

29. Business 1

Submission No. and Point / Submitter Name/	Plan Provision	Summary of Submission	Decision Requested
	General		
56.1 Jenny Campbell	General	The submitter supports creating pedestrian friendly zones as outlined, as well as bike friendly zones in the inner city to reduce traffic congestions. The submitter also considers verandas in keeping with the heritage are also essential.	Not stated.
56.2 Jenny Campbell	General	The submitter considers that safe night time entertainment areas with liquor bans in place would be ideal for young people and families especially.	Not stated.
56.3 Jenny Campbell	General	The submitter suggests incentives to keep retail outlets in the centre of town, including rates reductions for businesses who lower rents for tenants, making it more viable for the to lease/rent. The submitter also considers that having 'pop up' shops would provide interesting variety in the city, especially in shops which have been vacant for some time.	Not stated.
82.1 Neil Thomas	General	Oppose. The submitter is opposed to the adoption of the CBD upgrade plan, specifically as it relates to proposals to reduce Dee and Tay Sts to one lane each way referring to potential safety issues, and concerns about diverting traffic from travelling through the shopping areas.	Not stated
82.2 Neil Thomas	General	The submitter considers that all commercial buildings should be assessed for earthquake safety within the next 5 years and that until then all changes to the CBD should be put on hold	Refrain from changes in the CBD until all commercial buildings have been assessed for earthquake safety.
95.1 Christine Shepherd	General	The submitter raises concerns about the design of the CBD upgrade plans, particularly the proposal to make Tay and Dee Street one lane, the reinstatement of righting traffic onto Esk St, and the park on the old RSA Bowling Green site.	No remedy specified
107.5 A4 Simpson Architects Limited	General	The submitter supports the plan approach of zoning specifically for the CBD of the city and inclusion of rules around construction of verandas.	Retain specific zoning for the CBD and rules requiring verandas
SECTION 2.22 ISSUES, OBJECTIVES AND POLICIES			
	General		
78.9 Ministry of Education	Objectives and Policies	Neutral. The submitter notes that there are no provisions that support the permitted activity status of education activities or other community	Include an objective or policy that supports educational activities and other community activities

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		support activities	required to provide for community living and working in the Business Zones
115.1 New Zealand Historic Places Trust	Various provisions 2.22.2(4), 2.22.3(22)	<p>The submitter supports these provisions.</p> <p>The submitter notes the Council's obligations under the RMA, in particular s6(f).</p> <p>The submitter notes that in addition to the specific heritage provisions, the consideration of heritage values is embedded throughout the Plan.</p> <p>The submitter considers the approach recognises that not all important heritage values are listed in the District Plan Heritage Record or covered by the heritage rules of the Plan. The submitter believes it is appropriate that the Council has the opportunity to consider effects on heritage values even where such values are not particularly identified for protection in Appendix II.</p>	<p>Adopt these provisions as they relate to heritage values:</p> <p>2.22.2(4), 2.22.3(22)</p>
	2.22.1 Objectives		
80.1 Twisted World Ltd	New Objective	The submitter suggests a new objective to acknowledge that signs and bill boards have the potential to contribute positively to an area and City Centre where appropriately located, contributing to active and vibrant business areas	Inset new Objective as follows: <u>"A range of signs which contribute positively to an area and/or do not compromise visual amenity and traffic safety, are provided for."</u>
81.4 Progressive Enterprises Ltd	Objective 1 and 3	Support	Retain
	2.22.3 Policies		
63.1 Foodstuff (South Island) Properties Ltd	Policy 1 Business 1 CBD Zone	Support	Support
63.2 Foodstuff (South Island) Properties Ltd	Policy 2 Precincts	Support, particularly in relation to the fact that Pak'n'Save is not located in these precincts	Support
63.3 Foodstuff (South Island) Properties Ltd	Policy 3 Urban Design	The applicant requests that the operational constraints of supermarkets are expressly recognised and that urban design principles are only required to be applied where appropriate and practicable	Not stated
81.6 Progressive	Policy 3 Urban	Oppose. The submitter accepts the principles as an integral part of	Delete Policy 3

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Enterprises Ltd	Design	urban design, the submitter considers that it is unclear how the principles will be interpreted and does not set out what is expected in order for a development to not be inconsistent with the policies	OR Reword to provide certainty of outcome
63.4 Foodstuff (South Island) Properties Ltd	Policy 10 Protection from weather	The applicant considers that operational requirements of larger size retail and vehicle oriented activities, such as supermarkets, are paramount and that it may not always be practicable to provide shelter from rain and wind on the street frontage	Recognise that it is not always practicable to provide weather protection
80.3 Twisted World Ltd	Policy 11 Signage	Oppose. The submitter opposes the requirement that signage should relate to the activity being undertaken in the site. The submitter considers the policy should be effects based and that assessment carried out on a case-by-case basis.	Amend Policy 11 by deleting (A) and the explanation: “(A) Relates to the activity being undertaken on the premises on which the sign is situated.”
80.4 Twisted World Ltd	Policy 12 Bill boards	Oppose. The submitter considers this policy does not have planning rationale and believes that private billboards can have public appeal and interest as much as public bill boards	Delete Policy 12
65.51 ICC Environmental and Planning Services	Policy 15 Demolition	Support subject to amendment. The submitter considers that this policy reads as three different policies and should be tidied up.	Split the policy into three different policies.
65.52 ICC Environmental and Planning Services	Policy 15 Demolition - Explanation	Support, subject to amendment. The submitter considers that the explanation does not cover (B) relating to the active reutilisation of the sites post-demolition	Expand the definition to ensure that it covers all 3 parts of the policy, not just (A)
65.53 ICC Environmental and Planning Services	Policy 16(B) Height of structures	Support subject to amendment. The submitter considers that the terminology in the “soft” frontages is not used elsewhere in the Plan	Amend Policy 16(B): “To require that replacement buildings within the Central Business District_ that are required to have Pedestrian Friendly Frontages “soft” frontage_ shall have a two storey frontage to the public street or streets.”
65.54 ICC Environmental and Planning Services	Policy 19 Crime Prevention Through Environmental Design	Support in part. The submitter notes that the policies and methods are inconsistent as CPTED principles are not always “required” to be incorporated into the design of structures.	Either amend rules to require that CPTED principles are considered, or amend the policy to “encourage”
63.5 Foodstuff	Policy 19 Crime	Whilst the applicant supports the consideration of CPTED principles in	Recognise that applying CPTED principles in full is

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(South Island) Properties Ltd	Prevention Through Environmental Design	design, the submitter is concerned that they can be applied to rigidly, even when the operational requirements of a proposal are such that it is not practicable or safe to apply them	not always practicable or appropriate and that this ca have unintended effect
53.35 NZ Transport Agency	Policy 20 Connectivity and Circulation	Support. The submitter suggests this policy is not tied to an identifiable objective.	Add an additional Objective 5 to Objectives 2.24.2 regarding car parking, vehicle manoeuvring, loading and unloading. A suggested Objective 6 is worded as follows: "Provide for vehicular connectivity and circulation whilst maintaining the safety and functionality of the State highway within the Business 1 Zone."
63.5 Foodstuff (South Island) Properties Ltd	Policy 20 Connectivity and Circulation	Support in part. The submitter considers that main retail and business frontages need to be safe and attractive places for pedestrians, but that consideration needs to be given to operational requirements of larger size retail and vehicle oriented activities	Give consideration to the operational requirements of larger size retail and vehicle oriented activities
SECTION 3.23 RULES			
74.9 Bunnings Ltd	General – Bulk and location rules	Support. The submitter considers these provisions provide an acceptable balance between enabling developing and maintaining amenity	General support for bulk and location controls
75.14 McDonalds Restaurants (NZ) Ltd	General – Bulk and location rules	Support. The submitter considers these provisions provide an acceptable balance between enabling developing and maintaining amenity	General support for bulk and location controls
63.16 Foodstuff (South Island) Properties Ltd	3.23.1 Permitted Activities	Support. The submitter supports that supermarkets are permitted activities	Retain 3.23.1
74.2 Bunnings Ltd	3.23.1 Permitted Activities	The submitter considers that "Building Improvement Centres" should be inserted as a permitted activity as they believe they have the potential to contribute to the range of activities found within the CBD, and that they can be designed to meet amenity expectations	Amend 3.23.1 to include " <u>Building Improvement Centres</u> "
75.6 McDonalds Restaurants (NZ) Ltd	3.23.1 Permitted Activities	The submitter considers that "drive-through restaurants" should be permitted activities in this zone, but acknowledges that these may not be suited in pedestrian oriented town centres and shopping malls.	Amend to include " <u>Drive-through restaurants, except within the Pedestrian-Friendly Frontages precinct</u> "
75.7 McDonalds Restaurants (NZ)	3.23.1 Permitted Activities	The submitter supports the inclusion of "restaurants" as permitted activities	Support inclusion of restaurants

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78.12 Ministry of Education	3.23.1 Permitted Activities	Support. The submitter supports the listing of educational activities as permitted activities	Retain 3.23.1
116.8 Kylie Fowler	3.23.1 Permitted Activities	The submitter supports residential activities as permitted in the Business 1 Zone	Support
74.8 Bunnings Ltd	3.23.4 – 3.23.7, 3.23.14 – 3.23.18	Support. The submitter considers that restricting certain controls to the “pedestrian friendly frontages precinct” is appropriate as it will ensure high-quality outcomes for the pedestrian-oriented retail area without impinging on the practical and economic development potential of sites outside this area.	Retain 3.23.4 – 3.23.7, 3.23.14 – 3.23.18
75.13 McDonalds Restaurants (NZ) Ltd	3.23.4 – 3.23.7, 3.23.14 – 3.23.18	Support. The submitter considers that restricting certain controls to the “pedestrian friendly frontages precinct” is appropriate as it will ensure high-quality outcomes for the pedestrian-oriented retail area without impinging on the practical and economic development potential of sites outside this area.	Retain 3.23.4 – 3.23.7, 3.23.14 – 3.23.18
63.17 Foodstuff (South Island) Properties Ltd	3.23.11 Height of Structures	Oppose. The submitter considers the policy creates too strong a presumption against any building over 10m and that this is not effects based. The submitter considers that roof top plant such as vents and condenser platforms should be excluded from height	Exclude roof top plant, such as vents and condenser platforms from the height limitation
69.16 ICC Roothing Manager	3.23.8 - 10 Weather Protection	The submitter considers that the technical requirements for verandas may be better placed within a Bylaw as these structures are typically located within road corridor. The submitter is also concerned that where a veranda is built over a footpath then a requirement is needed to ensure appropriate lighting is provided and maintained by the owner	Remove the technical requirements for verandas and place them within a Council bylaw.
116.9 Kylie Fowler	3.23.8-10 Weather protection	The submitter would like inner city properties to be required to have verandas for cover	Not stated
65.105 ICC Environmental and Planning Services	3.23.14 – 3.23.21	Support in part. The submitter considers the provisions do not clearly outline the expected height of buildings on all sites within the Pedestrian Friendly Frontages Precinct and the Priority Redevelopment Precinct.	Amend rule to clarify position. If this is what is expected, make it clear that all corner sites, in both precincts, are to be 3 storeys over at least 50% of the footprint of the buildings... AND That all other buildings are required to be two storeys along the street frontage.

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ENTERTAINMENT PRECINCT			
118.1 Bruce Maher	Zoning	The submitter is concerned about the zoning of part of his property within the Entertainment Precinct due to the higher level of ambient noise allowed for within the Entertainment Precinct	Remove Entertainment Precinct zoning from the part of the submitters property at 8-10 Dee Street
100.1 Vibrant Invercargill	General	<p>The submitter is considers placing the Central Business District into the District Plan is important for the future, assisting investors such as property owners, businesses, for those that live and work within the CBD area and along with cultural and community activity.</p> <p>The submitter has provided a report on the “Proposed Entertainment District” which offers a number of suggestions:</p> <ol style="list-style-type: none"> a. The scope of the Entertainment Precinct should be for mixed use b. The boundaries of the Precinct are too tight c. Residential accommodation on upper floors should not be excluded d. One or more new hotels should be accommodated within the precinct e. There is a need for more restaurants and licensed cafes f. More investment by the private sector is necessary and desirable g. Consideration should be made of the scale, hours of operation, street frontages, noise and location of licensed premises h. Under-awning lighting should be improved in Tay and Dee Sts i. There is an urgent need to address the issues of earthquake prone buildings j. The mix of evening uses should be varied 	Not stated
105.11 ICC Environmental Health and Compliance Services	General – Entertainment precinct	The submitter supports the concept of the Entertainment precinct, pending the outcome of any Local Alcohol Policy that the council may adopt under the Sale and Supply of Alcohol Act 2012	Support in concept
106.1 Trevor Thayer	General	The submitter notes that the area does not allow inner city living to co-exist, and questions whether it would be possible to overlap the uses	Not stated