

QUEENSTOWN LAKES DISTRICT COUNCIL

Hearing of Submissions on Stage 3 Proposed District Plan Provisions

Report and Recommendations of Independent Commissioners

Report 20.5: Chapter 38

**Open Space and Recreation – Active Sport and Recreation Subzone
(101 Ballantyne Road).**

Commissioners

Trevor Robinson (Chair)

Sarah Dawson

Greg Hill

Calum Macleod

Ian Munro

Quentin Smith

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1. PRELIMINARY

1.1 Subject Matter of this Report

1. This report has been prepared by the Stream 17 Hearing Panel to address submissions and further submissions on the zoning of the former oxidation pond site at 101 Ballantyne Road to Open Space and Recreation – Active Sport and Recreation Subzone (ASRZ) from Special 12: Special Zone (Ballantyne Road Mixed Use Zone) and the removal of Building Line Restrictions from the site.

1.2 Terminology in this Report

2. We have used the terminology and abbreviations as set out in Introduction Report 20.1.

1.3 Relevant Background

3. Submissions on this topic were heard by the Stream 17 Hearing Panel as part of the broader Stage 3 hearings that commenced on 29 June 2020.
4. Report 20.1 provides background detail on:
 - a) The appointment of commissioners to this Hearing Panel;
 - b) Procedural directions made as part of the hearing process;
 - c) Site visits;
 - d) The hearings;
 - e) The statutory considerations bearing on our recommendations;
 - f) General principles applied to rezoning requests;
5. We do not therefore repeat those matters.

2. OVERVIEW.

6. No changes were proposed to the text of the zone applying to 101 Ballantyne Road.
7. The key issues that emerged from the submissions, hearing reports and evidence were:
 - Whether the whole site (approximately 20 hectares) was required for sport and active recreation; and if not whether 11.9 hectares should be zoned GIZ (as sought by a group of submitters we will refer to as Tussock Rise Ltd et al);
 - Whether Community Activities (as defined), and in particular maternity services, should be permitted in the zone, or alternatively, whether these activities should be more enabled than the current zoning provisions provide for (noting that different Community Activities are provided for as permitted, discretionary and non-complying activities); and
 - Whether the 5 metre wide (approximately) strip of land running from Riverbank Drive to the site proposed to be zoned ASRZ, be zoned ASRZ as opposed to the GIZ as notified.
8. A summary of the recommendations we have made are:
 - That the entire site be re zoned ASRZ as notified;

- That Maternity Services be listed as a discretionary activity in the ASRZ for the site at 101 Ballantyne Road, but that no other changes be made in relation to Community Activities; and
- That the 5 metre wide (approximately) strip of land running from Riverbank Drive to the site be zoned GISZ.

9. We address the details below.

2.1 The spatial extent of the zone

10. A number of submitters sought that the extent of the notified ASRZ be reduced and that the balance of the area not zoned ASRZ be zoned GISZ. The submitters included Tussock Rise Limited¹, Bright Sky Land Limited², Alpine Estate Limited³, Nigel Perkins⁴ and Tekoa House Limited⁵ (referred to in this report as the Tussock Rise et al submitters).
11. A number of submitters supported the spatial extent of the zone as notified. These included a number of organisations - Sport Otago⁶, Sport Central⁷, Aspiring Athletes Club⁸, Upper Clutha Sports Community Trust⁹, Wānaka Associated Football¹⁰ as well as Public Health South¹¹.
12. The Tussock Rise et al submitters sought that only 8.5 hectares of the 20.4 hectares at Ballantyne Road site should be zoned ASRZ; and that the remaining western part of the site (approximately 11.9 hectares) should be zoned GIZ. Their reasons for, in summary, were:
- From an operational perspective consolidation of sporting facilities around the existing Wānaka Recreation Centre would provide a more efficient use of the existing resource.
 - The required land area for sport fields is no more than 8.5 hectares and the section 32 evaluation report does not make any persuasive case that the whole site is required for Active Sport and Recreation. It does not identify an option of split zoning the site; part GIZ and part ASRZ.
 - The site is one of the few large sites remaining in the district that could be suitable for the type of pure industrial activities anticipated by the GIZ.
13. We note that in our Report 20.3, we have recommended that the GIZ be renamed General Industrial and Service Zone (GISZ), with greater flexibility for non-industrial activities. We consider the Tussock Rise et al submission on that basis.
14. The Tussock Rise et al submission and evidence discussed the merit of clustering sport fields and saw merit in the consolidation of sporting facilities around the existing Wānaka Recreation

¹ Submission #3128

² Submission #3130

³ Submission #3161

⁴ Submission #3283

⁵ Submission #3147

⁶ Submission #3005. Sport Otago noted as part of its support for the notified zoning the need to protect against wind tunnel effects from adjacent buildings, but did not seek any relief to address this issue. It also cautioned against reserving part of the site for commercial use, but again did not seek any relief to address the point.

⁷ Submission #3029

⁸ Submission #3037

⁹ Submission #3065

¹⁰ Submission #3195

¹¹ Submission #3019

Centre. The submissions reference the QLDC agenda item of 26 August 2019 and the Supply and Demand for Winter Sports Fields (October 2018) report, and concluded that only six sport fields are needed. Allowing space for pitches and for associated facilities including changing rooms and toilets, this suggested that only 8.5 hectares of land is required for the sport and recreational use. On this basis it was argued that if the site is split zoned, it would preserve the balance of the land for industrial use. Tussock Rise had sought that the balance of the land be rezoned GIZ. We discuss this below, and it is addressed in detail in Report 20.3: Chapter 18A – General Industrial and Service Zone).

15. Mr Greaves, planner for the Upper Clutha Maternity Services Trust raised similar issues to Tussock Rise; that the Section 32 assessment relies on the Supply and Demand for Winter Sports Fields report (October 2018 - Appendix 5 of the Section 32 Report) in terms of identifying the current a shortfall of sports fields. He stated that¹²:

The purpose of this analysis is to highlight that 20 hectares of land for sports fields is an oversupply even in the long term. Whilst this may have some merits, it raises an important question as to whether this is the most efficient use for all 20 hectares of the 101 Ballantyne Road site.

16. Mr Matthee attached a copy of the Queenstown Lakes - Central Otago Regional Sport & Recreation Facility Strategy to his section 42A report. He noted that that document *“specifically recommends that a multi-field sport hub park be developed in the Wanaka area to meet demand for football fields as well as larger scale sporting events for rugby, football, league and touch. The report also highlights the need for other facilities such as a facility for gym sports including trampoline and tumbling as part of a hub in Wanaka. It also highlights the need for sport facilities to co-locate as part of larger multi-code hubs”*¹³.
17. The Central Otago Regional Sport & Recreation Facility Strategy addresses the future demand for sport fields as well as the opportunity to plan and zone for a large consolidated area of open space close to a key growth area of Wānaka. The six required sport fields addressed in the Tussock Rise et al submissions would only meet the demand for sport fields until 2028. While this may meet the needs of some parts of the community, reducing the size of the area (and zoning it as GISZ) would likely forgo the opportunity for expansion of these facilities over time, but also result in the loss of potential for hosting large regional or national scale festival, community and sporting events.
18. We find that the site is of a size and location to serve as a regional multi-code hub for community and recreational uses to co-locate. As outlined in the section 32 evaluation report, the site is within 300 metres of the Te Kura o Take Kārara School, its sport fields, the swimming pool and the Wānaka Recreation Centre. The Site also directly adjoins the Three Parks urban area which is a planned urban centre providing for commercial, business, residential and recreational activities, and will be accessible by public transport, cycling or walking.
19. In our view, the submissions and evidence favouring rezoning of part of the site fail to sufficiently take into account that the ASRZ does not only provide for sport fields, but also other sport facilities, certain community facilities, open space and recreational uses with a functional need to be located in close proximity to residential areas and public transport. Furthermore, only meeting the demand for sport fields (training and weekend competition) would also be a lost opportunity in terms of the cultural and economic value the land could

¹² Paragraph 21 of Mr Greaves' evidence-in-chief

¹³ Paragraph 5.12 of the Section 42A report.

offer for hosting larger sporting events or even non-sporting festivals, particularly given the lack of other large areas of undeveloped land available within the urban areas (as defined by the Urban Growth Boundary).

20. Given the above, we find that it is important to zone the entire site ASRZ. This is an efficient outcome in terms of the requirements for sport and recreational activities and associated facilities, as well as an appropriate outcome given the site's location within the Three Parks area.
21. Furthermore, with respect to the specific rezoning request for the western 11.9 hectares of the site to be GIZ, we find that the entire site is likely to be required for sport and recreation activities as well as community activities/facilities into the future. On this basis we do not recommend that any of the land re-zoned GISZ. We also note that we have addressed the supply and demand (and the amount) of land required for industrial and service activities in Report 20.3, addressing the General Industrial and Service Zone.

2.2 Community Activities and Maternity Services.

22. We received a submission and evidence¹⁴ from the Upper Clutha Maternity Trust. The Trust's submission was that:

This submission opposes the rezoning of 101 Ballantyne Road to an Open Space and Recreation Zone which does not provide for Community Activities (as defined by the Plan).

23. The relief sought was:

- *The rezoning of land at 101 Ballantyne Road, Wanaka is modified to permit Community Activities (as defined by the Plan) on this site.*
- *The submitters also seek such further or consequential or alternative amendments necessary to give effect to this submission.*

24. Ms Weathington (a Registered Midwife) had identified 101 Ballantyne Road as suitable location for a maternity service/premises. On this basis, she and Mr Greaves (Planner) sought that "Community Activities" as defined (see below) be permitted in the ASRZ at 101 Ballantyne Road.

25. Mr Greaves' planning evidence was that it was appropriate to provide for Community Activities as a permitted activity and that the following policy and rule should be inserted into the zone:

Policy - Enable a range of Community Activities at 101 Ballantyne Road, and

Rule: - Community Activities at 101 Ballantyne Road: Permitted.

26. Mr Greaves also said if the Panel was not minded to recommend the relief sought, that in the alternative, he requested the following:

"To provide separate rule and more enabling activity status for maternity services within the ASRZ"

¹⁴ Ms Weathington (Registered Midwife) and Mr Greaves (Planner)

27. Mr Matthee addressed this submission and evidence in his section 42A report and rebuttal evidence. He did not support the requests made, and in his rebuttal evidence stated¹⁵:

For the same reasons as set out in section 4 of my evidence in chief, I do not consider it appropriate to allow for all Community Activities within the ASRZ. The ASRZ already has an enabling policy (38.5.1.1) for Community Activities, which are compatible, within the Zone. The supporting ASRZ rule framework also already allows for Community Activities that are compatible with the zone purpose.

In regards to providing bespoke policies and rules for the site, the Site does not have any known characteristics over other sites within the ASRZ that warrants bespoke rules or special treatment. I also do not consider the factors which makes the site suitable for maternity services, listed in para 23 of Mr Greaves' evidence to be unique to the site. I therefore, do not consider it necessary to provide site-specific policies or rules. I also consider that the existing Open Space and Recreation Zones rule framework adequately allows for compatible community activities and that other PDP zones provides for community activities that are not compatible with the ASRZ.

28. It was the Panel's view that as the definition of Community Activity was very broad, it would be inappropriate to provide for all of the activities encompassed by the definition as permitted activities at 101 Ballantyne Road. The definition of Community Activity is:

Means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual well being. Excludes recreational activities. A community activity includes day care facilities, education activities, hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, police purposes, fire stations, courthouses, probation and detention centres, government and local government offices.

29. We have already addressed earlier in this report the likely need for this land to cater for sport and recreational activities, as well as a range of other related activities. On this basis, we find that there need to be controls, via the resource consent process, over what are the appropriate activities in the zone. Permitting Community Activities, as defined, has the potential to result in the inefficient use of this finite resource.

30. However, the 'main' policy of the zone is:

Provide for indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures.[Emphasis added]

31. Clearly the zone contemplates some community activities within it as the policy seeks to "provide for" them. Table 38.1 in the PDP lists the activities and their activity status. "Community Activity" per se is not provided for as an activity (specific activities which would be a Community Activity are listed). Part of that table is set out as below showing some of the community activities listed as Discretionary Activities (**in bold**)

¹⁵ Paragraph 3.3 and 3.4 of Mr Matthee's Rebuttal evidence

Rule	Activity	Nature Conser- -vation Zone	Informal Recreati- -on Zone	<u>Active Sports/ Recrea- -tion Zone</u>	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Campi- -ng Ground)	CPZ (Ceme- -teries)
38.9. 1	Any activity not listed in Table 38.1	NC	NC	NC	NC	NC	NC	NC	NC
38.9. 2	Informal recreation	P	P	P	P	P	P	P	P
38.9. 10	Art galleries and arts and cultural centres	NC	D	D	D	D	NC	NC	NC
38.9. 7	Community centres and halls	NC	D	D	D	D	NC	NC	NC
38.9. 8	Day Care Facilities including buildings	NC	NC	D	NC	D	NC	NC	NC
38.9. 19	Retail activities (not ancillary to recreational activities).	NC	D	D	D	D	D	D	NC

32. The Panel was unclear why some of the community activities and retail activities were provided for as Discretionary Activities and not others. There did not appear to be any logic to this. However, as set out, the policy framework and current rules provide for some community activities.
33. The Hearing Panel's view is that how Community Activities are provided for in the Open Space and Recreation Zone needs a complete review (in section 32 terms) to determine how that should occur in a consistent manner.
34. One legitimate view is that the best route forward is not to introduce additional anomalies by expanding the list of favoured community activities, pending such a review.
35. However, given that some community activities are provided for, the majority of Panel was persuaded by Ms Weathington's evidence that 101 Ballantyne Road is a potentially suitable location for a maternity facility given its size, proximity to other allied professions such as the

Wānaka Medical Centre and the potential to use the space available at 101 Ballantyne Road for an onsite heli-pad for emergency retrieval of women needing urgent evacuation to hospital care.

36. Furthermore, while we accept Mr Matthee’s planning evidence that there are other zones where the planning framework would be a better fit for maternity services, again the majority of the Panel accepted Ms Weathington’s evidence. This was that the Trust had explored numerous avenues to acquire land in various locations throughout Wānaka, and due to high land prices and the limited availability of land at a suitable location and size, this has proved unsuccessful.
37. While accepting the submitter’s case to that extent, the Panel’s view is that maternity services should be listed as a Discretionary Activity rather than some more enabling status, so that an appropriate assessment of any proposal and its effects can be fully assessed given the purpose and objective of the zone.
38. Given the Panel’s recommendation, Activity table 38.1 needs to be amended as set out below:
 - That Maternity Services be listed as a Discretionary Activity (D) in the ASRZ at 101 Ballantyne Road, and Non Complying (NC) in all of the other zones.

Rule	Activity	Nature Conservation Zone	Informal Recreation Zone	Active Sports/Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
38.9.38	Maternity Services	NC	NC	D (at 101 Ballantyne Road only) NC in all other locations	NC	NC	NC	NC	NC

2.3 Zoning the strip of land from Riverbank Drive to the 101 Ballantyne Road site.

39. Mr Matthee noted in his Section 42A report under the heading “General and Mapping” that the notified planning map incorrectly zoned a narrow access strip GISZ (linking to Riverbank Road to the south) instead of ASRZ¹⁶. The access strip forms part of the same land title as the rest of 101 Ballantyne Road (which is proposed to be ASRZ).
40. Mr Matthee considered that the ‘error’ was a mapping oversight and recommended that the access strip also be zoned ASRZ. He considered it “.. *inefficient to apply a different zone to this part of the Site and that the ASRZ provisions better reflect the anticipated use of the site (which is likely pedestrian/non-motorised access to the site). The recommended zoning and associated provisions will also better manage effects between the subject site and the adjoining land uses as well as provided a buffer between the Residential Zoned land to the East and the GIZ zoned land to the West*”¹⁷.

¹⁶This was set out in Appendix 2, Figure 2 of the Section 42A report.

¹⁷Paragraph 6.11 of the section 42A report.

41. Mr Matthee originally considered that this change could be made pursuant to Clause 16 of the RMA. However, the Council's legal reply submissions and Mr Matthee's reply evidence accepted that Clause 16 was not appropriate because of the potential prejudice to the neighbouring landowner (Willowridge).

42. Ms Scott submitted in her legal reply submissions that:

However, this conclusion [that clause 16(2) is not available in this particular circumstance] is not submitted to be of any consequence to Mr Matthee's recommendation on the appropriate zone of the 'access strip'. Many submitters (including Willowridge)¹⁸ supported the notified ASRZ for 101 Ballantyne Road. Although the notified maps show 101 Ballantyne Road as ASRZ and the access strip as GIZ, the access strip legally forms part of 101 Ballantyne Road. Council submits that zoning the access strip to ASRZ falls within the scope of submissions

43. Mr Matthee likewise told us in his reply evidence that¹⁹:

In my view there is scope for this change through a number of submissions that supported rezoning the whole/entire site to ASRZ. There is nothing in these submissions which, in my view, precludes the access strip to 101 Ballantyne Road from being captured by this support.

I note that Figure 1 of the s32 report shows a map of the entire site, including the access strip, and some of the submissions also reference Option 4 of the s32 evaluation which states: Option 4. Zone the entire site Active Sports and Recreation.

44. We agree with the Council that change is not a minor one, mainly because of effects on the Willowridge Developments Limited land zoned GISZ to the west of the access strip. Zoning it ASRZ would impose additional restrictions on the neighbouring GIZ land, namely additional setbacks of 7 metres.

45. We accept that technically we may have jurisdiction to recommend rezoning on the basis Ms Scott set out in her reply submissions. However, it is unclear to us that this is what the submitters supporting the ASRZ (Willowridge in particular) understood their submissions to seek. Given that the sole practical use of the land while it remains owned by the Council is as an access strip, it could fulfil that role perfectly adequately with a GISZ zoning – as Mr Matthee put it providing *pedestrian and/non-motorised access* to the sports fields. Accordingly, while we have not recommended acceptance of Willowridge Developments Limited submission that some of the LDRZ land on the eastern side of the access strip²⁰ be rezoned to GISZ, it is our that finding that it is more efficient (in terms of the use of the land zoned GISZ to the west) to retain the GISZ zoning over the access strip.

¹⁸ Sport Otago Limited, Nicole Huddleston, Sport Central, Aspiring Athletes Club, Heidi Hall, Ian Hall, Diana Schikker, Southern District Health Board, Upper Clutha Hockey Club Inc, Richard Vorstermans, Central Otago Football Association, Elizabeth Hadida, Orchard Road Holdings Limited, Ardmore Property Trust, Wānaka Associated Football Club, Willowridge Developments Limited, Cadence Holdings Limited, Upper Clutha Sports Community Trust and Otago Cricket.

¹⁹ Paragraphs 2.4 and 2.5 of Mr Matthee's Reply Evidence.

²⁰ We addressed this issue in Report 20.3 in relation to a submission by Willowridge Developments Limited seeking an expansion of the GIZ over approximately 0.57 hectares notified as LDRZ.

2.4 Contamination/Health Issues

46. Mr Mathee noted in his Section 42A report submissions variously seeking a public health risk assessment be completed before any works on the site²¹ and uncontaminated sports fields²². Mr Mathee considered that the issues raised in these submissions were addressed by the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011, which requires that to site be remediated should the use change to one where human health could be affected irrespective of its zoning. He recommended that these submissions be rejected²³. We agree that contamination issues arising from the previous use are best addressed under the National Environmental Standard, and therefore recommend rejection of these submissions.
47. The District Health Board sought also that the site be smoke free, accessible for those with disabilities and the elderly, provide seating for breastfeeding, and provide drinking water fountains. Mr Mathee did not consider these to be matters controlled by the PDP²⁴. We agree with that recommendation also.

3. OVERALL RECOMMENDATION

48. Having considered the evidence before us, we recommend that the changes be made to the Zone provisions as we have outlined in this report and as set out in Appendix 1 attached.
49. We further recommend that the Council review the extent to which “Community Activities” are provided for in the Open Space and Recreation Zone and its associated Sub Zones.
50. We have attached as Appendix 2 a summary of our recommendations on each relevant primary submission.



Trevor Robinson
Chair Stream 17 Hearing Panel

Dated: 12 January 2021

Attachments

Appendix 1- Recommended Revised Proposed Plan Provisions

Appendix 2- Table of Submitter Recommendations

²¹ Southern District Health Board #3109

²² Susan Vogel (#3070) and Zella Downing (#3224)

²³ Section 42A report at 6.2

²⁴ Section 42A report at 6.3

Appendix 1- Recommended Revised Plan Provisions

101 Ballantyne Road Variation

Key:

Underlined text for additions and ~~strike through~~ text for deletions

Variation to Chapter 38 - Open Space & Recreation Zone

38.9 Rules – Activities

Table 38.1: Activities Open Space and Recreation Zones

Rule	Activities	Nature Conservation Zone	Informal Recreation Zone	Active Sports/ Recreation Zone	Civic Spaces Zone	CPZ	CPZ (Golf)	CPZ (Camping Ground)	CPZ (Cemeteries)
<u>38.9.38</u>	<u>Maternity Services</u>	<u>NC</u>	<u>NC</u>	<u>D (at 101 Ballantyne Road only)</u> <u>NC in all other locations</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>	<u>NC</u>

Appendix 2- Table of Submitter Recommendations

No.	On Behalf Of	Submission Summary	Recommendation	Section where Addressed
3005	Sport Otago	That 100 Ballantyne Road be zoned Active Sport and Recreation as notified.	Accept	2.1
3005	Sport Otago	That the intent to remove the line of sight restriction from the zoning of 100 Ballantyne Road be retained provided any building adjacent to potential open space and sports fields do not create wind tunnel effects.	Reject	2.1
3005	Sport Otago	That parts of the proposed Active Sports and Recreation Zone at 100 Ballantyne Road should not be held for possible commercial use.	Reject	2.1
3024	Huddleston	That the zoning for 100 Ballantyne Road should be retained as notified.	Accept	2.1
3029	Sport Central	That the removal of the Building Line Restriction is supported.	Accept	2.1
3029	Sport Central	That the Open Space - Active Sport and Recreation zoning is retained as notified.	Accept	2.1
3037	Aspiring Athletes Club	That the Open Space - Active Sport and Recreation Zone is retained as notified.	Accept	2.1
3048	Heidi Hall	That the Open Space and Recreation Zone at 100 Ballantyne Road is retained as notified.	Accept	2.1
3051	Ian Hall	That the notified zone for 100 Ballantyne Road be supported.	Accept	2.1
3065	Upper Clutha Sports Community Trust	That the notified rezoning for 100 Ballantyne Road to Active Sport and Recreation be supported.	Accept	2.1
3070	Susan Vogel	That the sports fields should be uncontaminated.	Reject	2.4
3109	Southern District Health Board	That 100 Ballantyne Rd be included within the Active Sport and Recreation Zone as notified.	Accept	2.1
3109	Southern District Health Board	That the Ballantyne Road site be smoke free, accessible for those with disabilities, provide seating for breastfeeding and the elderly, and provide drinking water fountains.	Reject	2.4
3109	Southern District Health Board	That a public health risk assessment of the decommissioned oxidation ponds be completed before any works are undertaken on the site.	Reject	2.4
3127	Upper Clutha Hockey Club Inc	That the Active Sport and Recreation Zone at 100 Ballantyne Road be retained as notified.	Accept	2.1
3128	Tussock Rise Limited	That the extent of the notified Active Sports and Recreation zone on 100 Ballantyne Road be reduced.	Reject	2.1
3128	Tussock Rise Limited	That part of 100 Ballantyne Road be rezoned to General Industrial Zone.	Reject	2.1
3130	Bright Sky Land Limited	That the Open Space and Recreation zone be reduced at 100 Ballantyne Road, Wanaka.	Reject	2.1
3130	Bright Sky Land Limited	That part of 100 Ballantyne Road, Wanaka be General Industrial Zone.	Reject	2.1
3131	Richard Vortermans	That the Active Sports and Recreation zone be retained as notified.	Accept	2.1
3140	Central Otago Football Association	That the rezoning to Active Sports and Recreation at 100 Ballantyne Road be supported.	Accept	2.1
3147	Tekoa House Limited	That all or part of the oxidation pond land (100 Ballantyne Road) be zoned General Industrial Zone.	Reject	2.1
3161	Alpine Estates Ltd	That the extent of the notified Active Sport and Recreation zoning at 100 Ballantyne Road, Wanaka, be reduced.	Reject	2.1
3161	Alpine Estates Ltd	That part of 100 Ballantyne Road, Wanaka, be zoned General Industrial Zone.	Reject	2.1

3164	Elizabeth Hadida	That the Active Sport and Recreation Zone for 100 Ballantyne Road be retained as notified.	Accept	2.1
3165	Orchard Road Holdings Limited	That the Active Sport and Recreation Zone at 100 Ballantyne Road be retained as notified.	Accept	2.1
3167	Kevin King, Maria King.	That the Active Sports and Recreation Zone for 100 Ballantyne Road be retained as notified.	Accept	2.1
3195	Wanaka Associated Football Club	That the land at 100 Ballantyne Road be zoned Active Sport and Recreation as notified.	Accept	2.1
3201	Willowridge Developments Limited	That the notified Open Space and Recreation zoning of 100 Ballantyne Road be retained as notified.	Accept	2.1
3224	Zella Downing	That the 100 Ballantyne Road proposal be rejected.	Reject	2.1, 2.4
3231	Cadence Holdings Limited	That the Active Sport and Recreation Zone be retained as notified.	Accept	2.1
3260	Amanda Inkster	That the Active Sport and Recreation Zone for 100 Ballantyne Road be retained as notified.	Accept	2.1
3263	Otago Cricket	That the Active Sport and Recreation zoning at 100 Ballantyne Road be retained as notified.	Accept	2.1
3283	Nigel Perkins	That part of the land proposed to be zoned Active Sports and Recreation, be rezoned General Industrial Zone.	Reject	2.1
3403	Morgan Weathington	That the rezoning of 100 Ballantyne Road to Open Space and Recreation Zone be rejected.	Reject	2.1, 2.2
3403	Morgan Weathington	That the rezoning of 100 Ballantyne Road, Wanaka is amended to permit Community Activities.	Accept in Part	2.2
3403	Morgan Weathington	That further or consequential or alternative amendments be provided to give effect to the submission.	Consequential	Consequential