

Stream 17 – General Industrial Zone (GIZ)

1. I have assessed three rezoning submissions for the GIZ in relation to landscape matters and have prepared evidence accordingly.
2. In relation to submitter **3256 Upper Clutha Transport Ltd**, I do not oppose the GIZ or Rural Industrial Sub Zone (RISZ) relief sought subject to the refinement of the provisions related to the recommended Building Restriction Areas (BRA) and the requirement for planting along the respective site boundaries. The recommended BRA and planting will provide a visual softening and buffer, and a setback to the future built form anticipated within the site and to those adjacencies (including the setback and buffer to the Clutha River – an identified ONF).
3. I oppose the GIZ relief sought by submitter **3349 Cardrona Cattle Company Ltd**. The GIZ proposal and the development potential anticipated will provide a large scale change and introduce new and uncharacteristic features into this landscape. Although I acknowledge the site has been subject to human modification, the landscape values of the site and surrounding landscape will be adversely affected by the GIZ development anticipated which will be inconsistent with the surrounding environment and will not serve to protect the landscape values of the ONL.
4. The GIZ is an urban form of development. The varied building heights, 80% site coverage and no specific provision for building design will introduce an inappropriate urban form and scale of development in this rural setting, within an ONL. The proposal will detract from the openness and landscape character and values associated with the area.
5. In my view, the site is located at a 'gateway' entry to the District. The GIZ site will be visible when traveling west and east between Queenstown and Cromwell along SH6 and will not be in keeping with the landscape character of the area.
6. In my opinion, the proposed GIZ will not protect the values of the ONL and it is inappropriate in this setting from a landscape perspective.
7. I am opposed to the GIZ relief sought for the **3357 The Station at Waitiri Ltd** site. The proposed zoning is inappropriate for this site as the site has a remote location and character. The development potential associated with the notified GIZ and the submitter's recommended amended provisions would not, in my view, protect the landscape character and landscape values of the site and surrounding context. The site is visible from long stretches of SH6 and does not

have the ability to absorb the type of development anticipated by the notified GIZ. It would also result in adverse effects on the amenity of the other, adjacent zones (the Rural and Gibbston Character zones proximate to the site).

8. A landscape assessment was not provided as part of the submission and subsequently landscape evidence was also not produced by this submitter.