

3.37 At paragraph 5.35¹ Mr Barr states that in his consideration the AA D1 falls under the influence of Policy 3.3.9 in that while the NSZ is not a Township Zone Commercial precinct or a Local Shopping Centre Zone (LSCZ), the policy is more broadly framed at local shopping centres, which is applicable to the NSZ, given the location of the Wanaka Urban Growth Boundary. Mr Barr finds that Policy 3.3.9 supports these commercial areas, provided the development within them is appropriately sized for that purpose. Mr Barr states that this is central to the PC53 request. I agree with Mr Barr. However, I note that Rule 15.5.10² in the LSCZ of the PDP requires a non-complying resource consent for any individual retail activity that exceeds 300m² GFA.³ It is my opinion, and I think Mr Barr's report agrees, that any retail activity in the NSZ should be of a similar maximum size. PC53 seeks an individual retail activity in the AA D1 which will be four times the size of the maximum permitted retail GFA in the LSCZ. This, in my opinion, highlights how out of character such a large retail activity would be in the local shopping context and how inconsistent (to the extent it would be contrary under a section 104D(1)(b) assessment) such a proposal is to operative Policies 1.7 and 2.6. To assist the Commission, I note a comparable supermarket size to what PC53 seeks to achieve is the new Fresh Choice Supermarket at Cromwell. This supermarket has, a GFA of 1,420m², so slightly larger than that sought by PC53, but not much larger in my calculation, a retail GFA less than the maximum sought by PC53 (i.e. 1250m²).⁴ A supermarket of this size, in any of the LSCZs in the PDP, would in my opinion, be out of character with the community it intends to serve (with the possible exception of Frankton corner given it is on a major arterial hub).

¹ Page 19 of the S42A report.

² Page 15-10 of the PDP.

³ I note that Rule 15.5.10 did not attract any submissions and therefore was approved unchanged through the review process. I assume it therefore cannot be appealed.

⁴ The building has a total GFA of 1420m², which includes a mezzanine office of 100m², plant 50m² and café 40m². With the exclusion of storage/stock areas from the retail GFA, the Fresh Choice Cromwell supermarket has a retail GFA below that sought by PC53.

24 March 2016

Otautu Holdings Ltd
C/- Paterson Pitts Partners Ltd
PO Box 54
Cromwell 9342

Dear Sir/Madam

Application for Resource Consent: RC160053 – Iles Street, Cromwell

This is to advise that the application for land use consent for a supermarket which provides ten or more parking spaces on site, on a property situated on Iles Street, Cromwell described as Lot 1 DP 359519 and Lot 2 DP 359519 as contained in Certificate of Title 242302 and 242303, has been approved by the Manager, Planning and Environment under delegated authority, subject to the following conditions:

1. The land use activity shall be undertaken in accordance with Drawing No RMA-101 dated 15 February 2016 that is attached at Appendix 1, subject to any amendment required to achieve compliance with the following conditions of consent.
2. Prior to the construction of the supermarket and associated carpark the consent holder shall provide a Swept Path Analysis which confirms that a B-train articulated truck can manoeuvre through the carpark to access the loading area without encroaching onto the parking spaces.
3. The parking spaces shall comply with the minimum dimensions stated in Figure 12.7 which includes a minimum stall width of 2.6 metres.
4. All parking spaces and trafficable areas on site shall be formed and sealed with asphaltic concrete so as not to create a dust nuisance.
5. A heavy duty entrance shall be provided from the carriageway of Iles Street to the property boundary in accordance with the Council's Vehicle Crossings Policy.
6. The consent holder shall relocate the existing street light adjacent to the entrance off Iles Street to a position which is clear of the entrance, to facilitate safe access to the site.
7. Landscaping and planting associated with the development shall be such that visibility to and from vehicles moving onto and off the site is not adversely affected; and that visibility for vehicles moving within the site is not adversely affected.
8. Prior to the commissioning of the supermarket the subject sites shall be amalgamated such that Lot 1 DP 359519 and Lot 2 DP 359519 are held in one computer freehold register identifier.
9. Unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement imposed by this consent shall be at the consent holder's expense.
10. The consent holder shall pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and

b) Charges authorised by regulations.

11. Upon construction of the supermarket, carparking and associated landscaping, the consent holder shall advise the Chief Executive in writing (quoting RC 160053) that all conditions of this consent have been adhered to.

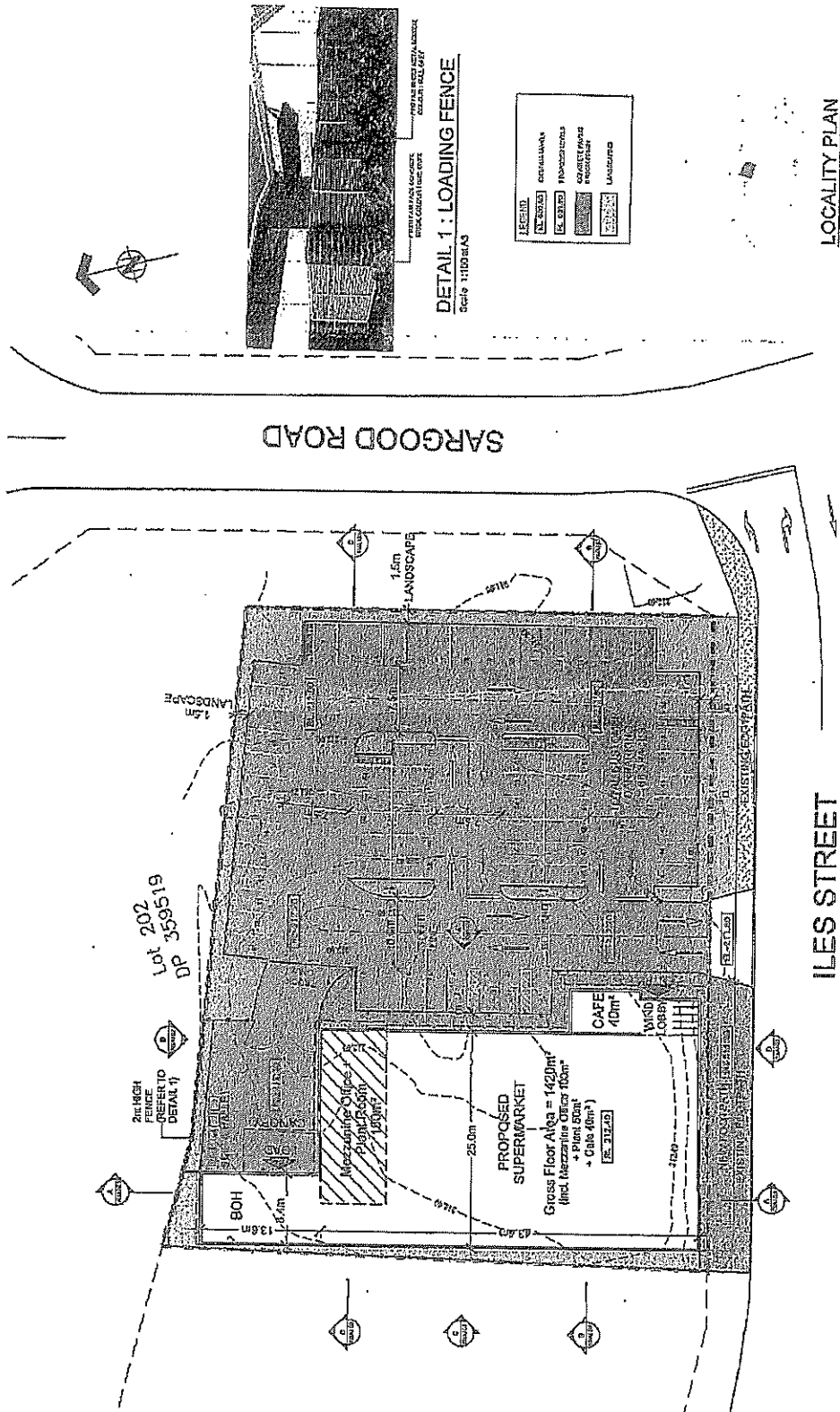
- Notes:
1. *Development contributions of \$3,088.25, \$18,524.22 and \$55,476.76 (exclusive of Goods and Services Tax) are payable for water, wastewater and roading pursuant to the Council's Policy on Development and Financial contributions contained in the Long Term Council Community Plan. Payment is due prior to commencement of the consent except where a building consent is required. If a building consent is required, payment shall be due within 90 days of the issue of the building consent, or prior to the issue of the Code of Compliance certificate under the Building Act, whichever comes first.*
 2. *The consent holder is advised to have regard to the following prior to the application being made for the building consent for the supermarket:*
 - (a) *Fire fighting capability within the site shall be demonstrated by calculations to meet the requirements of the NZ Building Code.*
 - (b) *It is more than likely that an oversized water connection will be required to the site. Such connection shall be metered and installed to Council requirements.*
 - (c) *Any redundant water connections to the site shall be blanked off at the road watermain.*
 - (d) *All irrigation pipelines shall have adequate backflow prevention devices fitted.*
 - (e) *Appropriate treatment shall be provided to discharges from the butchery, delicatessen and other processing areas to the requirements of the Council's Tradewaste Bylaw.*
 - (f) *The consent holder shall provide calculations to demonstrate that the peak instantaneous wastewater discharge from the development can be adequately accommodated by the existing sewer connection to the site or that connection shall be upgraded accordingly in accordance with the Council's engineering standards.*
 - (g) *Any reductant wastewater connections to the site shall be blanked off at the sewermain.*
 - (h) *Stormwater shall be either discharged to ground within the site by soakpit or piped to the adjacent stormwater system if sufficient capacity in the reticulation can be demonstrated.*
 - (i) *Any redundant stormwater connections to the site shall be blanked off at the road reticulation.*

Following consideration of the application it has been determined that any effects on the environment will be no more than minor and that granting consent will not be contrary to the objectives and policies of the relevant district plan.

I draw your attention to Section 357 of the Resource Management Act 1991 which confers a right of objection to the Council to the conditions of consent.

Yours sincerely

Mat Bell
Planning Team Leader



SITE PLAN
Section 1: VDO 01A3

RESOURCE CONTENT

PROPOSED SUPERMARKET FOR PROGRESSIVE ENTERPRISES LTD
Fresh Choice Cromwell, 1-3 Iles Street, Cromwell

PO BOX 5004, NEWMARKET, AUCKLAND 1149, NEW ZEALAND | T: +64 (0) 9 377 5215 | info@wattia.co.nz

SCALE: 1:40 of A3
DATE: 15 February 2016
JOB NO: 2022-25
DWG NO: RMA-101

WOODHAMS
MEikle
ZHAN
ARCHITECTS

LOCALITY PLAN
NTS

DETAIL 1 : LOADING FENCE

Rec'd 1:10 PM

REPORT

NL-60743

M. GARY

APR 20 1988

CRIME RESEARCH

STATISTICS

DEPARTMENT



