

An aerial photograph of a coastal town and harbor. The town is built on a peninsula, with a dense residential area and some commercial buildings. The harbor is filled with numerous sailboats, and the water extends into the distance towards rolling hills under a clear sky.

24 July 2025

McDonald's – Hearing 14 Presentation

B&A

Urban & Environmental

Agenda

- Zoning framework
- Definitions and nesting tables
- MUZ provisions
- Summary & key takeaways

The background of the slide is an aerial photograph of a coastal town and harbor. The town is built on a hillside, with many houses and trees visible. The harbor is filled with numerous sailboats. In the distance, there are more hills and a body of water. A semi-transparent green rectangular overlay covers the middle portion of the image, providing a background for the title text.

Zoning Framework

Zoning Framework

Issue:

- Kerikeri/Waipapa now treated as an urban environment under the NPS-UD, which was not the case in the original PDP.
- A TCZ is proposed, there is currently no detail on its spatial extent or provisions, creating uncertainty for Foodstuffs and other submitters.
- Other potential zones have also not been considered. Essentially the MUZ is trying to be multiple zones across a large area

Recommendation:

- Support the Tier 3 status for Kerikeri/Waipapa and the subsequent TCZ.
- Foodstuffs will now need to attend and comment in Hearing 15D.



Definitions and Nesting Tables

Definitions and Nesting Tables

Issue:

- Understood that requests to review definitions and include nesting tables has been deferred to Hearing 17 (November 2025).
- This delay creates uncertainty for McDonald's as their activities span multiple definitions.
- Lack of nesting tables reduces clarity and consistent interpretation of key activity types.

Recommendation:

- Support the accepted definition for 'Drive-through facilities.'
- Seek new definitions for 'Retail activity' and 'Food and Beverage activity.'
- Delete definition of 'Large Format Retail activity'.

WDP – Example Nesting Table

Commercial Activities	Retail Activity	Trade Retail	Marine Retail
			Hire Premise
			Motor Vehicle Sales
			Trade Suppliers
		Drive-Through-Facilities	
			General Retail
			Grocery Store
		Commercial Services	
		Food and Beverage Activity	
		Entertainment Facilities	
	Visitor Accommodation		
	Service Stations		
	Funeral Home		
	General Commercial		

Figure 4: Commercial Activities Definition Grouping

Definitions and Nesting Tables

Recommendation:

- Insert new definition for 'Retail activity' as follows:

Retail activity

means activities selling, exposing, displaying or offering: of goods, merchandise or equipment for sale or direct hire to the public.

This definition is included within the commercial activities definition grouping.

- Insert new definition for 'Food and Beverage activity' as follows:

Food and Beverage

Premises where the primary business is selling food or beverages for immediate consumption on or off site.

Includes:

- Restaurants and cafes;
- Food halls; and
- Take-away food bars.

Excludes:

- Retail shops; and
- Supermarkets.

This definition is nested within the Commercial Activities nesting table.

Mixed Use Zone

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MUZ-R2 – 450m² GFA Requirement

Issue:

- MUZ-R2 includes a 450m² GFA trigger for commercial activities.
- I am unaware of the technical basis for why the Reporting Officer considers that a 450m² GFA is necessary within the MUZ.
- The only justification provided is that “there could be adverse effects”.
- I consider that the justification for the GFA trigger overlaps within existing provisions in other chapters (e.g. transport, signage, landscaping, noise, lighting) leading to unnecessary duplication and inefficiency.

MUZ-R2 – 450m² GFA Requirement

Recommendation:

- Delete PER-4 from MUZ-R2 as follows:

<p>MUZ-R2– Commercial activity (excluding supermarkets)</p> <p>*Activity status: Permitted</p> <p>PER-1</p> <p>The activity is not a service station.</p> <p>PER-2</p> <p>Any office does not exceed GFA of 300m².</p> <p>PER-3</p> <p><u>The activity is not a drive through.</u></p> <p>PER-4</p> <p><u>The new building or structure, relocated building or extension or alteration to an existing building or structure on the site, does not exceed GFA 450m².</u></p> <p>Activity status where compliance not achieved with PER-4 PER-2 or PER-2: Restricted Discretionary</p> <p>PER-2 Matters of discretion are restricted to:</p> <p>a. <u>Any effects on the transport network.</u></p> <p>PER-3 Matters of discretion are restricted to:</p> <p>a. <u>The extent of any effect on the transport network;</u></p> <p>b. <u>Any access is designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network;</u></p> <p>c. <u>Minimises building bulk, and signage while having regard to the functional requirements of the activity; and</u></p> <p>d. <u>Landscaping is provided especially within surface car parking areas to enhance amenity values.</u></p> <p>Activity status where compliance not achieved with PER-1 and 4: Discretionary”</p>
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MUZ-R2 – Drive-through facilities

Issue:

- McDonald's sought the inclusion of a new permitted activity rule for Drive-through facilities' in the MUZ.
- The Reporting Officer has recommended the inclusion of a new restricted discretionary activity requirement in MUZ-R2-PER-3 for 'drive throughs.'
- I consider that restricted discretionary activity status is necessary as the matters of discretion and effects they seek to address are already addressed by existing provisions in other chapters (e.g. transport, MUZ, signage, landscaping, noise and lighting) leading to unnecessary duplication and inefficiency.

Drive-through Facilities

Matter of Discretion	Addressed Elsewhere
a. The extent of any effect on the transport network;	Transport Chapter – TRAN-R5 and overall access requirements.
b. Any access is designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network;	
c. Minimises building bulk, and signage while having regard to the functional requirements of the activity; and	MUZ standards (MUZ-S1 – MUZS7 and MUZ-S10) and Signs Chapter
d. Landscaping is provided especially within surface car parking areas to enhance amenity values.	MUZ standards – MUZ-S8 and MUZ-S9
Noise and light	Noise and Light Chapters

MUZ-R2 – Drive-through facilities

Recommendation:

- Delete PER-3, and associated matters of discretion from MUZ-R2 as follows:

<p>MUZ-R2– Commercial activity (excluding supermarkets)</p> <p>*Activity status: Permitted</p> <p>PER-1</p> <p>The activity is not a service station.</p> <p>PER-2</p> <p>Any office does not exceed GFA of 300m².</p> <p>PER-3</p> <p>The activity is not a drive through.</p> <p>PER-4</p> <p>The new building or structure, relocated building or extension or alteration to an existing building or structure on the site, does not exceed GFA 450m².</p> <p>Activity status where compliance not achieved with PER-4 PER-2 or PER-2: Restricted Discretionary</p> <p>PER-2 Matters of discretion are restricted to:</p> <p>a. Any effects on the transport network.</p> <p>PER-3 Matters of discretion are restricted to:</p> <p>a. The extent of any effect on the transport network;</p> <p>b. Any access is designed and located to provide efficient circulation on site and avoid potential adverse effects on adjoining sites, the safety of pedestrians and the safe and efficient functioning of the road network;</p> <p>c. Minimises building bulk, and signage while having regard to the functional requirements of the activity; and</p> <p>d. Landscaping is provided especially within surface car parking areas to enhance amenity values.</p> <p>Activity status where compliance not achieved with PER-1 and 4: Discretionary”</p>
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Summary & Key Takeaways

- Ongoing concerns remain about the zoning framework and lack of clarity around the TCZ's extent and provisions; McDonald's has reserved the right to participate in Hearing 15D.
- The 450m² GFA limit for commercial activities should be removed to reflect typical floor area needs for these types of activities and reduce unnecessary resource consents.
- Drive-through facilities should be enabled within the MUZ without resulting in unnecessary duplicative resource consents.



He Patai? | Any Questions

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