

15 January 2024

Waimakariri District Council

Via email: Audrey.benbrook@wmk.govt.nz

Attention: Audrey Benbrook

Dear Audrey

**WAIMAKARIRI PROPOSED DISTRICT PLAN: HEARING STREAM 9 – COMMERCIAL SUBMITTERS:
STATEMENT TABLED ON BEHALF OF WOOLWORTHS NEW ZEALAND LIMITED (SUBMISSION 282)**

Thank you for the opportunity to review the section 42A hearing report regarding the Commercial and Mixed Use zones Hearing Stream 9 in relation to the Waimakariri Proposed District Plan (**PDP**).

We write on behalf of Woolworths New Zealand Limited (submission 282) (**Woolworths** or **the submitter**) in respect of its primary submission and in lieu of both provision of evidence and attendance at this hearing.

We have reviewed the Council's response to Woolworths' submission and the proposed changes to those provisions set out in the section 42A hearing report (**hearing report**) and accompanying appendices.

Woolworths wishes to confirm its support for the amendments made to the relevant provisions of the PDP, specifically in relation to better providing for supermarkets through the "centres plus" planning framework now enshrined in the PDP. Supermarkets are now better enabled in the Local Centre, Neighbourhood Centre and Large Format Retail zones in respect of the policy framework and as regards activity status in the respective zones. Woolworths supports the permitted activity status for supermarkets in the Mixed Use, Town Centre, Local Centre (up to 1000m²) and Neighbourhood Centre (up to 450m²) zones. Woolworths also supports the restricted discretionary activity status where those GFA limits are exceeded and that same status for supermarkets in the Large Format Retail zone. The associated edits to matters of discretion are also supported.

Woolworths considers those changes are efficient, effective and appropriate, and further, that they have correctly interpreted the large majority of Woolworths' relief as set out in its primary submission.

The hearing report did make one comment at paragraph 119 regarding Woolworths' proposed rewording to Policy CMUZ-P2. I can confirm on Woolworths' behalf that the hearing report correctly

interprets the intended wording, and policy intent. Further, Woolworths expressly supports the proposed revised wording of Policy CMUZ-P2 as set out in Appendix A to the hearing report. For ease of reference, this is repeated overleaf:

CMUZ-P2 Other commercial zones function and role

Recognise the potential for the Mixed Use zone and Large Format Retail zone to provide a complementary role to the centres, but ~~Only provide for other commercial activities in other these Commercial and Mixed Use Zones where significant adverse effects do not arise on these do not adversely affect the centres hierarchy, and the role and function of Town Centres, and the investment in public amenities and facilities in the Town and Local Centre Zones.~~

Thank you for the opportunity to provide the enclosed. Please confirm receipt and that this statement will be tabled for the Hearings Panel's consideration. Please do not hesitate to contact the undersigned if you have any questions regarding this letter.

Yours Sincerely,



Kay Panther Knight

Director

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