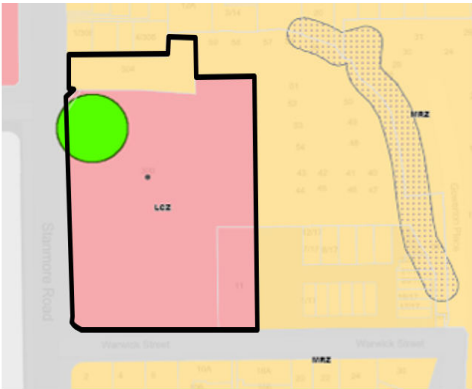
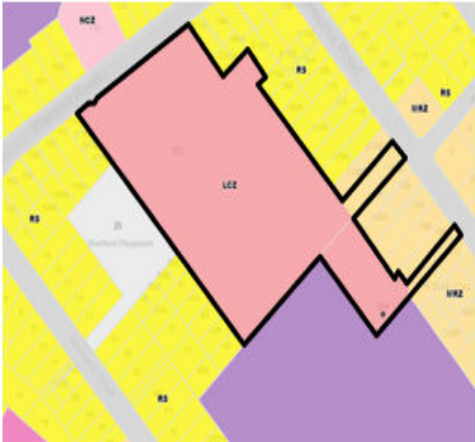
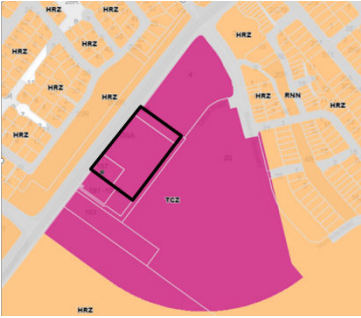



Appendix 1: Foodstuffs (Submitter #705)– PC14 Officer's Report

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
<p>New World Stanmore</p> <p>300 Stanmore Road</p> <p>Lot 1 DP 71401</p> <p>Section 1 Survey Office Plan 19560</p> <p>Lot 4 DP 71401</p> <p>304 Stanmore Rd</p> <p>Lot 1 DP 44038 and Lot 2 DP4845</p> <p>9 and 11 Warwick Street</p>	<p>The following zones apply:</p> <ul style="list-style-type: none"> 300 Stanmore Road and 9 and 11 Warwick Street - Local Centre Zone (LCZ) 304 Stanmore Rd - Medium Density Residential Zone (MRZ) Stanmore Road frontage - Protected Tree 	<p>705.1</p> <p>Amend to rezone the entire NW Stanmore site LCZ.</p> <p>705.2</p> <p>Amend to exclude the QM/protected tree on Stanmore Road frontage.</p>	<p>Rezoning to LCZ for 304 Stanmore Road is more appropriate than the existing zone and it reflects the use of the site as a commercial activity.</p> <p>Removal of the protected tree better represents the existing environment.</p>	<p>705.1: Accept</p> <p>Kirk Lightbody OR at 8.6 and p160</p> <p>With regard to the request to rezone the land at 304 Stanmore Road to Local Centre Zone, the vacant site adjoins the existing supermarket with housing to the immediate north. The rezoning of 897 m2 of land to commercial is unlikely to change the function of the centre, nor impact on other centres. It would also enable any future extension with existing rules managing the interface with the adjoining residential zone.</p> <p>On this basis, I consider an extension of the Local Centre Zone to be appropriate in achieving Objective 15.2.2 of the District Plan.</p> <p>705.2: Reject</p> <p>Brittany Ratka OR at 8.4.44 and 8.4.51</p>	<p>705.1:</p> <p>Mr Colegrave at [8].</p> <p>Mr Allan at [14].</p> <p>705.2: Ms Parish at [19]-[22].</p>

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
<p>Lots 13 and 14 DP 245</p> <p><i>Commercial</i> Core: 300 Stanmore Rd and 9 and 11 Warwick St</p> <p><i>Residential Medium</i> Density: 304 Stanmore Rd</p>				<p>Ratka recommends rejecting submission regarding the Stanmore Road frontage protected tree.</p>	
<p>PAK'nSAVE Wainoni 186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road</p> <p>Lot 2 DP 28783, Lot 2 DP 25816, Lot</p>	<p>The following zones apply:</p> <ul style="list-style-type: none"> • Accessway for Section 2 SO 552969 and Lot 2 DP 25816 - MRZ • The remainder of the site - LCZ 	<p>705.3 Amend to rezone Section 2 SO 552969 and Lot 2 DP 2586 to LCZ.</p> <p>705.4 Table 15.1 to be amended to include this Site as a Local Centre (this appears</p>	<p>Rezoning to LCZ for Section 2 SO 552969 and Lot 2 DP 2586 is more appropriate than the existing zone and it reflects the use of the site as a commercial activity.</p>	<p>705.3: Accept</p> <p>Kirk Lightbody OR at 8.6 and p161</p> <p>The site that the supermarket building is on (Sec 2 SO 552969) includes an access leg to Breezes Road with an established access for those visiting the supermarket. Reflecting the width of the access (15m), it is unlikely to be developed in the future for commercial activities and would therefore not impact on the coherence of</p>	<p>705.3: Mr Colegrave at [8]. Mr Allan at [16].</p> <p>705.4: Follow up in legal submissions. Appears to have been excluded in error.</p>

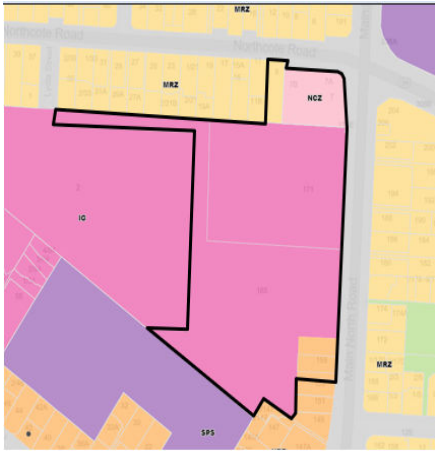
Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
<p>1 DP 26783, Lot 3 DP 33562, Part Lot 24 DP 878, Lot 1-6 DP 15696, Lot 1 DP 16559, Lot 1 DP 33562</p> <p><i>Commercial Core:</i> most of Section 2 SO 552969 and most of Lot 2 DP 25816</p> <p><i>Residential Suburban:</i> parts of Section 2 SO 552969 and Lot 2 DP 25816</p>		<p>to have been excluded in error).</p>		<p>the residential activities along Breezes Road any more than the current activity. However, to manage the potential effects of the rezoning, it is recommended that a rule is introduced that limits the use of the access for this purpose only. On this basis, I recommend the rezoning is accepted.</p> <p>With regard to Lot 2 DP25816 (204 Breezes Road), the site appears to be vacant with no consent for development. The majority of the site is proposed to be zoned as Local Centre zone except the access leg, which is MRZ. It adjoins the supermarket site to the north and any development of 204 Breezes Road for commercial activity is anticipated to be integrated with the balance of the commercial zone. Notwithstanding this, the access leg is only 6m in width and like the access to the supermarket site, it is unlikely to be developed for commercial use beyond providing access. I therefore recommend the rezoning is also accepted.</p>	

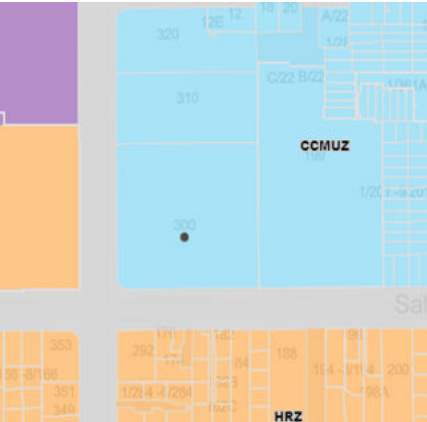
Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
				705.4: No mention of amending table to add 174 Wainoni road as Local Centre.	
Halswell 185, 185A and 187 Halswell Road Lot 1 DP 336786, Lot 2 DP 336786 and Part Rural Section 310 <i>Commercial Core</i>	Town Centre Zone (TCZ) 	705.5 Support. Retain as notified.		Accept Lightbody OR at p41	As notified.
New World Lincoln Road 92, 94, 100 and 108 Lincoln Road	The following zones apply: <ul style="list-style-type: none"> • Lot 1 DP 51902 – MRZ • Remainder of the site - LCZ 	705.6 Amend to rezone Lot 1 DP 51902 to LCZ	Rezoning of Lot 1 DP 51902 to LCZ is a more appropriate zone than existing, and would better reflect the current	Accept Kirk Lightbody OR at 8.6 The submission seeks that the site described as Lot 1 DP 51902 (92 Lincoln Road) is rezoned Local Centre zone,	705.3: Mr Allan at [18] Mr Colegrave at [8].

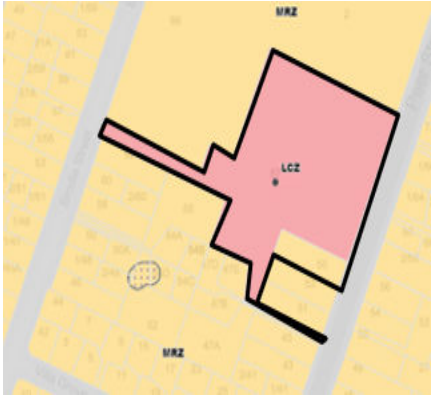
Site and current zone	PC14 Site denoted by black outline	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
<p>Lot 1 DP 51902, Lot 12 DP 68211, Lot 1 DP 29579 and Lot 2 DP 29579</p> <p><i>Commercial Core:</i> 94, 100 and 108 Lincoln Rd</p> <p><i>Residential Suburban:</i> 92 Lincoln Rd</p>			(and future planned) non-residential use of the site.	<p>consistent with the balance of the site as defined in the submission. A resource consent exists for development of a supermarket on the site and this includes Lot 1 DP51902. A 2 year extension was granted on the consent, which now lapses in November 2024. While there is uncertainty of whether the consent will be implemented, the inclusion of Lot 1 DP 51902 as part of the commercial zone is not anticipated to change the role and function of the centre. There is not anticipated to be effects of enabling commercial activity on other centres that have not otherwise been considered through the consenting process. It is therefore considered appropriate that the site is treated as a whole and the zoning of 92 Lincoln Road is accepted.</p>	
<p>Head Office and PAK'nSAVE Papanui 159, 165 and 171 Main</p>	<p>The following zones apply (Head office):</p> <ul style="list-style-type: none"> Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 - High Density Residential Zone (HRZ) 	<p>705.7 Head office: Amend to rezone Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and</p>	<p>Rezoning of the site and upgrading of the centre status as requested is a more appropriate than existing zoning, and</p>	<p>Accept in part</p> <p>Kirk Lightbody OR at 8.6 and p161</p> <p>Head office: The submitter seeks to rezone 159 Main North Road from High Density Residential</p>	<p>705.7 – Mr Allan at [15], [20]-[25]. Ms Parish at [12]-[15]</p>

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
<p>North Road and 3, 5, 7 and 9 Northcote Rd</p> <p>Lot 2 DP 14400, Lot 1 DP 479583, Part Lot 1 DP 21207, Lot 1 DP 76152 and Lot 5 DP 3753</p> <p><i>Industrial General: Part Lot 1 DP 21207, Lot 1</i></p>	<ul style="list-style-type: none"> Residual of the site for the Head Office - Industrial General (IG) <p>The following zones apply (PAK'nSAVE):</p> <ul style="list-style-type: none"> Lot 5 DP3753 (9 Northcote Rd) - MRZ Lot 1 DP76152 (3,5,7 Northcote Rd) - Neighbourhood Centre Zone (NCZ) Part Lot 1 DP 21207 - IG 	<p>accessway on Lot 7 DP14400 to IG. This reflects the recent PC5 decision¹.</p> <p>PAK'nSAVE: Amend to rezone Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207 to Local Centre Zone to reflect the consented and intended use as a PAK'nSAVE; and</p> <p>705.8 Amend the centre to Local Centre from Neighbourhood Centre in Table 15.1.</p>	<p>would better reflect the activities currently (and soon to be) occurring on the site.</p>	<p>Zone to Industrial General Zone to better reflect the current activities on site (car parking). This is consistent with the decision on Plan Change 5 and I therefore recommend this correction is made.</p> <p>PNS Foodstuffs has sought the site of the proposed Pak n' Save Papanui is rezoned from Medium Density Residential, Industrial General Zone and Neighbourhood Centre Zone to a Local Centre Zone. Those parts of the site zoned Industrial General and Neighbourhood Centre are within a walking catchment of the Papanui Large Town Centre. With regard to the scope of the plan change, this is limited to enabling height and density commensurate to the centre rather than rezoning of land. I also note the principles of Waikanae which, if</p>	<p>Mr Colegrave at [11]-[18].</p> <p>Council to confirm, but we understand from discussions with Mr Lighbody these changes are supported in principle provided use for supermarket (as addressed in evidence). No rebuttal evidence was provided.</p>

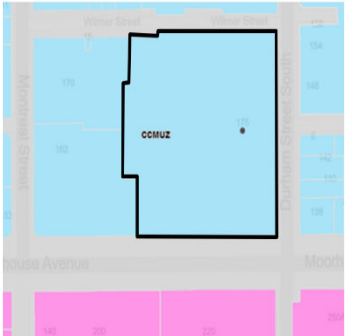
¹ <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2020/PC5/Hearings-Panel-Supplementary-Report-RE-159-Main-North-Road.PDF>

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
<p>DP 479583, most of Lot 1 DP 14400, most of Lot 7 DP 14400 and most of Lot 9 DP 14400.</p> <p><i>Commercial Local:</i> Lot 1 DP 76152.</p> <p><i>Residential Suburban:</i> Lot 2 DP 14400, Lot 5 DP 3753, part of Lot 1 DP 14400 and part of Lot 7 DP 14400.</p>				<p>upheld, would not allow Council to take away pre-existing development rights in PC14. The Industrial General Zone permits unlimited height, except within 20m of a residential zone unlike the Local Centre zone which permits buildings up to 14m in height. Notwithstanding the issues in respect of scope, resource consent for a supermarket has been issued and is currently being implemented at 171 Main North Road. While there is a change in use of the site, the change in zoning sought to Local Centre opens up the ability for development and use of the site for a range of activities. In doing so, there is a need to consider the effects of the change on centres in the immediate surrounds, noting the short distance to the Papanui Key Activity Centre and Cranford Retail Park on Cranford Street. Without consideration of the distributional effects of the proposed rezoning, there is an unknown risk of impacts on the function/ role of these centres.</p>	

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
				<p>Objective 15.2.2 anticipates commercial activity being focussed in centres in a way and at a rate that supports the function of Town Centres as a major focal point (clause (ii)), gives primacy to Key Activity Centres (clause (iv)) and that is consistent with the role of each centre as defined in Policy 15.2.2.1 (Clause v).</p> <p>This gives effect to the CRPS.</p> <p>Until further information on the effects of the rezoning is provided, I am unable to recommend the commercial zoning of the site.</p>	
<p>Manchester Street 300 and 310 Manchester St Lot 1 DP 56552 and Lot 2 DP 56552</p> <p><i>Commercial Central City Mixed Use</i></p>	<p>CCMUZ</p> 	<p>705.9 Support Retain as notified</p>	<p>Appropriate recognition of commercial activity on the site</p>	<p>Accept Holly Gardiner OR at p118 and 8.2.10 No further changes are proposed to this zoning as notified and therefore I recommend that these submission points are accepted.</p>	<p>As notified.</p>

Site and current zone	PC14 Site denoted by black outline	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
<p>NW Ilam 55 and 57 Peer Street</p> <p>Lot 10 DP 17997, Lot 2 DP 415441 and Lot 13 DP 17997</p> <p><i>Commercial Core:</i> Lot 2 DP 415441 and most of Lot 13 DP 17997.</p> <p><i>Residential Suburban:</i> Lot 10 DP 17997 and part of Lot 13 DP 17997</p>	<p>The following zones apply:</p> <ul style="list-style-type: none"> • Lot 10 DP 17997 - MRZ • The remainder of the site - LCZ 	<p>705.10 Amend to rezone the whole site LCZ.</p>	<p>Rezoning of the site as requested is a more appropriate zone than existing, and would better reflect the activities and future activities for the site.</p>	<p>Reject Kirk Lightbody OR at 8.6 and p162 55 Peer Street is sought for rezoning by Foodstuffs, the submission noting that it “would better reflect the activities and future activities for the site”. The site appears to be used for residential activity at the current time and there has been no consent granted for use of the site for commercial activity. While rezoning the site in a similar manner to 304 Stanmore Road would enable expansion of the supermarket and associated car parking, the site of the supermarket (57 Peer Street) has an access leg to the south of 51 Peer Street. Between this access leg and 55 Peer Street, there are two residential zoned properties, being 51 and 53 Peer Street. There is a potential effect on the anticipated amenity for these properties of rezoning 55 Peer Street to commercial, particularly if the access leg to the south of 51 Peer Street had an increase in vehicle movements as access</p>	<p>705.10: Ms Parish at [16]-[18]. Mr Colegrave at [19]-[24]. Mr Allan at [26]-[30]. Note - Ms Parish has amended position to seek to rezone Lot 10 DP 17997 but not part of Lot 13 DP 17997 (i.e. the accessleg at the the south of the Site) (at [17]). This is fenced off from the supermarket activity and should be</p>

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
				to the supermarket. I will discuss this further with Foodstuffs and consider the request further before the hearing.	retained as a residential zoning (MRZ). Council to confirm, but we understand from discussions with Mr Lighbody these changes are supported in principle provided use of additional allotment for carparking and landscaping (as addressed in evidence). No rebuttal evidence was provided.
NW Durham Street 219 Moorhouse Avenue and	CCMUZ	Support Retain as notified	Appropriate recognition of commercial activity on the site.	Excluded from OR (Lightbody and Gardiner) Also missed from Summary of submissions	As notified.

Site and current zone	PC14 <i>Site denoted by black outline</i>	Decision sought in Submission	Reasons	Officer recommendation, subject to legal scope	Evidence provided
175 Durham Street South <i>Commercial Central City Mixed Use</i>					

Chapter 15: Commercial

<p>Table 15.1</p>	<p>C. Neighbourhood <u>Local Centre</u></p>	<p>705.15 Support specific recognition of supermarket activity in Table 15.1 (unamended by PC14). Amend Table 15.1 to provide for the site at 174 Wainoni Road as a Local Centre. Amend Table 1.51 to provide for the new PAK'nSAVE Papanui Site</p>	<p>174 Wainoni Road has been deleted from the list of NCZ in Table 15.1 but has not been included in the LCZ list, appears to be an error. Including PAK'nSAVE Papanui Site as a Local Centre reflects its consented use.</p>	<p>705.15: Accept Kirk Lightbody OR at p140 705.4 and 705.8: The amendments to Table 15.1 for 174 Wainoni Road and PAK'n SAVE Papanui Site as Local Centres are not addressed in the OR.</p>	<p>705.15: Support accepted change. 705.4: Legal submissions. Excluded in error?</p>
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		as a Local Centre.			
Town Centre Zone Rule 15.4.1.1 (P2)	It is proposed that permitted activity status for supermarkets is deleted. The result of the proposed change is that supermarkets will fall to be considered as a discretionary activity in the TCZ (rule 15.4.1.4).	Amend Rule 15.4.1.1 (P2) to include supermarkets as a permitted activity in the Town Centre Zone, and consequential changes to Rules 15.4.1.1 and 15.4.1.4. Amend Rule 15.4.1.1 (P3) to exclude the words "supermarket and".	The description of the Town Centre Zone in Table 15.1 specifically recognises supermarkets anchor town centres. There is no apparent explanation for the change in the section 32 assessment.	Accept Kirk Lightbody OR at p149 OR at 8.5.4: I note that the description of the Town Centre Zone in Table 15.1 specifically recognises that supermarkets anchor town centres. The deletion of supermarket as a permitted activity is therefore an oversight. I consider the most appropriate way to achieve the objectives of the CDP is to accept the relief sought by Foodstuffs. The amendments to rules 15.4.1.1 (P2) and consequential changes to Rules 15.4.11 and 15.4.1.4, and 15.4.1.1 (P3) have been accepted in the OR at p105.	Foodstuffs support that the changes have been accepted. No evidence provided.