
To: Far North District Council

Re: Further Submission on Proposed Far North District Plan – Bunnings Limited

Full Name: Bunnings Limited

Phone: 029 850 2780

Address for Service: Email is the preferred contact method - Matt Norwell – MattN@barker.co.nz

Date: 4 September 2023

Further Submission Information:

This is a further submission on the Far North District Council’s (FNDC) Proposed Far North District Plan (PDP). Bunnings Limited (Bunnings) has an interest greater than the interest the general public has, as it made an original submission on the PDP (#371), and the submission points identified within this further submission, specifically affect Bunnings interests in the Far North District.

Bunnings could not gain an advantage in trade competition through this further submission.

The specific original submission points of the PDP that Bunnings further submission relates to are attached.

Bunnings supports or opposes the specific submission points as listed in the attached document. The reasons are provided in the attached document.

The decisions that Bunnings wishes Far North District Council (FNDC) to make to ensure the issues raised by Bunnings are dealt with are also contained in the attached document.

Bunnings wishes to be heard in support of this further submission and will consider a making a joint case.

Matt Norwell, Director Barker & Associates, on behalf Bunnings Limited

Bunnings – Specific Further Submission Points on PDP

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
General / Plan Content / Miscellaneous					
S386.001	Sarah Ballantyne and Dean Agnew	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.001
S339.002	Te Aupōuri Commercial Development Ltd	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.002
S340.007	Rosemorn Industries Limited	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.003
S483.003	Top Energy Limited	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.004
S385.002	McDonalds Restaurants (NZ) Limited	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.005
S250.001	Willowridge Developments Limited	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.006
S344.004	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.007

Bunnings PDP Further Submission Points

Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S385.001	McDonalds Restaurants (NZ) Limited	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.008
S516.013	Ngā Tai Ora - Public Health Northland	General / Plan Content / Miscellaneous	Support	Bunnings supports the use of nesting tables for the reasons outlined in its original submission.	Accept FS370.009
S344.001	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	General / Plan Content / Miscellaneous	Support	Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission.	Accept FS370.0010
S344.005	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	General / Plan Content / Miscellaneous	Support	Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission.	Accept FS370.011
S363.001	Foodstuffs North Island Limited	General / Plan Content / Miscellaneous	Support	Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission.	Accept FS370.012
S516.007	Ngā Tai Ora - Public Health Northland	General / Plan Content / Miscellaneous	Support	Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission.	Accept FS370.013
S385.031	McDonalds Restaurants (NZ) Limited	General / Plan Content / Miscellaneous	Support	Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission.	Accept FS370.014

Bunnings PDP Further Submission Points



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S385.006	McDonalds Restaurants (NZ) Limited	General / Plan Content / Miscellaneous	Support	Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission.	Accept FS370.015
S251.001	New Zealand Maritime Parks Ltd	General / Plan Content / Miscellaneous	Support	Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission.	Accept FS370.016
S251.002	New Zealand Maritime Parks Ltd	General / Plan Content / Miscellaneous	Support	Bunnings supports amendments to the strategic direction chapter for the reasons outlined in its original submission.	Accept FS370.017
Light Industrial Zone					
S432.008	Ngawha Generation Limited	LIZ-R1	Support in part	Bunnings seeks specific amendments to the rule as outlined in its original submission to ensure that a Bunnings Warehouse can be established as a permitted activity where an appropriate GBA is met within the zone.	Accept in part FS370.018
S45.004	Puketona Business Park Limited	LIZ-S1	Support	Bunnings supports the retention of this standard.	Accept FS370.019
S432.028	Ngawha Generation Limited	LIZ-S1	Support	Bunnings supports the retention of this standard.	Accept FS370.020
S432.039	Ngawha Generation Limited	LIZ-S2	Support	Bunnings supports the retention of this standard.	Accept FS370.021

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Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S45.024	Puketona Business Park Limited	LIZ-S2	Support	Bunnings supports the retention of this standard.	Accept FS370.022
S432.040	Ngawha Generation Limited	LIZ-S3	Support	Bunnings supports the retention of this standard.	Accept FS370.023
S45.025	Puketona Business Park Limited	LIZ-S3	Support	Bunnings supports the retention of this standard.	Accept FS370.024
S432.042	Ngawha Generation Limited	LIZ-S5	Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Reject FS370.025
S45.027	Puketona Business Park Limited	LIZ-S5	Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Reject FS370.026
S432.043	Ngawha Generation Limited	LIZ-S6	Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Reject FS370.027
S45.028	Puketona Business Park Limited	LIZ-S6	Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Reject FS370.028
S432.044	Ngawha Generation Limited	LIZ-S7	Oppose	Bunnings seeks changes to this standard to allow flexibility for	Reject FS370.029

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				additions and alterations for the reasons outlined in its original submission.	
S45.029	Puketona Business Park Limited	LIZ-S7	Oppose	Bunnings seeks changes to this standard to allow flexibility for additions and alterations for the reasons outlined in its original submission.	Reject FS370.030
S269.001	Brad Hedger	LIZ-S8	Oppose	Bunnings seeks amendments to this standard to review and refine the relationship of the district plan and the Engineering standards, for the reasons outlined in its original submission.	Reject FS370.031
S432.045	Ngawha Generation Limited	LIZ-S8	Oppose	Bunnings seeks amendments to this standard to review and refine the relationship of the district plan and the Engineering standards, for the reasons outlined in its original submission.	Reject FS370.032
S45.030	Puketona Business Park Limited	LIZ-S8	Oppose	Bunnings seeks amendments to this standard to review and refine the relationship of the district plan and the Engineering standards, for the reasons outlined in its original submission.	Reject FS370.033

Signs

Bunnings PDP Further Submission Points



Sub point #	Submitter Name	Plan Section & Provision	Support/Oppose	Reasons	Relief Sought
S385.010	McDonalds Restaurants Limited (NZ)	Sign Note	Support	Bunnings supports the amendments to the note for the reasons outlined in its original submission.	Accept FS370.034
S363.015	Foodstuffs North Island Limited	SIGN-R5	Support	Bunnings supports the proposed amendments.	Accept FS370.035
S385.011	McDonalds Restaurants Limited NZ	SIGN-R5	Support	Bunnings supports the proposed amendments for the reasons outlined in its original submission.	Accept FS370.036
S363.016	Foodstuffs North Island Limited	SIGN-R6	Support	Bunnings supports the proposed amendments for the reasons outlined in its original submission.	Accept FS370.037
S385.012	McDonalds Restaurants Limited NZ	SIGN-R6	Support	Bunnings supports the proposed amendments for the reasons outlined in its original submission.	Accept FS370.038
S363.017	Foodstuffs North Island Limited	SIGN-R7	Support	Bunnings supports the proposed amendments for the reasons outlined in its original submission.	Accept FS370.039
S385.013	McDonalds Restaurants Limited NZ	SIGN-R7	Support	Bunnings supports the proposed amendments for the reasons outlined in its original submission.	Accept FS370.040
Transport					
S215.010	Haigh Workman Limited	TRAN-R2	Support in part	Bunnings supports the deletion of State highways from this rule, but note the further amendments sought as outlined in its original submission.	Accept in part FS370.041

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S344.008	Paihia Properties Holdings Corporate Trustee Limited and UP Management Ltd	TRAN-R2	Support	Bunnings supports amendments to PER-3 to ensure that existing access from State Highways can be upgraded as a permitted activity, for the reasons outlined in its original submission.	Accept FS370.042
S45.010	Puketona Business Park Limited	TRAN-R2	Support in part	Bunnings supports amendment to ensure that PER-3 of Rule TRAN-R2 and Rule TRANR 9 are consistent but seeks that access of state highway is a permitted activity, for the reasons outlined in its original submission.	Accept in part FS370.043
S336.006	Z Energy Limited	TRAN-R5	Oppose	Bunnings seeks amendments to increase traffic thresholds to provide for trade suppliers for the reasons outlined in its original submission.	Reject FS370.044
S331.031	Ministry of Education Te Tāhuhu o Te Mātauranga	TRAN-R5	Oppose	Bunnings seeks amendments to increase traffic thresholds to provide for trade suppliers for the reasons outlined in its original submission.	Reject FS370.045
Planning Maps					
S19.001	Douglas Percy and Theodora Symes	Planning maps	Oppose in part	Bunnings seeks the retention of the light industrial zone for this property on Waipapa Road.	Reject in part FS370.046
S19.002	Douglas Percy and Theodora Symes	Planning maps	Oppose in part	Bunnings seeks the retention of the light industrial zone for this property on Waipapa Road.	Reject in part FS370.047

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S288.018	Tristan Simpkin	Planning maps	Support in part	Bunnings seeks the retention of the light industrial zone for this property on Waipapa Road.	Accept in part FS370.048
S288.019	Tristan Simpkin	Planning maps	Support in part	Bunnings seeks the retention of the light industrial zone for this property on Waipapa Road.	Accept in part FS370.049