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

Foodstuffs – Hearing 14 Presentation

B&A

Urban & Environmental

What we will cover

- Zoning framework
- Definitions and nesting tables
- Provisions for supermarkets in the MUZ
- Pedestrian frontages and verandahs
- 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 Foodstuffs as their activities span multiple definitions.
- Lack of nesting tables reduces clarity and consistent interpretation of key activity types.

Recommendation:

- Support the accepted definition of ‘supermarket.’
- Address nesting tables and overlapping definitions now to aid plan useability and interpretation.

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

Mixed Use Zone

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Policy Direction for Supermarkets in the MUZ

Issue:

- Foodstuffs sought zoning changes or a new policy to support supermarkets in the MUZ, but the Reporting Officer rejected this relief.
- This is inconsistent with the enabling rule framework recommended (supermarkets are permitted under MUZ-RXX), yet no supporting policy is provided.
- A lack of clear policy direction undermines the coherence between the rule and the broader planning framework.

Policy Direction for Supermarkets in the MUZ

Recommendation:

- Amend existing Policy MUZ-P1 as follows:

“Enable a range of commercial (including supermarkets), community, civic and residential activities in the Mixed Use zone where:

- a. it they supports the function, role, sense of place and amenity of the zone, while recognizing the existing environment; and
- b. there is:
 - i. existing infrastructure to support development and intensification, or
 - ii. additional infrastructure capacity can be provided to service the development and intensification.”

- Alternatively, if nesting tables are included then explicitly referencing “(including supermarkets)” in the policy may no longer be necessary.

MUZ-RXX – Supermarkets and MUZ-R14

Issue:

- Foodstuffs sought changes to MUZ-R1 to enable larger supermarkets and avoid unnecessary consenting for minor building additions.
- While the Reporting Officer introduced a new permitted rule for supermarkets (MUZ-RXX), it includes a restrictive 450m² GFA limit without clear justification.
- The Reporting Officer's justification for restricted discretionary status overlaps with existing provisions in other chapters (e.g. transport, signage, landscaping), leading to unnecessary duplication and inefficiency.
- A conflict exists between MUZ-RXX and MUZ-R14, which treats large format retail (including supermarkets) as discretionary, undermining the permitted rule framework.

MUZ-RXX – Supermarkets and MUZ-R14

| 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 |

MUZ-RXX – Supermarkets and MUZ-R14

Recommendation:

- Remove the 450m² GFA limit from MUZ-RXX, and amend or delete MUZ-R14 as follows:

MUZ-RXX – Supermarkets

“Activity status: Permitted

PER-1

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.

Activity status where compliance not achieved: ~~Restricted Discretionary~~ **Not applicable**

Matters of discretion are restricted to:

- The extent of any effect on the transport network;
- 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;
- Minimises building bulk, and signage while having regard to the functional requirements of the activity; and
- Landscaping is provided especially within surface car parking areas to enhance amenity values.”

MUZ-R14 – Large format retail **(excluding supermarkets)**

MUZ-S5 and MUZ-S6 – Pedestrian Frontages and Verandahs

Issue:

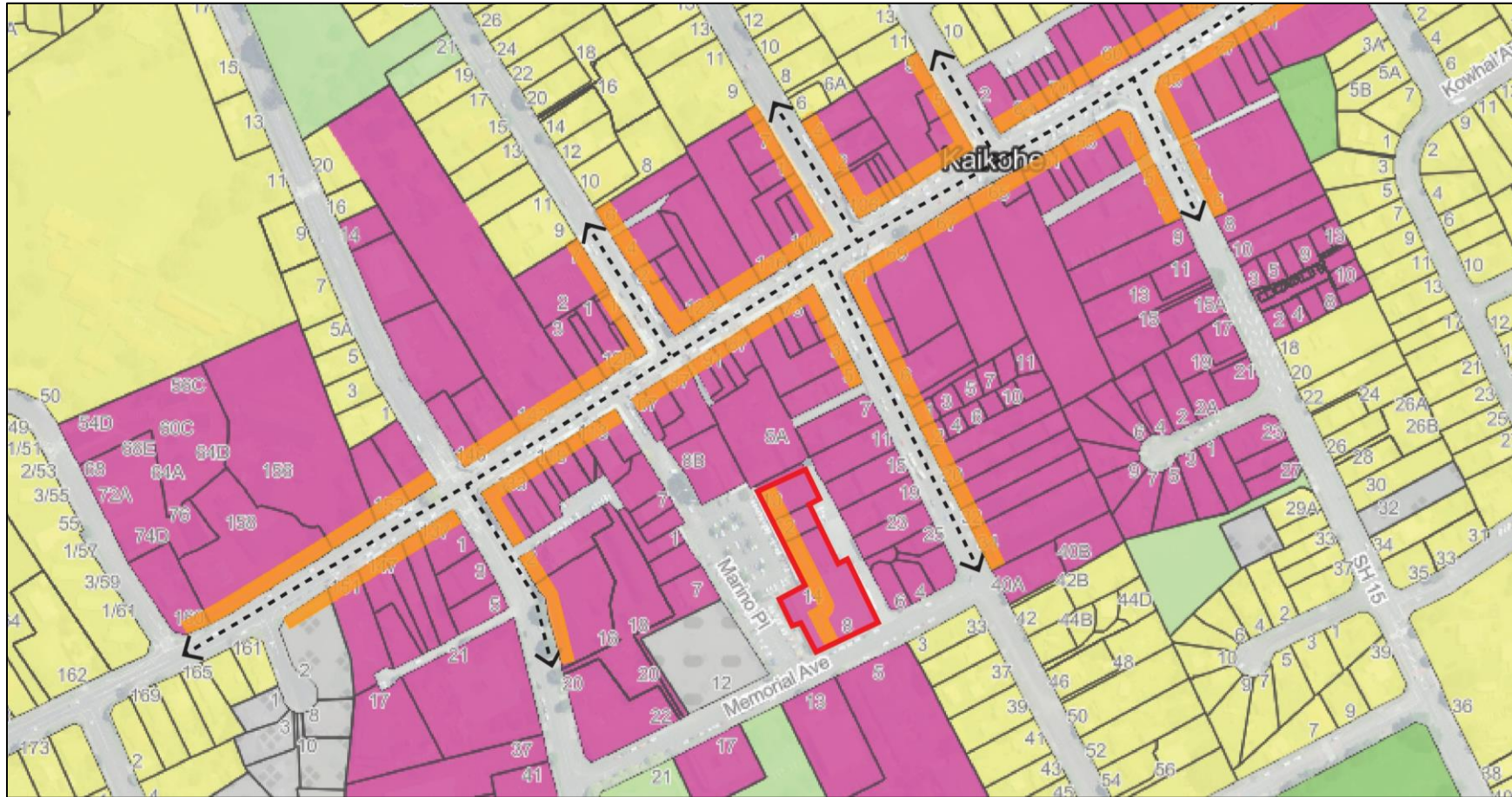
- Foodstuffs sought an exemption for supermarkets from the pedestrian frontage and verandah requirement.
- The Reporting Officer rejected exemptions for supermarkets, citing potential impacts on streetscape and adequacy of the restricted discretionary process to manage these effects.
- These standards have been reviewed from an urban design perspective, specifically in relation to Foodstuffs existing operations. In particular, New World Kaikohe (10 – 12 Marino Place, and 8 – 10 Memorial Avenue).

New World Kaikohe Pedestrian Frontages

Issue:

- The urban design response agrees in principle with the pedestrian frontage and verandah standards.
- The pedestrian frontage overlay as it applies to New World Kaikohe is not necessary to achieve the active frontage and streetscape outcomes,
- The pedestrian frontage overlay is primarily located along 'main commercial streets' or 'wraps' active frontages around corners to maintain consistent outcomes at key intersections.
- Where it applies to New World Kaikohe, it is isolated from the main commercial street of Kaikohe (Broadway), and is not a continuation of any other Pedestrian Frontage Overlay.

New World Kaikohe Pedestrian Frontages



New World Kaikohe Pedestrian Frontages

Issue:

- Orientated to face a carpark rather than a main commercial street.
- Located in part through the centre of the existing activity.



MUZ-S5 and MUZ-S6 – Pedestrian Frontages and Verandahs

Recommendation:

- Accept retaining the general recommendation of the Reporting Officer to retain the pedestrian frontage and verandah provisions.
- The Pedestrian Frontage Overlay at 8-10 Memorial Avenue and 10-12 Marino Place, Kaikohe, should be deleted based on urban design recommendation.

PEDESTRIAN FRONTAGE OVERLAY MAPPING

Delete the pedestrian frontage overlay as it applies to the New World Kaikohe store in the location outlined in red below.

Summary & Key Takeaways

- Ongoing concerns remain about the zoning framework and lack of clarity around the TCZ's extent and provisions – Foodstuffs has reserved the right to participate in Hearing 15D.
- Definitions and inclusion of nesting tables should be addressed and confirmed now. This will assist with plan interpretation and consistent application of provisions.
- Clear policy support for supermarkets in the MUZ is needed to align with the permissive rule framework recommended by the Reporting Planner.
- The RD requirement for supermarkets over 450m² GFA is unnecessary and the matters of discretion duplicate assessment of requirements already addressed elsewhere.
- The Pedestrian Frontage Overlay should be removed from the New World site in Kaikohe.

He Patai? | Any Questions

David Badham & Alicia Lawrie