

7 November 2019

Whangarei District Council

Private Bag 9023

Whangarei

via email: Eden Edwardson eden.edwardson@wdc.govt.nz

Attention: Chair of the Hearing Panel

Re: Whangarei District Council Urban & Services Plan Changes – Tabled Statement on Behalf of Bunnings Limited (Submission 60 and Further Submission X376)

Introduction

I write on behalf of Bunnings Limited (**Bunnings**) who made a submission (60) on Whangarei District Council's (**WDC**) Urban and Services Plan Changes (**the Plan Changes**) before the submission deadline on 3 July 2019. Bunnings also lodged a further submission (X376) on 27 August 2019.

On 21 October 2019, WDC released its s42A Hearing Reports for the proposed Plan Changes. These reports contain the recommendations of council staff to all of the submissions and further submissions made. Bunnings generally support the recommendations of the s42As as it relates to its submission points, however there is one point which further comment is provided on below.

Recommendations of the s42A Report Supported by Bunnings Ltd

The recommendations of the s42A Reports supported by Bunnings (using Bunnings submission points as reference) are as follows:

- 60.1 – retention of the definition 'Trade Suppliers' as notified (paragraph 191 of Part 1 S42A);
- 60.2 – retention of 'Light Industry' zoning for Bunnings Whangarei site noting that Council has recommended a precinct overlay, referenced 'South Whangarei Gateway Precinct', also be applied. The recommended precinct provisions recognise the existing general retail and food and beverage activities not otherwise provided for in the Light Industry zone framework and provide for some expansion. Bunnings supports Councils recommendations and agree that this approach recognises the importance of the existing development and provides for the continued use of the site without undermining the City Centre, Mixed Use and Commercial zones (paragraph 159 Part 8 s42A report). Bunnings have also provided a letter of support regarding the changes to the precinct provisions as outlined in the Joint Statement of Planning Evidence on behalf of Harvey Norman Properties (N.Z.) Ltd and 124 Tauroa Street Ltd Submissions dated 7 November 2019 authored by Daniel Shao and Mark Arbuthnot;
- 60.4 – retention of MU-11 noting that amendments have been recommended to address other submissions (paragraph 259 Part 3 s42 Report);



- 60.7 – amendments to SCZ-R14 and NC-R30 and any other provisions to refer to ‘Trade Supplier’ as opposed to ‘Trade Supplier Activities’ (paragraph 86 Part 1 s42A report);
- 60.9 – retention of COM-R17 as notified, noting that amendments have been recommended in response to other submissions (paragraph 379 Part 3 s42A); and
- 60.11 – retention of reduced car parking requirements for ‘trade suppliers’ in Appendix 1A of the Transport Chapter (paragraph 301 Part 9 s42A report);

Bunnings also supports the following recommendations made in the s42A reports relating to its further submission (X376) using the original submission points as reference:

- 99 (1&2) – accept in part relief sought by Harvey Norman seeking the rezoning of the Bunnings Whangarei site to ‘Special Purpose – Gateway Large Format Zone’. As discussed above under Bunnings submission 60.2, Council has recommended that the underlying Light Industry zone be retained with an overlay applied. Bunnings supports Councils recommended approach (paragraph 161 Part 8 s42A report) and the minor amendments made in the Joint Statement of Evidence of Mr Shao and Mr Arbuthnot;
- 160(1) – reject the relief sought by Tauroa Street Limited to re-zone Lot 2 DP to ‘Commercial’ (paragraph 158 Part 8 s42A report); and
- 160(8) – accept the relief sought by Tauroa Street Limited to amend LI-P3 (paragraph 91 Part 5 s42A report).

In Bunnings view, the above recommendations will efficiently and effectively achieve the objectives of the proposed Plan Changes and the purpose of Resource Management Act 1991.

Further relief still sought by Bunnings Ltd

Submission 160(6) – made on behalf of 124 Tauroa Street Limited and supported by Bunnings sought to add a new objective to the Light Industry zone. Council recommends that this submission be accepted in part (paragraph 67 Part 5 s42A report), suggesting alternative wording which in general Bunnings supports. However, the recommended wording references ‘trade retail’ which is not defined, nor is it a term otherwise used within the notified or amended text as recommended by Council. For consistency and clarity, Bunnings request that the hearing panel and reporting planners consider the use of ‘trade suppliers’ in this objective instead as this is the defined term used consistently throughout the provisions.

Conclusion

On behalf of Bunnings, thank you for the opportunity to table the above statement. Should the Commissioners or WDC staff have any queries or require any clarifications regarding the above or Bunnings submissions and further submissions, please do not hesitate to contact me via my details below.



David Badham (on behalf of Bunnings Ltd)
Whangarei Office Manager / Associate
Barker & Associates Ltd

Mob: 021 203 1034

Email: davidb@barker.co.nz