

Fern Bradly

From: John Duthie <john.duthie@tattico.co.nz>
Sent: Tuesday, 19 September 2023 3:24 pm
To: District Plan
Cc: Stephen Cornwall
Subject: Plan Change 19 Wooing tree zonings

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Dear Council

Thank you for a copy of the officers 42A report on the zoning submissions under Plan Change 19

WTPDLP have lodged a submission relating to the zoning of the Wooing Tree development.

The WTPDLP submission

- a) supports the MDRZ proposed zoning across all of Wooing Tree except lots 601 and 602. The 42A report supports this rezoning. This meets WTPDLP request on this matter
- b) Opposes the MDRZ zoning of the two consented retail lots within Wooing Tree - known as lots 601 and 602. The 42A report recommends retaining the MDRZ; and does not support the WTPDLP submission seeking the zoning of Wooing Tree be made consistent with fast track decision creating the two retail lots

The feedback below relates to the two retail lots

The reason for this recommendation appears to be manging the scope of the development as included in the fast track consent. These rules primarily control gross floor area and tenancy size.

WTPDLP has already stated its happy with rules being included with the zoning that reflect the scale issue (including maximum gfa). These are matters that can be appropriately addressed through the zoning and associated rules and can successfully be included within PC19

A residential zoning of a brand new retail centre is poor planning and inappropriate. WTPDLP continues to oppose the zoning of these two retail lots (601 and 602) as MDRZ.

WTPDLP does not agree with the 42A report recommendation.

Its submission stands for the reasons set out in its submission

I confirm that WTPDLP wishes to be heard in support of its submission.

Kind regards

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