

## 28. Business Overview

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
	<b>General</b>		
<b>3.3(a) Department of Corrections</b>	Activity Status	The Proposed Plan fails to make adequate provision for social and government services. Corrections related service activities and the associated facilities are service oriented activities and should be permitted activities within the Business 1, 2 and 3 Zones	That community based Corrections services are provided for as permitted activities in the Business Zones
<b>53.33 NZ Transport Agency</b>	General	The submitter supports the general approach taken by the Council in respect of the Business zones applied throughout the City, noting that there is a focus on applying different zones with different performance standards for each discrete character, and supports the outcomes that promotes.	Retain the general approach taken within the Business Zones of the City.
<b>81.1 Progressive Enterprises Ltd</b>	General	The submitter is generally supportive of the centres-based approach to providing for the business areas of the City which acknowledges the role and function of these areas in providing for the needs of the whole community.	Support
<b>84.4 1 Leven Investments Ltd, Victoria Estate Trust, Russell Cunningham Properties Ltd and Showgrounds Mall Ltd</b>	General	<p>Support in part. The submitter supports the general approach of zoning for a range of business zones, but submits that a new Business 6 zone should be introduced.</p> <p>The submitter considers that the 5 Business Zones proposed do not adequately cover all established business land use activity in the city.</p> <p>The submitter refers to the existing mixed use business zone that has established on the land between Victoria Ave, the railway line, Beatrice St and the Waihopai River and suggests that it should be zoned for business with the permitted activities listed in the Plan reflecting the land uses already present or covered by Certificates of Compliance.</p>	<p>Introduce plan provisions for a new Business 6 Zone (details of the proposed Business 6 Zone set out in submission).</p> <p>AND</p> <p>Change the proposed zoning of the land from Industrial 1 to Business 6 Zone</p> <p>AND</p> <p>Amend Planning map 8 to show Business 6 Zone in this area</p>
<b>85.1 R J Cunningham Family Trust</b>	General	<p>The submitter is concerned that proposed business zoning does not always reflect the established activities.</p> <p>The submitter considers that changing zoning will be inequitable and have a substantial detrimental effect on the respective property and its value</p>	Review zoning of all areas where existing businesses operate and change zoning to ensure that existing businesses are permitted both now and in the future if replicated.

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		and opposes zoning of land which is inconsistent with its existing permitted use.	
<b>SECTION 2.21 ISSUES, OBJECTIVES AND POLICIES</b>			
	<b>General</b>		
<b>81.2 Progressive Enterprises Ltd</b>	<b>General</b>	The submitter generally supports the objectives and policies for the Business Zones. The submitter notes difficulties in expanding its existing assets within the current zones due to problems associated with land ownership and multiple parcels of land being required.	General support.
	<b>2.21.1 Objectives</b>		
<b>106.3 Trevor Thayer</b>	General	<p>The submitter believes the vision required in the plan is to picture the city in the next decade ahead.</p> <p>The submitter believes there is a need to encourage a large anchor back in the city, to encourage landlords / investors to do things in the years ahead as they can afford to.</p> <p>The submitter would like to support some CBD parking that is not piecemeal</p>	Supports objectives set out in 2.21.2 – Objectives 1-4
	<b>2.21.3 Policies</b>		
<b>53.34 NZ Transport Agency</b>	Policy 2 - Zoning	Support. The submitter considers that the expectation that businesses locate within their anticipated zone supports an integrated planning approach and a sustainable transport infrastructure.	Retain Policy 2 as proposed.