

22 July 2024

Hearings Panel
Far North Proposed District Plan
Far North District Council
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Tēnā koutou Commissioners,

Far North Proposed District Plan – Hearing 4

Foodstuffs North Island Limited (**Foodstuffs**) is made up of several independent co-operatives, with all employees and retail members supportive of the organisation’s commitment to provide New Zealanders with the best possible service and quality products. The Foodstuffs North Island co-operative employs more than 1700 people who support the 102 New World, 43 PAK’n’SAVE and 167 Four Square owner-operated retail supermarkets throughout the North Island. Of these, Foodstuffs currently has 16 established supermarkets in the Far North District.

As I understand it, in Foodstuffs’ experience across New Zealand, regional and district planning frameworks often do not properly recognise the need for business growth to occur, including alongside residential growth. Given Foodstuffs’ significant past and planned further investment in New Zealand, the contents of any future district plan provisions will be integral to the continuing operation and development of Foodstuffs in the Far North.

Foodstuffs supports the Council Officer’s recommendation contained in “Section 42A Report - Coastal Environment” to accept in part Foodstuffs submission point in relation to rule CE- R1. The Council Officer recommended that CE-R1 is amended to not apply any controls on building coverage to the urban zones located in the following six coastal towns/settlements:

- Coopers Beach;
- Mangōnui;
- Opuā;
- Paihia & Waitangi;
- Rawene; and
- Russell / Kororāreka.

The Council Officer cited that this amendment recognises that these urban areas are already highly modified with generally low natural character values and recognises that applying additional building coverage controls would likely result in constraints on development and consenting costs with limited benefits in terms of protecting the characteristics and qualities of the coastal environment.

This satisfies the relief sought by Foodstuffs regarding their concerns about the application of CE-R1, as notified, to more built-up urban areas and the standards placing unnecessarily restrictive rules upon urban areas such as Paihia within the CE where amenity and character has already been compromised.

I can confirm that Foodstuffs will not be filing evidence for Hearing 4 at this stage and does not wish to be heard at the hearing. However, I am available to answer any questions from the Hearing Panel either in writing or via videoconference if required.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited



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