSNI")	CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /General	238.17	Amend	Supports the permitted activity status for commercial activities in the City Centre Zone however considers that explicit provision should be made for supermarkets in the CCZ. Notes the purpose of the CCZ and that the very nature of supermarkets is to provide for the day-to-day needs of people and communities. Therefore, it is considered that supermarkets meet the purpose and intent of the CCZ. However, this has not been appropriately reflected in the rules of this zone by specifically providing for supermarkets as a permitted activity.	Amend to provide for supermarkets of any size as a permitted activity within the City Centre zone
Foodstuffs North Island Limited ("FSNI")	CCZ - City Centre Zone /CCZ - City Centre Zone - Rules /CCZ-R6: Car parking areas	238.18	Oppose	Opposes CCZ-R6 which requires the provision of one indigenous specimen tree per 10 car parking spaces. This requirement is considered to be unnecessarily onerous given the requirement for a landscaping buffer to be provided.	Remove requirement for providing indigenous trees based on car parking spaces. This requirement does not recognise the functional and operational requirements of the submitter with respect to the provision of car parking.
Foodstuffs North Island Limited ("FSNI")	GIZ - General Industrial Zone /GIZ - General Industrial Zone - Rules /General	238.19	Amend	Considers that explicit provision should be made for wholesaler within the zone given it is unclear if a Gilmours development will fall under a retail or industrial activity.	Seeks for specific provision for wholesaler in the General Industrial Zone with the following activity statuses: Wholesaler – Permitted
Foodstuffs North Island Limited ("FSNI")	GIZ - General Industrial Zone /GIZ - General Industrial Zone - Standards Table /GIZ-S6: Stormwater run-off	238.2	Oppose	Opposes as the proposed restrictions on impervious areas limit the potential scale of development. Acknowledges the need to manage infrastructure demands resulting from development within the General Industrial Zone but considers that there are other mechanisms to control stormwater run-off such as the provision of detention and retention for example.	Delete the proposed restrictions on impervious area to provide for greater flexibility in the site layout that would better suit functional requirements of the submitter
Foodstuffs North Island Limited ("FSNI")	Planning Maps /General /General	238.21	Support	Supports Mixed Use Zone for Pak'nSave Napier 25 Munroe Street, Napier South	Retain zoning as notified
Foodstuffs North Island Limited ("FSNI")	Planning Maps /General /General	238.22	Support	Supports Local Centre Zone for Pak'nSave Tamatea Leicester Avenue & Coventry Avenue, Tamatea	Retain zoning as notified
Foodstuffs North Island Limited ("FSNI")	Planning Maps /General /General	238.23	Oppose	Opposes Medium Density Residential zoning for 6 and 8 Durham Avenue, Tamatea	Rezone sites to Local Centre Zone to reflect current land uses and match the zoning of the area to the south of the sites. Refer to original submission for attached image
Foodstuffs North Island Limited ("FSNI")	Planning Maps /General /General	238.24	Amend	Support Local Centre Zone Oppose residential zoning of western portion of site - New World Onekawa 34 Maadi Road, Onekawa	Retain Local Centre zoning of the eastern portion of the site Rezone western portion of the site from residential zone to Local Centre zone to be consistent with zoning of the remainder of the site as this is currently used as car parking for the supermarket activity. Refer to original submission for attached image.

## Foodstuffs North Island ("FSNI")

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Foodstuffs North Island Limited ("FSNI")	Planning Maps /General /General	238.25	Amend	Support Local Centre Zone Oppose residential zoning of northern portion of site - New World Greenmeadows 9 Gloucester Street, Greenmeadows	Retain Local Centre zoning of the southern portion of the site. Rezone northern portion of the site and sites at 1-8 Auckland Road from residential zone to Local Centre zone to be consistent with zoning of the remainder of the site as parts of this area are currently used as car parking and loading areas for the supermarket activity. See original submission for attached image.
Foodstuffs North Island Limited ("FSNI")	Planning Maps /General /General	238.26	Support	Support General Industrial Zoning for Gilmours Onekawa,39 Edmunson Road, Onekawa	Retain General Industrial zoning of the site.