



28 May 2009

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Submission No. **944**

Planning Manager
Auckland City Environment
Auckland City Council
Private Bag 92516
Wellesley Street
Auckland 1141

Attention: Planning Manager

Submission on St Lukes Proposed Plan Modification 8

We act for The National Trading Company of New Zealand Limited (**NTC**). We **enclose** for filing NTC's submission on Proposed Plan Modification 8 to the Auckland City District Plan – Isthmus Section.

Please contact us if you have any queries.

Yours faithfully
Minter Ellison Rudd Watts

A handwritten signature in black ink, appearing to read "Shannan Mills".

Shannan Mills
Law Clerk

Contact: Shannan Mills +64 9 353 9715
shannan.mills@minterellison.co.nz
Partner responsible: Daniel Clay +64 9 353 9921

enclosure

IN THE MATTER of a submission under clause 6 of the First Schedule to
the Resource Management Act 1991

AND

IN THE MATTER of Plan Modification 8 to the Auckland City Operative
District Plan - Isthmus Section 2004

BETWEEN **THE NATIONAL TRADING COMPANY OF NEW
ZEALAND**

SUBMITTER

AND **AUCKLAND CITY COUNCIL**

**SUBMISSION BY THE NATIONAL TRADING COMPANY OF NEW ZEALAND
LIMITED**

MinterEllisonRuddWatts | LAWYERS

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PERSON RESPONSIBLE SHANNIN MILLS
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PARTNER RESPONSIBLE: DANIEL CLAY

To: Auckland City Council
Private Bag 92 516
Wellesley St
AUCKLAND 1141

Submission on: Plan Modification 8 to the Auckland City District Plan – Isthmus Section

Name of Submitter: The National Trading Company of New Zealand Limited

Address: c/- Minter Ellison Rudd Watts
PO Box 3798
AUCKLAND 1140
Attn: Shannan Mills

Scope of submission

1. This is a submission on Proposed Plan Modification 8 (**Plan Change**) to the Auckland City District Plan – Isthmus Section. The Plan Change was notified by the Auckland City Council on 25 April 2009.
2. This submission relates to the entire Plan Change, particularly provisions which enable or control retail activities.

Submission and decision sought

3. The National Trading Company of New Zealand Limited (**NTC**) supports the Plan Change to the extent that it allows for an appropriate range of retail activity that will meet the anticipated needs of the community.
4. The reasons for this position include the following:
 - (a) More retail will be necessary to support future growth in the area;
 - (b) The Plan Change should enable a range of retail activities, and provide for the commercial and operational requirements of such a range of retail (including supermarkets);
 - (c) The development controls should be such that a range of retail activities can practically comply with them. For instance, controls on building location, orientation and design should accommodate the commercial and operational requirements of large format retail;
 - (d) The Plan Change should enable large retail activities within the overall floor area of the Plan Change as controlled or restricted discretionary activities;
 - (e) The Plan Change should enable appropriate external signage as a permitted or controlled activity; and

- (f) The Plan Change should enable sufficient car parking to meet demand.
5. The decision sought by NTC is:
- (a) That the Plan Change be approved subject to amendments which will appropriately respond to the issues raised in this submission; and
- (b) Consequential, similar or other amendments as required to give effect to the issues raised in this submission.
6. NTC wishes to be heard in support of its submission.
7. If others make a similar submission, NTC will consider presenting a joint case with them at the hearing.

DATED at Auckland this day of 2009

**The National Trading Company of
New Zealand Limited by its solicitors
and duly authorised agents Minter
Ellison Rudd Watts**



Daniel Clay/Shannan Mills

Address for service of submitter:

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