

**FURTHER SUBMISSIONS BY THE OIL COMPANIES: Z ENERGY LIMITED, MOBIL OIL NEW ZEALAND LIMITED AND BP OIL NEW ZEALAND LIMITED ON SUBMISSIONS TO PROPOSED PLAN CHANGE 49 OF THE WHANGANUI DISTRICT COUNCIL**

**To:** Whanganui District Council  
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By E-Mail: [leayne.huirua@whanganui.govt.nz](mailto:leayne.huirua@whanganui.govt.nz)

**Name of further submitter:**

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Mobil Oil NZ Limited  
PO Box 1709  
**AUCKLAND**

**Hereafter referred to as the "Oil Companies".**

- 1. The Oil Companies further submission is as contained in the attached Table.**
- 2. The Oil Companies are making a further submission as a person that has an interest in the proposed plan that is greater than the interest of the general public.**
- 3. The Oil Companies do wish to be heard in support of their further submission.**
- 4. If others make similar submissions the Oil Companies may be prepared to consider presenting a joint case with them at any hearing.**

Dated at AUCKLAND this 19<sup>th</sup> day of September 2016

Signature on behalf of the Oil Companies:



Karen Blair  
Authorised to Sign on Behalf of the Oil Companies

Address for service:

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**FURTHER SUBMISSIONS BY Z ENERGY LIMITED, BP OIL NEW ZEALAND LIMITED AND MOBIL OIL NEW ZEALAND LIMITED (“THE OIL COMPANIES”) ON SUBMISSIONS TO THE PROPOSED PLAN CHANGE 49 OF THE WHANGANUI DISTRICT COUNCIL**

Sub. #	Provision	Relief Sought	Support/Oppose	Reasons	Outcome Sought
1 Progressive Enterprises Limited	Objective 5.2.12 and Policy 5.3.20	<p>1. Amend Objective 5.2.12 to recognise the functional and operational requirements of large format retail activities such as supermarkets, discount department stores, furniture stores and bulky goods stores. 2. Amend Policy 5.3.20 to allow some large format retail activities such as supermarkets exemption from some or all of the design provisions. 3. Amend Rule 5.10.3 to allow supermarkets to be set back from the street with car parking in front of the main entrance.</p>	Support in Part	<p>It is appropriate to recognise that some activities have functional or operational design requirements.</p> <p>The submission seeks to include provisions relating to large format retail. These should more generically apply to activities with functional and operational design requirements rather than be limited to specific activities. Design guidelines can be equally as problematic, for example, for service stations as for large format retail.</p> <p>Service stations, like the types of large format retail activities referred to in the submission, are vehicle orientated, have comparatively small building footprints (compared to vehicle manoeuvring, parking and service areas), are often set back off the road frontage, and do not provide pedestrian shelter. The form and function of service station developments does not fit neatly into the form and type of development that the design guidelines anticipate in commercial zones.</p>	<p>Accept the primary submission but make the following further modifications so that the activities referred to in the submission are examples only, rather than definitive:</p> <p><b>Objective 5.2.12:</b>  <i>To ensure quality building design outcomes in the outer Commercial Zone with buildings exhibiting active street frontages and visual interest on street facades while at the same time recognising the functional and operational requirements of <u>certain commercial activities including large format retail activities such as supermarkets, discount department stores, furniture stores and bulky goods stores.</u></i></p> <p><b>Policy 5.3.20(e):</b>  <i>e) Notwithstanding the design outcomes envisaged by sub-clauses a) to d) above, it is accepted that <u>certain commercial activities, including some large format activities such as supermarkets,</u> have functional and operational requirements that may not be able to comply with some or all of these design provisions and that this inability will be appropriately taken into account during any required consenting process.</i></p> <p><b>Rule 5.10.3(ii):</b>  <i>Notwithstanding the requirements of Appendix G, it is recognised that for operational and functional reasons <u>certain commercial activities including</u></i></p>

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Sub. #	Provision	Relief Sought	Support/Oppose	Reasons	Outcome Sought
					<i>supermarkets need to be set back from the street with carparking in front of the main entrance.</i>
5 Foodstuffs Properties (Wellington) Limited	Provision 5.3.21	Amend Provision 5.3.21 (acknowledging this should not be a policy) to limit the use of the Urban Design Panel in the Outer Commercial zone to the design guideline overlay area.	Support	The Oil Companies agree that the provision lacks clarity and is a method. The Oil Companies consider that Urban Design Panels can assist in certain circumstances, but that they should be a non-statutory part of the process. If the provision is not deleted then more direction is required as to the scale and significance of a development before it needs to be referred to an urban design panel, as well as clear guidance as to the Panel's role and function.	The provision should be rewritten as outlined in the submission.

**For Service:**

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