

Appendix 1

Amendments sought to the text of Chapter 18A General Industrial and Service Zone, and Chapter 27 Subdivision

(additions shown in underline text)

Provision (PDP decisions version)	Current Decision Text	Relief sought
Chapter 18A General Industrial and Service Zone		
Purpose 18A.1	<p>The purpose of the General Industrial and Service Zone is to provide for the establishment, operation and long-term viability of Industrial and Service activities. The Zone recognises the significant role these activities play in supporting the District's economic and social wellbeing by prioritising their requirements, and zoning land to ensure sufficient industrial development capacity.</p> <p>The Zone seeks to ensure a range of site sizes are available, including for those Industrial and Service activities which require larger buildings and more space for the purpose of outdoor storage, manoeuvring of vehicles including heavy vehicles. Ancillary Office, Retail and Commercial activities are important in supporting Industrial and Service activities and are enabled. Activities and development that would not primarily result in sites being used for Industrial and Service activities are avoided. This includes new Office, Retail and Commercial activities.</p>	<p>Change focus of zone away from solely Industrial and Service activities.</p> <p>Remove requirement for office, retail and commercial activities to be in support of Industrial and Service Activities.</p> <p>Remove wording around "avoiding" non-industrial and service activities.</p> <p>Continue to provide for future change and expansion of existing and consented Office, Retail and Commercial activities. Remove any reference to requirements for any change in these activities to be limited in nature and scale and to have to support and provide for Industrial and Service activities.</p>

	<p>A number of existing Office, Retail and Commercial activities were established within the Zone under the previous District Plan framework. The Zone seeks to recognise these activities by permitting them, and to provide for them to change overtime through the resource consent process. Any changes to these activities are likely to be limited in nature and scale so as to support the overall intent of the Zone to provide for Industrial and Service activities.</p> <p>While the Zone seeks to provide for land uses more commonly associated with noise, glare, dust, odour, shading, visual and traffic effects and other similar effects, it also seeks to manage activities and development to ensure that appropriate levels of amenity are achieved for people who work within and visit the Zone, and to avoid adverse amenity effects on land located outside of the Zone.</p>	
Objective 18A.2.1	Objective - Industrial and Service activities are enabled within the Zone and their long-term operation and viability is supported.	<p>Do not limit enablement to just Industrial and Service activities. Also enable Office, Retail, Commercial, Trade Retail and Food and Beverage activities and Commercial Recreation Activities; or</p> <p>Delete objective and associated policies</p>
Policy 18A.2.1.1	Enable a diverse range of Industrial and Service activities that provide benefit in the form of economic growth and skilled employment opportunities.	<p>Do not limit enablement to just Industrial and Service activities. Also enable Office, Retail, Commercial, Trade Retail, Food and Beverage and Commercial Recreation Activities;</p> <p>And/or</p> <p>Delete Policy</p>

Policy 18A.2.1.2	Enable Office, Retail and Commercial activities that are ancillary to Industrial or Service activities.	Remove requirement for office, retail and commercial activities to need to be ancillary to industrial or service activities.
Policy 18A.2.1.3	Enable existing Office, Retail and Commercial activities that have been lawfully established under previous zoning provisions to continue provided they remain the same or similar character, intensity and scale.	Remove requirement for existing office, retail and commercial activities to have to remain the same or similar character, intensity and scale. Provide for future change and expansion of existing and consented activities. Clarify that activities with resource consent are captured by the policy.
Policy 18A.2.1.4	Enable the operation of food and beverage retail activities which serve the daily needs and convenience of workers and visitors to the Zone.	Do not restrict the operation of food and beverage retail activities to only 'serving the daily needs and convenience' of workers and visitors to the zone.
Policy 18A.2.1.6	Recognise and provide for Trade Suppliers within the Zone only where the following can be demonstrated: a. the activity plays a role in supporting the establishment, operation and long term viability of Industrial and Service activities; b. the activity is primarily involved in wholesaling related trade comprising the storage, sale and distribution of goods to other businesses and institutional customers, including trade customers; and c. the activity has an operational need to be located within the Zone due to space	Provide for trade retail to service the general public by: <ul style="list-style-type: none"> • Removing requirement for Trade Suppliers to need to support the operation of and viability of Industrial and Service activities. • Removing requirements for trade supplier to have to primarily be involved in wholesaling. • Removing requirement to prove operational need to be situated within zone. And/or Delete policy.

	requirements for buildings, storage and loading of materials, and for the manoeuvring of heavy vehicles.	
Policy 18A.2.1.7	Manage subdivision and development within the Zone to ensure that sites are well suited to serving the needs of a diverse range of Industrial and Service activities now and into the future.	Do not limit subdivision and development to being well suited to only Industrial and Service activities now and in the future. Provide for needs of other activities to reflect current activities taking place in the GIZ and future demand for a broader range of activities.
Objective 18A.2.2	The establishment, operation and growth of Industrial and Service activities within the Zone is not undermined by incompatible land uses.	Delete objective as it is too ambiguous. It is not clear what 'incompatible land uses' are. A range of activities already exist in the area and so reverse sensitivity between existing and future activities needs to be taken into account.
Policy 18A.2.2.1	Avoid activities that are not compatible with the primary function of the zone and that have the ability to displace or constrain the establishment, operation and long term viability of Industrial and Service activities including: <ul style="list-style-type: none"> a. Office, Retail and Commercial activities unless: <ul style="list-style-type: none"> i. they are ancillary to Industrial or Service activities, or ii. the activity is an existing Office, Retail or Commercial activity lawfully established prior to [xx date Chapter 18A becomes operative] and has remained the same or similar character, intensity and scale; b. Large Format Retail; c. Residential Activity, Residential Units and Residential Flats, and 	Delete policy. True nature of the zone is not solely industrial/service based. Enable development that provides for the needs of activities that currently exist and are consented within the zone.

	d. Visitor accommodation, Residential Visitor accommodation and Homestay activities.	
Policy 18A.2.2.2	<p>Avoid Trade Suppliers within the Zone where the activity:</p> <ul style="list-style-type: none"> a. is predominantly in the business of retailing such that they become retail destinations or commercial attractions for use by the general public and which do not support the operation and long term viability of Industrial and Service activities; b. could give rise to reverse sensitivity effects on Industrial or Service activities; and c. could give rise to adverse effects on the safety and efficiency of the transportation network. 	<p>Enable trade suppliers to be engaged in retailing activities that service the general public.</p> <p>And/or</p> <p>Delete Policy.</p>
Policy18A.2.2.3	<p>Avoid the cumulative establishment of activities and development within the Zone that would undermine the role played by town centre and other key business zones as the District's strategic hubs of economic activity.</p>	<p>Recognise that the type of activities that want to be situated in the town centre within walking distance of public parking facilities, visitor accommodation and the lakefront are often of a different nature to activities which also may be categorised under the definition of 'Retail' or 'Commercial' and are better suited to be located near existing businesses which are within similar industries in some parts of the GIZ.</p> <p>And/or</p> <p>Delete Policy.</p>

Policy 18A.2.2.4	Limit the scale, location and function of Office, Retail and Commercial activities to ensure they are ancillary to Industrial or Service activities.	Remove any limit or requirement for office, retail and commercial activities to have to be ancillary to Industrial or Service activities And/ or Delete Policy.
Policy 18A.2.2.5	Ensure all Office, Retail and Commercial activities are constructed and operated to mitigate adverse reverse sensitivity effects to Industrial or Service activities.	Recognise that there are existing Office, Retail and Commercial activities and buildings within this area. Do not impose extra requirements on existing activities/buildings. Also require Industrial and Service activities to mitigate adverse reverse sensitivity effects as there are currently a wide range of activities taking place in some parts of the GIZ. And/ or Delete Policy.
Policy 18A.2.2.6	Limit the scale, location and function of food and beverage related commercial activities within the Zone to ensure they serve the direct needs of workers and visitors to the Zone or directly relate to and support the operation of an Industrial activity.	Delete requirement for food and beverage related commercial activities to have to serve the direct needs of workers and visitors to the GIZ or directly relate to or support the operation of an Industrial Activity. There are existing food and beverage outlets in the GIZ which do not directly support Industrial Activities. Any policies related to food and beverage activities should reflect existing nature of activities in the area. And/or Delete Policy.

Policy 18A.2.3.2	Control the location of ancillary Office, Retail and Commercial activities and encourage them to actively engage with the street frontage and public places.	Reduce restrictions on Office, Retail and Commercial activities and provide for such activities to not engage with street frontage and public places where this is unnecessary based on the business activity to be carried out.
Rule 18A.4.5	Existing Office, Retail or Commercial activities <u>lawfully established</u> prior to [<i>date rules become operative</i>], including the relocation of the existing Office, Retail or Commercial activity within the same building or tenancy on the same site as the lawfully established activity. Permitted Activity	Greater clarity is required in this rule to provide certainty to existing resource consent holders that they can carry out their activity provided for in resource consents and apply for variations and renewals to their consents in the future.
Rule 18A.4.8	Trade Suppliers Discretionary Activity	Due to nature of existing activities within the area, trade suppliers should be somewhat expected. Provide for Trade Suppliers to include retail activities to the general public Change activity status to Restricted Discretionary.
Rule 18A.4.10	Commercial Recreation and Recreation Activities Non-Complying Activity	Commercial Recreation Activities are likely to occur indoors in this area. Reverse sensitivity effects are therefore limited. Change activity status to Restricted Discretionary with an enabling policy framework.
Rule 18A.4.11	Community Activities and Community Facilities Non-complying Activity	Community Activities and Facilities are likely to occur indoors in this area. Reverse sensitivity effects are therefore limited. Change activity status

		to Restricted Discretionary with an enabling policy framework.
Rule 18A.4.15	Large Format Retail Prohibited Activity	There are limited sites in the GIZ where Large Format Retail could take place whilst supplying adequate parking but if there are sites that are appropriate for this activity to take place on, they should not be prohibited. Change activity status to Discretionary with an enabling policy framework..
Rule 18A.4.17	Existing Office, Retail and Commercial activities [date rules become operative] that do not comply with rule 18A.4.5 Non-complying	Delete rule – Existing activities should be allowed to continue with no restraints.
Rule 18A.4.18	Office, Retail and Commercial activities not otherwise identified Prohibited activity	Amend rule to provide for office, retail, commercial activities and food and beverage to be restricted discretionary activities with an enabling policy framework. Existing GIZ contains a number of office, retail and commercial activities.
Rule 18A.4.19	Residential Activity, Residential Units and Residential Flats Prohibited Activity	Recognise that there are existing residential activities taking place in the zone. Allow for flexibility to extend consent timeframes/change structures. Provide for a consent pathway for such activities within the part of the Wanaka GIZ identified in Appendix 2 with an appropriate degree of direction though rules or policies.

Rule 18A.4.20	<p>Visitor Accommodation, Residential Visitor Accommodation and Homestay activities</p> <p>Prohibited Activity</p>	<p>Provide for a consent pathway for such activities within the part of the Wanaka GIZ identified in Appendix 2 with an appropriate degree of direction through rules or policies.</p>
Rule 18A.5.1	Ancillary office, retail and commercial activities.....	Delete rule. Should be no specific restriction on ancillary office, retail and commercial activities. The use of the word 'ancillary' is a sufficient control.
Rule 18A.5.2	<p>Existing Office, Commercial or Retail activities provided for under 18A.4.5:</p> <p>...</p>	Delete rule. Should be no restrictions on existing office, commercial and retail activities in terms of location, size or scale.
Rule 18A.5.3	Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding the sale of liquor)...	Delete rule. Should be no restriction on size of commercial food and beverage outlets and no requirement to be ancillary to any other activity.
Rule 27.6.1	<p>General Industrial and Service</p> <p>Minimum Lot Area: 1000m²</p> <p>Except:</p> <p>Subdivision of lots between 1000m² and 500m² shall be a discretionary activity.</p> <p>Subdivision of lots less than 500m² shall be a non-complying activity.</p>	<p>Take into account variety of activities currently taking place in the GIZ and future demand for non-industrial or service activities.</p> <p>Change activity status to restricted discretionary for any lots area under 1000m²</p>