



Resource Management Act 1991  
**Submission on a Publicly  
 Notified Plan Change To  
 The Whanganui District Plan**

In accordance with Form 5 – RM (Forms, Fees and Procedure) Regulations 2003



**WHANGANUI  
 DISTRICT COUNCIL**  
 Te Kaunihera a Rohe o Whanganui

**TO:** Whanganui District Council, PO Box 637, Whanganui

**Name:** (print in full) PROGRESSIVE ENTERPRISES LTD

**This is a submission on Plan Change No. 49 to the Whanganui District Plan. Closing Date: 23/8/16**

1. (a) I ~~could~~/could not\* gain an advantage in trade competition through this submission. (\*please delete one).

(b) I am/~~am not~~\* directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition (\*please delete one).

2. The specific provisions of the proposed plan change that my submission relates to:

• OBJECTIVE 5.2.12 & POLICY 5.3.20

Use additional pages if required

3. My submission is that (Please state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made. Please give your reasons):

BOTH THE OBJECTIVE & THE POLICY NEED AMENDMENT  
 TO RECOGNISE THE FUNCTIONAL & OPERATIONAL  
 REQUIREMENTS OF LARGE FORMAT RETAIL ACTIVITIES  
 SUCH AS SUPERMARKETS IN THE OUTER COMMERCIAL  
 ZONE

Use additional pages if required

4. I seek the following decision from the Council (Give clear details stating what amendments you wish to see made to the Plan Change, and your reasons):

AS PER THE ATTACHED PAGE

Use additional pages if required

5. I do/~~do not~~\* wish to be heard in support of this submission (\*please delete one).

6. If others make a similar submission I would/~~would not~~\* be prepared to consider presenting a joint case with them at any hearing (\*please delete one).

**7. Address for service:**

C/- ZOMAC PLANNING SOLUTIONS LTD

P.O. BOX 103

WHANGAPARA OA 0943

Signature:

(M.J. FOSTER)

(Person making submission or person authorised to sign)

on

Day time phone No: 094282101

behalf of person making submission)

Email: mike @ zomac.co.nz

Date: 15 AUGUST 2016

D-246215

# Submission on a Publicly Notified Plan Change to the Whanganui District Plan

4. I seek the following decision from the Council:

(a) That Objective 5.2.12 be amended to read:

'To ensure quality building design outcomes in the Outer Commercial Zone with buildings exhibiting active street frontages and visual interest in street facades while at the same time recognising the functional and operational requirements of large format retail activities such as supermarkets, discount department stores, furniture stores and bulky goods stores.'

(the additional words have been underlined).

(b) That Policy 5.3.20 be amended to read:

'To promote quality design outcomes in the Outer Commercial zone by requiring adherence to the Outer Commercial Design Guidelines, in particular, new development is expected to:

- a) Acknowledge, and respond to, the context of the site and the surrounding environment.
- b) Ensure the bulk, form and siting of new buildings maintains and enhances the quality of the environment.
- c) Provide a quality street frontage with interest and connection with the street.
- d) Ensure visual effects from car parking are avoided or mitigated.
- e) Notwithstanding the design outcomes envisaged by sub-clauses a) to d) above, it is accepted that some large format retail activities such as supermarkets 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 account of during any required consenting process.'

(the additional words have been underlined).

c) That Rule 5.10.3 be amended by adding the following sub-clause:

- 'ii. Notwithstanding the requirements of Appendix G, it is recognised that for operational and functional reasons supermarkets need to be set back from the street with carparking in front of the main entrance.'

These proposed amendments will ensure that an appropriate degree of design and siting flexibility is available to some large format retail activities seeking to locate and / or expand in the Outer Commercial zone.