

30. Business 2 Zone

Submission No. and Point / Submitter Name	Plan Provision	Summary of Submission	Decision Requested
SECTION 2.23 ISSUES, OBJECTIVES AND POLICIES			
	General		
78.10 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 support activities	Include an objective or policy that supports educational activities and other community activities required to provide for community living and working in the Business Zones
	2.23.2 Objectives		
80.2 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>
81.5 Progressive Enterprises Ltd	Objectives 1 and 2	Support	Retain
	2.23.3 Policies		
63.7 Foodstuff (South Island) Properties Ltd	Policy 1 Business 2 (Suburban Shopping and Business) Zone	Support	Support
63.8 Foodstuff (South Island) Properties Ltd	Policy 2 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	That the operational constraints of supermarkets are expressly recognised and that urban design principles are only required to be applied where appropriate and practicable
65.55 ICC Environmental and Planning Services	Policy 2 Urban Design	Support in part. The submitter notes that there is no date reference for the Urban Design Protocol in the explanation	Include a reference date for references to the urban design protocol "...derived from the New Zealand Urban Design Protocol 2005..."
81.7 Progressive Enterprises Ltd	Policy 2 Urban Design	Oppose. The submitter accepts the principles as an integral part of urban design, the submitter considers that it is unclear how the	Delete Policy 2 OR

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		principles will be interpreted and does not set out what is expected in order for a development to not be inconsistent with the policies	Reword to provide certainty of outcome
63.9 Foodstuff (South Island) Properties Ltd	Policy 8 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
80.5 Twisted World Ltd	Policy 9 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 9 by deleting (A) and the explanation: “(A) Relates to the activity being undertaken on the premises on which the sign is situated.”
53.36 NZ Transport Agency	Policy 10 Billboards	Support. However, the submitter notes that no definition of billboard appears to have been incorporated in the Plan. ‘Billboard’ as a term can relate to either the content of the sign, or its size, and this requires clarification.	Either: (a) Amend the wording to refer to hoardings, which are defined in the Plan; or (b) Insert a definition of billboard.
65.59 ICC Environmental and Planning Services	Policy 10 Billboards	Oppose. The submitter considers the wording of this policy is too strong	Replace “prohibit” with another verb such as “restrict”
80.6 Twisted World Ltd	Policy 10 Billboards	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 10
63.10 Foodstuff (South Island) Properties Ltd	Policy 14 Height of Structures	Oppose. The submitter considers the policy creates too strong a presumption against any building over 10m and that the height of the structure should be assessed on its merits.	Amend Policy 14 as follows: “To control the height of structures in order to maintain scale and aesthetic coherence within the Business 2 Zone and in order to avoid <u>mitigate, or remedy</u> adverse effects on residential neighbours. <i>Explanation:</i> Any building higher than two storeys in the Business 2 Zone would <u>need to be assessed to ensure it is compatible</u> be out of scale with the neighbourhood.”
65.56 ICC	Policy 15	Support subject to amendment. The submitter considers the policy	Split the policy into three different policies.

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Environmental and Planning Services	Demolition	should be separated into three individual policies	
65.57 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)
63.11 Foodstuff (South Island) Properties Ltd	Policy 16 Crime Prevention Through Environmental Design	Whilst the applicant supports the consideration of CPTED principles in 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	Recognise that applying CPTED principles in full is not always practicable or appropriate and that this can have unintended effect
65.58 ICC Environmental and Planning Services	Policy 16 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”
63.12 Foodstuff (South Island) Properties Ltd	Policy 17 Pedestrian-friendly frontages	The submitter states that given the functional requirements of supermarkets, any emphasis on building frontage may have the unintended result of supermarkets turning their back to the street or compromise pedestrian/customer safety and accessibility.	Not stated
53.37 NZ Transport Agency	Policy 18 Connectivity and Circulation	Support. The submitter suggests this policy is not tied to an identifiable objective.	Add an additional Objective 3 to Objectives 2.23.2 regarding car parking, vehicle manoeuvring, loading and unloading. A suggested Objective 3 is worded as follows: <u>“Provide for vehicular connectivity and circulation whilst maintaining the safety and functionality of the State highway within the Business 3 Zone.”</u>
63.13 Foodstuff (South Island) Properties Ltd	Policy 18 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
65.60 ICC Environmental	Policy 20 – Freedom from	Support in part. The submitter considers the wording of the explanation is inconsistent with the policy	Amend the explanation: “...Litter bins need to be provided and serviced. The

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and Planning Services	Litter - Explanation		<u>provision, and subsequential servicing, of litter bins will be encouraged ”</u>
SECTION 3.24 RULES			
74.10 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
75.15 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
14.1 NZ Racing Board	3.24.1	<p>The submitter supports the inclusion of a TAB as the NZ Racing Board’s retail outlet in the list of permitted activities for the Business 2 zone, in particular the TAB site at the corner of Elles Road and Janet Street.</p> <p>Under the Operative District Plan provisions a TAB is a permitted activity at this location and the submitter considers that this activity status should continue into the Proposed Plan as this facility forms an inherent part of an active and busy shopping precinct. The submitter considers that the Elles Road TAB outlet shares characteristics similar to other retailers there with its hours of operation and store size akin to other retail outlets adjacent to it. In this regard, the submitter considers that a TAB is similar to a lotto shop in providing a retail service to its local customer base and is complementary to other local facilities correctly provided for in this commercial/retail area.</p>	That the permitted activity status of a TAB as the NZ Racing Board’s retail outlet is retained in the Business 2 zoning of its site at the Elles Road and Janet Street commercial area.
63.14 Foodstuff (South Island) Properties Ltd	3.24.1	Support. The submitter supports that supermarkets are permitted activities	Retain 3.24.1
74.3 Bunnings Ltd	3.24.1	The submitter considers that “Building Improvement Centres” should be permitted in this Zone as they believe these may be suitably located in suburban shopping areas alongside other retail activities	Amend to include “Building Improvement Centres”
75.8 McDonalds Restaurants (NZ) Ltd	3.24.1	The submitter supports the inclusion of “restaurants” as permitted activities	Support inclusion of restaurants
78.12 Ministry of	3.24.1	Support. The submitter supports the listing of educational activities as	Retain 3.24.1

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Education		permitted activities	
101.12 NZ Fire Service Commission	3.24.1	The submitter supports this provision given that it provides for the establishment of NZFS fire stations	Retain 3.24.1
75.9 McDonalds Restaurants (NZ) Ltd	3.24.2	The submitter supports the default discretionary activity status for activities not otherwise provided for	Retain 3.24.2
63.16 Foodstuff (South Island) Properties Ltd	3.24.4 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
101.13 NZ Fire Service Commission	3.24.4 Height of Structures	Oppose. The submitter is concerned that the height provision does not allow for fire hose drying towers.	Amend 3.24.4 by including the following exemption: <u>"Except: that the maximum building height for hose drying towers associated with fire stations is 15 metres."</u>
ZONING			
69.5 ICC Roading Manager	Rezoning	The submitter considers the area currently used as carparking south of the Glengarry shopping Centre in Yarrow St, should be zoned Business 2, not Residential.	Rezone the Glengarry carparking area along Yarrow St as Business 2.