



## **North Harbour Business Assoc Inc.**

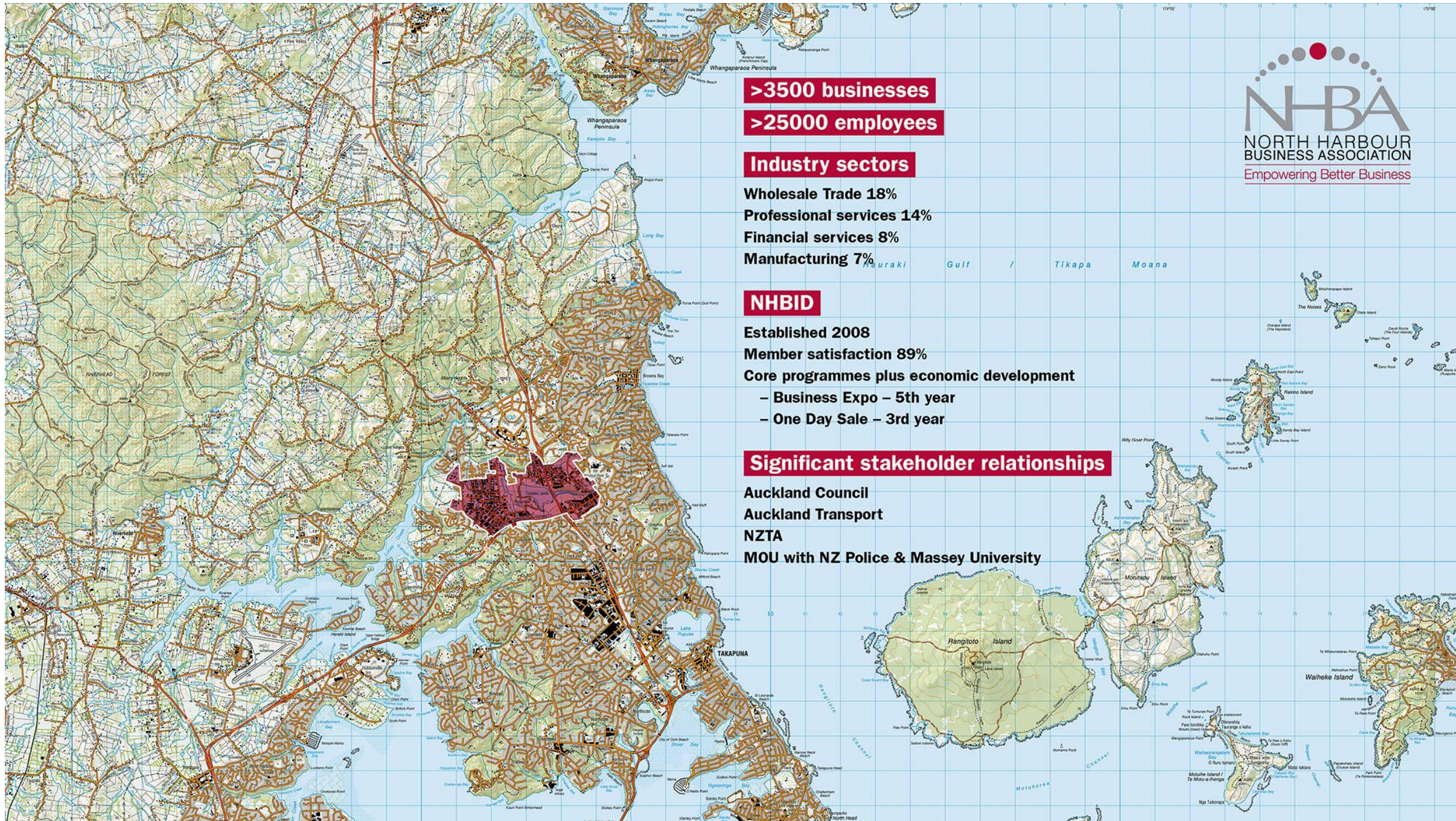
Submission summary: Topic2 051 – 054

Friday 11 September 2015

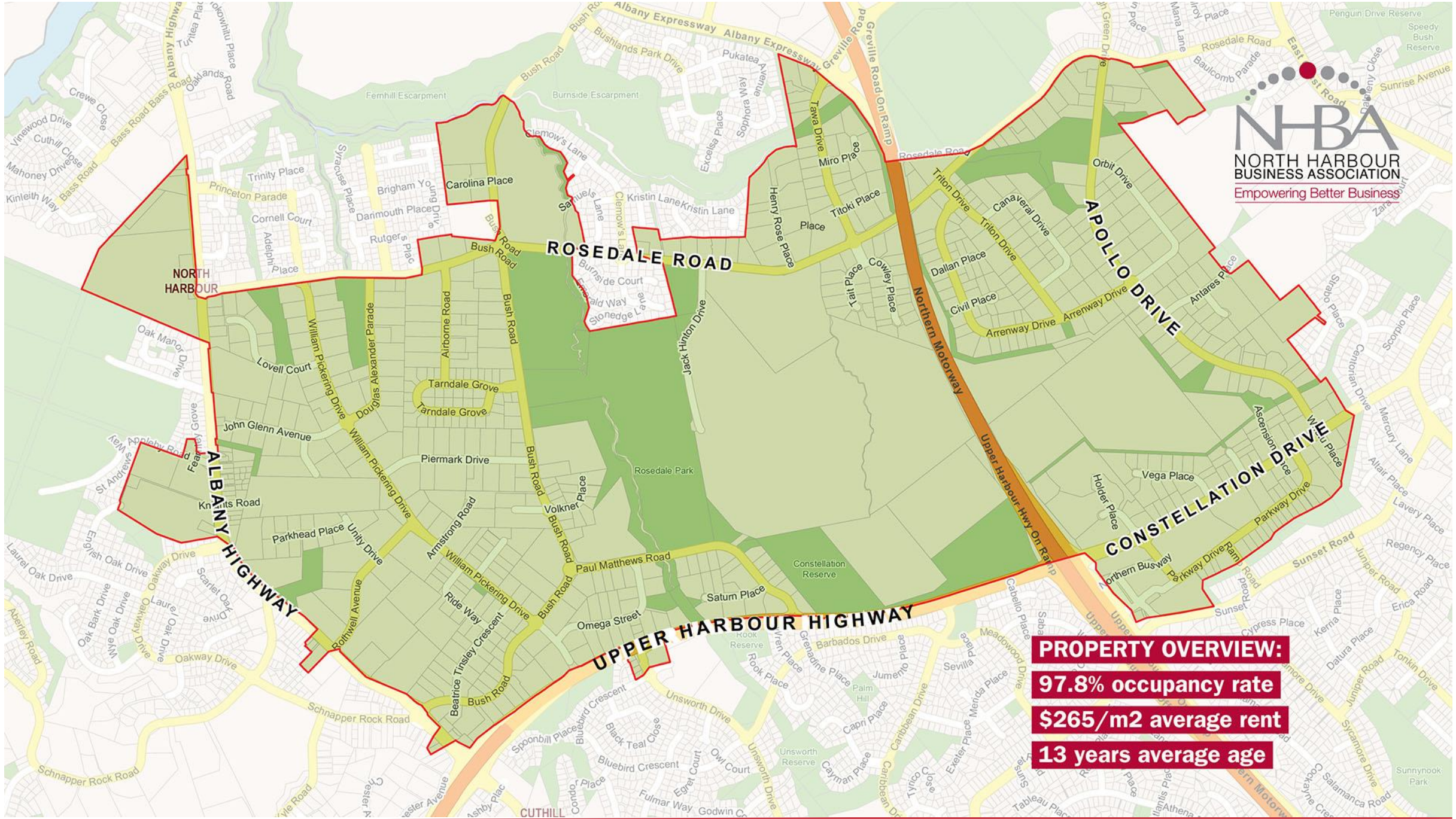
Presentation: Kevin Moore – Chair,  
Janine Brinsdon – General Manager

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**PROPERTY OVERVIEW:**  
**97.8% occupancy rate**  
**\$265/m2 average rent**  
**13 years average age**



# In Support

- Centre Hierarchal structure and the process of engagement
  - Consolidation and simplification of land zoning and activity controls
  - Recognition of General Business, Light and Heavy Industry applications – reserving future development & brownfields for such activities.
  - Permitted legally established activities to continue across all zones (post mediation).
  - Building and parking requirements – GB, LI, HI and Mixed Use Zones
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# Oppose: Site vs. Tenancy

Reference: Site (PAUP definitions, part IV)

- Office percentage is based per site not per tenancy across all zones.
  - Retail percentage is based per tenancy not per site as a result of mediation.
  - We believe office should also be based per tenancy
  - Consistent application of rules
  - Simplification
  - Doesn't limit development opportunities
  - Recognises many sites have multiple tenancies across one property
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# Oppose Light Industry (LI) zone

- Garden centres: Oppose the change from RD to P for LI zones. For consistency, Garden centres should be treated the same as other large format retail.
  - Education facilities not otherwise provided for: D  
This does not allow for UNITEC, ITO, RTO's.
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# Further clarification requested

- Reference: LI policies 1a – *Enable existing lawfully established retail, office and commercial services within the zone to continue to operate including the ability to change between these uses. (Jeremy Wyatt Rebuttal Evidence page 6&7 of 71)*  
Does this policy only apply to retail, office and commercial services, or is this extended across the activity table to include Community, Industry, Rural and Development? *(Activity tables details commercial only)*
  - If a lawfully established activity ceases operation, can another business operate the same activity in that premise?
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