

Name	Suitable for Industrial Activities?	Mitigation?	Height Limit?	Provisions?	Live in Zone?	Other comments?
Raewyn Wilson	Yes, light industrial and commercial, low noise levels		6m	Building colour, including roof to blend in with the environment	Yes	Businesses to work in daytime hours only
John & Judy Young	Yes, keep it all together	tidy landscaping, plenty of parking & appropriate access ways for large vehicles	6m	Colours of buildings, car parking, landscaping, large access ways	No	
Ross Rainsford	Yes	landscaping in keeping with Fredrick Street	8m	Plenty of car parking, landscaping enforced	Yes	
Shirley George	Yes - mixed light industrial	do not like earth mounds, landscaping requirements are OK	6m	Wide roading	yes - caretakers only	Gordon Road would be linked to Connell Terrace
Dave Altwell	Yes - light industrial	No	6m	parking	No	Best area for industrial expansion
Veronica Howes	Yes - light industrial	N/A	6m	car parking	yes	
Pip Gillespie	yes - if managed well		6m	noise buffers, landscaping	no	

Paul Stephens	yes, however map in incorrect as Fredrick St is already zoned industrial	There is insufficient parking along Fredrick Street now	6m	Design parking, landscaping and truck turning areas.	yes	Keep buildings, parking and access standards high.
R Shanks	yes, if there is proper landscaping and the planting of larger trees and scrubs initially	Experts should design the mitigation, Council to insist on quick growing and large trees	6m	parking important landscaping is more important, newest part of existing development is insufficient	no	Well planned industrial areas can be attractive, other towns can do it so should Wanaka.
Ken McPherson	yes but not at a high density	landscaping and earth mounds	6m	car park - environmental restrictions and green spaces	yes, in moderation	
Kazuya Nakano	No.					

Pete Bullen	Yes, this area is appropriate to be zoned industrial.	landscaping important, want to know who is going to be responsible for the landscaping. It should not be left up to individual landowners to set the theme for the design. Lowering of existing land levels is necessary.	9m - allow for a industrial use on the 1 floor (5m) stud and still allow enough room for an effective 2nd storey.	Existing industrial zones rules are restrictive enough esp. in relation to car parking. Traffic design should be built into the initial subdivision plan with access lanes for heavy vehicles that can serve each lot without individual owners having to cater for heavy vehicles separately.	No.	Can see the sense in the 3 Parks proposal, with this plan change there is enough land.
Peter and Dee Gordon	Require the following changes to the existing industrial zone rules: <u>Permitted Activities</u> : Allow retail sales. <u>Controlled Activities</u> : Offices other than those ancillary to a permitted use, bottle and scope storage and processing, fish or meat processing, an activity requiring an offensive trade licence under the Health Act 1956, residential activities up to 50% of the net floor areas. <u>Non complying Activities</u> : remove reference to retail sales, remove references to offensive trade licence and include the sale of liquor for consumption on the premises. <u>Prohibited activities</u> : no change. <u>Site Standards</u> : remove reference to fencing off storage areas, include: one residential unit per site provided that it is not greater than 50% of the net floor areas, maximum building height 8m, total volume of earthworks not to exceed 300m3. <u>Zone Standards</u> : no change.					

Ralph Fegan	Yes, it is the best use of this block of land	Form a reserve on the high ground at the rear of firth cement - Mt Iron Auto and Breems Yard.	6m	Car parking and heavy vehicle access ways	Yes	Accommodation is probably cheaper in industrial zones, gives a level of security to the area.
Orchard Road Holdings Ltd	Owner of a large area of undeveloped industrial zoned land in the vicinity of the proposed Industrial zone extension. Have secured a resource consent for a business park of 50 industrial/custodial units. ORHL is currently weighing up alternative options for industrial development within this area. The Ponds plan change as well as the 3 parks plan change have proposed an additional 18.1 ha of industrial land. Concerned there may be an oversupply of industrial land in the medium term. The proposed plan change should consider a deferment mechanism to avoid the oversupply of industrial land. The Plan change should also consider the wider issues and land uses on the western side of Ballantyne Road. As the site is elevated there needs to be detailed site assessment prior to progressing the Plan Change. If the site is less suitable than other available sites this needs to be established prior to any plan change progressing. ORHL seeks to have discussions with the Council as to the potential of relocating the existing industrial land that it owns. Need to consider that the proposed industrial land and other proposed plan changes may have effects on neighbouring activities. It is ORHL's view that any plan change in the area should be undertaken in conjunction for a master planning exercise incorporating the wider area.					
RJ & SH Wallace	No.	No industrial on high land, should be kept to low areas. Have been objecting to the area being used for industrial purposes since 1987. The balance of the Gordon land is proposed for low density buildings, therefore the high plateau should not have industrial buildings on it.				
Jim Ledgerwood	No.	Purchased 100 acres of land from the Gordon Trust about 15 years ago and had an understanding that the elevated land between Gordon Road and Frederick Street would only used for rural activities. Has attended hearings over the years and contend that the land would never be used for industrial or commercial use and still feel the same. For the long term good of that area of Wanaka the land should not be developed as industrial.				

Neville & Donah Strong/ Lifestyle Trust	No -the site is elevated	Nothing could mitigate the visual effect of the an industrial building on an elevated site. Other sites must be identified and utilised.	Any building - 5.5m	All are necessary, don't repeat mistakes of the past. Wanaka is a beautiful place to live, plan carefully and thoughtfully.	No	As owners and ratepayers I/we have chosen out residential area with supreme care. What a blur on the landscape elevated industrial buildings would be in the future.
Frank Farquhaison	No - better for residential use	Do not have industrial buildings on elevated sites	6m	All of the above	No	Industrial should be on flat land
DJ Moore Trust	No - better on flat land along Ballantyne Road	Do not zone it for industrial - residential is fine	5.5m	All of the above	No	For the future good we should not allow 7m high industrial on top of a hill.
Kate Coe	No	If anything it could be residential and landscaped	NA		No	Who in their right mind would put industrial in a prime position in the landscape.
Roger Gardiner	The Plan change should be rejected in full. Believe than the commercial land needs analysis is no longer accurate and can not be realised on to support planning applications. Reasons: - major economic upheaval to the NZ and world economies, a business as usual assumption may no longer to accurate. - Cromwell will continue to develop into a commercial hub to service the area because of the lower land costs, housing affordability and geographic location. - housing equity being used to fund personal consumption will not longer underwrite retail spending. - low interest rates and cheap credit will not longer be available. - slower commercial development due to higher cost of credit and reduced supply following demise of finance companies. It would be reckless to assume that nothing has changed in terms of outlook for Wanaka. There are ambitious plans to provide for industrial land in Wanaka, it is highly debatable that all three zones are required now to meet perceived growth projections, would support planning approach that would look to concentrate and fill a zone before the next one comes on stream. Need to revisit the land analysis study as the revised figures would show a more moderate demand over the 10 years.					

Willowridge  
Developments  
Limited

Consider that large format retail activity should be directed to land zoned for retail activity such as 3 parks. Important that the timing of this Plan Change is established prior to the Industrial expansion in order to ensure that no further retail activity occurs sporadically within the industrial zone. Suggests that this plan change is not notified until the 3 parks decision is made. No urgency in notifying Plan change 36, the vitality of existing zoned area must be maintained. The Plan change presents an opportunity for the Council to formulate new rules to better reflect outcomes for industrial land, such as the 3 parks rules for the industrial area. Need to take into consideration the roading network of the area. Need access to the west via Frederick Street.