

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Hearing Streams 17
– Stage 3 Proposed
District Plan

**REPLY OF LUKE THOMAS PLACE
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL
CHAPTER 18A GENERAL INDUSTRIAL ZONE TEXT AND REZONINGS**

7 September 2020

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1. INTRODUCTION

1.1 My name is Luke Thomas Place. I prepared the section 42A report¹ (**s42A**) and two statements of rebuttal² for Chapter 18A – General Industrial Zone (**GIZ**) text and rezonings, filed in Hearing Stream 17. My qualifications and experience are set out in my s42A.

1.2 I attended the hearing on 1 July 2020, and from 11 – 13 August 2020. I have been provided with reports of what has taken place at the hearing where relevant to my evidence.

1.3 This reply evidence covers the following issues:

- (a) National Policy Statement on Urban Development 2020;
- (b) Existing activities in the GIZ;
- (c) Chapter 18A text matters;
- (d) GIZ rezoning requests.

1.4 The following are attached to my reply evidence:

- (a) **Appendix A:** Recommended Revised Chapter 18A; and
- (b) **Appendix B:** Final recommendations on submissions.

2. NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD)

2.1 The NPS-UD was gazetted on 23 July 2020 and replaces the National Policy Statement on Urban Development Capacity 2016 (**NPS-UDC**). It takes effect from 20 August 2020. Queenstown Lakes District Council (**Council** or **QLDC**) is a “Tier 2” local authority under the NPS-UD.

2.2 Council’s memorandum of counsel³ dated 31 July 2020 provides a summary of the Council’s position on the NPS-UD as relevant to Stage 3 plan review topics. In addition, I make the following comments as the NPS-UD relates to the requested GIZ rezonings and Chapter 18A text.

1 Dated 18 March 2020.

2 Dated 12 and 19 June 2020.

3 Memorandum of Counsel Regarding National Policy Statement On Urban Capacity 2020, 31 July 2020.

Well-functioning urban environments

- 2.3 Policy 1 of the NPS-UD provides a non-exhaustive list of features of well-functioning urban environments. Policy 1(b) states the following:

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

....

b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

....

- 2.4 Of particular relevance to my evidence, limb (b) sets out that well-functioning urban environments have or enable sites for different business sectors. This includes industrial businesses. It is known that the District's industrial economy is '*growing rapidly and has demonstrated growth rates faster than the rest of the district's economy*'⁴. The GIZ is the only PDP zone, aside from the as yet undeveloped Coneburn Industrial Zone, that has or enables sites suitable for those activities which comprise the District's industrial economy.

- 2.5 I consider that the directive zone framework promoted in Chapter 18A provides the mechanism necessary to meet Policy 1(b) of the NPS-UD. As traversed in my s42A and rebuttal statements, a number of submitters have sought a more enabling GIZ framework, to allow for non-Industrial and Service activities. I consider that a more enabling GIZ framework would compromise the PDP's capability to meet the expectation set out within limb (b) in that the PDP would be compromised in its ability to 'have or enable' the quantum of suitable sites for the industrial business sector.

- 2.6 I note that Policy 1(b) NPS-UD does not specify that the 'sites' need to be vacant, but that planning decisions 'have or enable' sites which are of a suitable location and size. In my view, the supported locations of GIZ are suitably located. This is supported by Ms Hampson's evidence which highlights the economic benefits that can arise from maintaining

4 Page 1, Economic Assessment of Queenstown Lakes District's Industrial Zones, May 2019.

the integral strategic positioning of existing GIZ locations and the in-situ components of the industrial economy⁵.

2.7 The GIZ site sizes promoted in the variation to Chapter 27 (Subdivision and Development) respond to the demand for large and medium sized sites while also providing a degree of flexibility to recognise the unique nature of the District's industrial economy⁶.

2.8 Overall, I am of the view that Chapter 18A and its associated variations to the PDP give effect to Policy 1(b) of the NPS-UD.

2.9 Policy 1(c) of the NPS-UD is:

c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

2.10 In my view the locations of GIZ (as supported by my s42A and rebuttal statements), are the most strategic and well placed locations ideally suited to achieving the direction set out within limb (c). They are located in close proximity to the District's main urban centres of Frankton, Arrowtown and Wanaka, making them easy and cost effective locations to provide employment.

2.11 The close proximity of GIZ land to these urban centres also contributes to Policy 1(e) which sets out that planning decisions '*support reductions in greenhouse gas emissions*'. Their locations are easily accessible from existing residential areas, improving their ability to be serviced by active and public modes of transport. Rezoning requests seeking GIZ located a substantial distance from Queenstown, Frankton, Arrowtown and Wanaka's urban areas, (for example, the Cardrona Cattle Company Limited relief seeking GIZ at Victoria Flats in the Gibbston Valley), will not, if granted, give effect to the direction set out in Limb (c) or (e).

5 Para 13.2, 15.3 and 14.22 of Ms Hampson's EIC. Refer also Section 6.4.2, Page 91, Economic Assessment of Queenstown Lakes District's Industrial Zones - Stage 3 District Plan Review, May 2019.

6 Para 7.4, Section 32 Evaluation for Chapter 18A – General Industrial Zone.

Responsive Planning

- 2.12** Objective 6(c) and Policy 8 of the NPS-UD provide specific direction for local authorities in regard to 'responsive planning'. Objective 6(c) states that decisions be *'responsive, particularly in relation to proposals that would supply significant development capacity'*.
- 2.13** Policy 8 builds on this direction, setting out that decisions should be responsive *'to plan changes that would add significantly to development capacity and contribute to well functioning urban environments'* even where they might be unanticipated or out of sequence.
- 2.14** Policy 8 and Subpart 2 3.8(2) states that any such plan change also needs to contribute to a well-functioning urban environment and be well connected to transport corridors. I have previously discussed the new provisions of the NPS-UD relating to well-functioning urban environments and note its associated criteria is not exhaustive.
- 2.15** Subpart 2, 3.8(3) outlines that 'criteria' be developed by regional councils to assist in determining what plan changes might qualify as adding significantly to development capacity. These criteria have not been developed and as such, it is not possible to confirm against such criteria that any of the proposed GIZ rezonings would add significantly to development capacity in responding to these proposals.

Intensification

- 2.16** The Panel queried submitters on the direction within Objective 3 relating to intensification, in particular, the interpretation of plans enabling *'...more people to live in, and more businesses and community services to be located in, areas of an urban environment...'*.
- 2.17** In my opinion, this Objective is not requiring that people live in all business areas but that greater intensification (including living, businesses and community services) be enabled in urban areas with high levels of accessibility. The thrust of the Objective is to ensure enough housing is provided that lets people live affordably while being

close to the places they most need and want to access (i.e., places for work or that have easy access to areas with high concentrations of jobs and services).

- 2.18** If Objective 3 was suggesting that people both live in and work in business areas, only one zoning type would be promoted i.e. Business Mixed Use (in the context of the PDP).

Policy 11 - Car Parking

- 2.19** Policy 11 of the NPS-UD will allow developments to take place within the GIZ without providing onsite car parking spaces (except for accessible car parks).

- 2.20** Despite this, territorial authorities are able to continue using rules and standards to set minimum dimensions to ensure traffic safety or for manoeuvring and car parking when car parks are voluntarily supplied by the applicant, or for loading bays, and drop-off areas. As such, I recommend that any matter of control or discretion contained within Chapter 18A which references minimum requirements for onsite parking be removed. This amendment will require consequential changes to any Objective or Policy within Chapter 18A which reference the provision of parking. These recommendations are included in **Appendix A**.

- 2.21** Chapter 29 (Transport) sets minimum parking requirements including for Industrial and Service activities⁷ and Motor vehicle repair and servicing⁸. The Council in Stage 3 notified a variation to Rule 29.8.19 'noting' that ancillary Office, Commercial and Retail activities would be required to meet the parking standards for these activities. These requirements, including the notified variation will need to be removed from Table 29.4, I recommend that the abovementioned notified 'note', only, be removed at this time. The Council will look to remove the related parking standards from the Transport Chapter in due course within the timeframe specified.

7 Rule 29.8.19.

8 Rule 29.8.20.

- 2.22** The Council in Stage 3 notified a variation to Rule 29.5.10 requiring sites within the GIZ to provide an off-street loading area in the form specified in the rule. As described above, this requirement will not be affected by Policy 11.
- 2.23** Issues relating to parking, manoeuvring and loading within the GIZ were discussed within the Section 32 Evaluation⁹. It concluded that *‘for the most part, on-street parking issues within the Zones are unlikely to be associated with Industrial and Service activities themselves, but rather, the proliferation of non-industrial type activities’*¹⁰.
- 2.24** Given the more restrictive approach applied to non Industrial and Service activities within the GIZ, and the largely developed nature of the Zone, it is not considered that Policy 11 would have substantial effects on the ability of GIZ sites to meet the Zone purpose, nor on the safe and efficient operation of the roading network.
- 2.25** However, submitters have requested a much more enabling approach for non Industrial and Service activities within the GIZ. If this relief were granted, a variety of land uses would be enabled in the absence of car parking requirements. In my view, this would result in adverse traffic effects within the GIZ, including the inefficient use of sites for Industrial and Service activities and impacts on the safe and efficient operation of the roading network.

3. EXISTING ACTIVITIES WITHIN THE GIZ

Discontinuation under Section 10 of the Resource Management Act 1991

- 3.1** The Panel raised concerns about how the GIZ provisions including in particular how a prohibited activity status will impact on existing activities, with particular reference to existing Office, Commercial and Retail activities that are not ancillary to Industrial and Service Activities. The questions focused on:

⁹ Paras 7.85 – 7.92, GIZ Section 32 Evaluation.

¹⁰ Para 7.91, GIZ Section 32 Evaluation.

- (a) Businesses ceasing operations for more than 12 months due to situations outside of their control, for example Covid19;
- (b) Existing use rights (under s10 RMA) being inherently difficult to prove and therefore obtain;
- (c) Consent holders facing challenges when seeking amendments to their consent conditions (which would be fully D and not prohibited) or seeking alternations that may be captured by the prohibited activity status.

3.2 The Panel asked if these matters were risks and whether Council would consider including a mechanism in Chapter 18A to allow existing non-Industrial and Service activities to lawfully continue and to deal with the matters set out in (a) to (c) above.

3.3 In regard to (i) above, I note that Sub clause 2(a) and (b) of s10 of the RMA provides existing activities with an ability to make an application to the Council to extend the period of discontinuation provided this application is made within two years of the activity first being discontinued (Sub clause 2(a)). The tests to be met when considering such an extension are set out in Sub clause 2(b)(i) and (ii). I note that the test at 2(b)(ii) includes the territorial authority being satisfied that *'the effect of the extension will not be contrary to the objectives and policies of the district plan'*. In regard to this matter I draw the Panel's attention to the recommended revisions below that seek to better recognise existing activities within the GIZ. These recommendations provide opportunities for such extensions to satisfy this test that were not previously available. Any such application would need to be assessed against these tests on a case by case basis. The key point being here that after 12 months of discontinuation, the opportunity for continuation may not be entirely closed.

3.4 I would also add that, while existing activities may not operate at the same capacity as they may have done prior to Covid19, this does not necessarily equate to a wholesale discontinuation. Proactive steps taken by central government to support the continued operation of businesses is likely to have enabled many activities to continue without downscaling or hibernating.

3.5 I address the matters at (ii) and (iii) above in the proceeding paragraphs.

A new approach for existing activities

3.6 The Panel requested additional analysis in regard to a framework that could more actively provide for existing Office, Commercial and Retail activities within the GIZ. Reflecting further on this matter, I acknowledge that such a framework could assist in avoiding costs, uncertainty for operators, and problems with inflexibility, which could arise in the event that landowners are not able to retain existing businesses, arrange new tenants that meet the conditions of an existing resource consent or the tests in Section 10, or if these existing Office, Commercial and Retail activities wished to expand¹¹.

3.7 I have therefore drafted a specific rule framework, providing for existing Office, Commercial and Retail activities, that are not ancillary to Industrial and Service Activities, within the GIZ. This framework seeks to support the overall intent of Chapter 18A while building on the established approach set out within Section 10 of the Act. The intent of this framework is twofold:

- (a) To provide for, and manage limited changes to existing lawfully established Office, Commercial and Retail activities in a way that would allow them to be different in 'character'; and
- (b) To avoid any changes to existing lawfully established Office, Commercial and Retail activities that would result in a material increase in 'scale' or 'intensity'.

3.8 Considering this overarching intent, I recommend the following suite of amendments to Chapter 18A (deletions shown in ~~blue~~ and additions underlined):

11 Para 5.33, GIZ Section 42a Report.

Policy 18A.2.2.1

Avoid ~~the following~~ activities that ~~are not compatible with the primary function of the Zone and have the ability~~ are likely to displace or constrain the establishment, operation and long term viability of Industrial and Service activities including:

- a. Office, Retail and Commercial activities unless: that
 - i. they are ~~not~~ ancillary to Industrial or Service activities, or
 - ii. the activity is replacing an existing Office, Commercial or Retail activity lawfully established prior to [xx date Chapter 18A becomes operative] on the same site and is of the same or similar scale and intensity.

Table 18A.4 Activities in the General Industrial Zone

	Activities located within the General Industrial Zone	Activity status
<u>18A.4.x</u>	<p><u>Existing Office, Commercial or Retail activities</u></p> <ul style="list-style-type: none"> a) <u>Relocation of an existing Office, Commercial or Retail activity lawfully established prior to [xx – date rules become operative]</u> b) <u>Changes of use from an existing Office, Commercial or Retail activity lawfully established prior to [xx date Chapter 18A becomes operative] to a different Office, Commercial or Retail activity</u> <p><u>Control is restricted to:</u></p> <ul style="list-style-type: none"> i. <u>protection from noise glare dust and odour from surrounding Industrial and Service activities</u> ii. <u>access and manoeuvring</u> iii. <u>visual effects including any signage, colour, materials, outdoor storage and other outdoor area associated with the activity;</u> iv. <u>effects on the safe and efficient operation of the transport network for vehicles, cycles and pedestrians; and</u> v. <u>keeping records monitoring the scale and intensity of the activity.</u> <p><u>Note: Any Critical Listening Environments will be assessed against the noise insulation and ventilation requirements set out in Table 5 of Chapter 36 (Noise).</u></p>	<u>C</u>

Table 18A.5 Standards for activities located in the General Industrial Zone

	Standards for activities within the General Industrial Zone	Non-compliance status
<u>18A.5.X</u>	<p><u>Existing Office, Commercial or Retail activities provided for under 18A.4.x:</u></p> <ul style="list-style-type: none"> a. <u>Must occur within the same building or tenancy as the lawfully established activity;</u> b. <u>Must not result in an increase to:</u> <ul style="list-style-type: none"> i. <u>the gross floor area occupied by the existing lawfully established activity of more than 10%;</u> ii. <u>any outdoor area occupied by the existing lawfully established activity.</u> 	<u>PR</u>

- 3.9** Corresponding amendments are recommended to 18A.1 (GIZ Purpose) to better reflect the intent of the abovementioned framework (deletions shown in ~~blue strikethrough~~ and additions underlined):

The purpose of the General Industrial 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.

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 and parking vehicles including heavy vehicles. The role that ancillary Office, Retail and Commercial activities play in supporting Industrial and Service activities is recognised and provided for. Activities and development that would not primarily result in sites being used for Industrial and Service activities are avoided.

A number of existing Office, Commercial and Retail activities were established within the Zone under the previous District Plan framework. The Zone seeks to recognise these activities and allow them to continue to lawfully operate and provide opportunities for them to change overtime. Any such changes will be limited and

carefully managed to support the overall intent of the Zone to provide for Industrial and Service activities.

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.

Section 32AA Assessment

- 3.10** The recommended amendment to Policy 18A.2.2.1(a) retains its initial intent and purpose, being that Office, Retail and Commercial activities, not ancillary to an Industrial or Service activity, are avoided in the Zone. The amendment does however seek to reframe the policy with an additional qualifier to allow for the replacement of an existing Office, Commercial or Retail activity with another activity of this kind¹² that meets a specified criteria¹³. This approach ensures these activities can continue to operate without causing effects that over time, would be contrary to the objectives of the GIZ.
- 3.11** In my view this proposed framework is the most appropriate, effective and efficient mechanism to achieve Objective 18A.2.2. The amended policy creates a distinction between those types of activities which are likely to undermine the *establishment, operation and growth of Industrial and Service activities* and those that shouldn't.
- 3.12** Rule 18A.4.x provides for specific changes to existing lawfully established Office, Commercial or Retail activities, being relocations of these activities, or changes to other Office, Commercial or Retail activities only. These changes are provided for as a controlled activity where standards 18A.5.x a – b are met. These provisions limit the scale and intensity of the activity, while seeking to provide a reasonable and pragmatic degree of flexibility to alter the activity.

¹² i.e. another Office, Commercial or Retail activity.

¹³ Being that it is lawfully established prior to the date rules become operative, is on the same site, and is of the same or similar scale and intensity.

- 3.13** The proposed standard at 18A.5.x(b)(i) is pragmatic as it recognises that not all changes between activities will be able to meet the exact same GFA as the existing activity. The scale of increase provided for (being 10% beyond the existing activity) would not in my view, materially alter the overall intensity of the existing activity, and is not likely to change to status quo in terms of the degree to which the existing activity is 'incompatible' with the overall purpose of the GIZ. As this rule links any change to the existing activity lawfully established at the time the rules become operative, it will not enable ongoing or cumulative 10% increases in GFA.
- 3.14** The recommended matters of control at 18A.4.x enable conditions to be applied to a resource consent to prevent displacement or constraining the establishment, operation or long term viability of Industrial and Service activities within the Zone as directed in the recommended policy.
- 3.15** Recommended Rule 18A.4.x(v) provides a matter of control that enables the Council to impose conditions to require the keeping of records to effectively monitor the activity. I consider that this places the Council in a better position to monitor these activities within the Zone and to administer the outcome sought in Objective 18A.2.2. This approach is not dissimilar to that applied to the management of Residential Visitor Accommodation activities¹⁴.
- 3.16** Rules 18A.4.x and 18A.5.x provide an effective and efficient framework to manage changes to existing Office, Commercial and Retail activities that promotes certainty for land/business owners and/or occupiers of these existing activities through the provision of a controlled activity status and confined matters of control.
- 3.17** Recommended Rule 18A.5.x implements the overarching intent of Policy 18A.2.2.1(a) to ensure Office, Commercial and Retail activities do not proliferate by setting a prohibited activity status for any change which does not meet limbs a – b. This approach is effective and efficient as it would ensure that any change undertaken within this framework would not displace or constrain the establishment,

14 I.e. Rule 7.4.6.

operation or long term viability of Industrial or Service activities. Prohibited activity status is the most effective and efficient approach as it provides a certain outcome. This approach is commensurate with the recommended approach taken elsewhere within the GIZ relating to new Office, Commercial and Retail activities that would not be ancillary to Industrial or Service activities. In my opinion, a material increase to the scale and/or intensity of the activity beyond that suggested in these provisions would amount to a new Office, Commercial or Retail activity that should be treated in the same manner as the approach within the notified GIZ.

- 3.18** The recommended framework would allow for the status quo to be maintained within already developed parts of the GIZ in terms of the present number of Office, Commercial and Retail activities not ancillary to Industrial or Service activities. As outlined in my previous evidence, it was not the intent of Chapter 18A to attempt to “cleanse” the GIZ of these existing activities¹⁵, and the recommended approach better reflects this intent. However, I also note that the recommended framework does not necessarily seek to perpetuate this situation as these existing activities may also change to become Industrial or Service activities. Chapter 18A encourages this by setting up an overall framework designed to recognise and provide for the functional requirements of Industrial or Service activities.
- 3.19** Ultimately, because the PDP cannot act retrospectively, and in most cases, existing Office, Commercial and Retail activities will benefit from existing use rights or an approved resource consent, the recommended amendments do not conflict with Strategic Policy 3.3.8. The recommended standards with the prohibited non-compliance status will prevent incremental adverse effects on the establishment, operation and long term viability of Industrial and Service activities.
- 3.20** The recommended provisions would however impose costs on land/business owners and/or occupiers who will need to obtain a controlled activity resource consent prior to undertaking any ‘change’ or transition in land use. However, it is noted that controlled activity

15 Para 9.3, GIZ Second Rebuttal Statement.

consents offer processing time and application fee efficiencies over more restrictive activity status'¹⁶.

3.21 Land/business owners and/or occupiers may also incur costs associated with any monitoring and the need to mitigate potential reverse sensitivity effects that may arise if there is a change from one Office, Commercial or Retail activity to another, as well as any requirement to meet the expectations of Chapter 36 (Noise) in terms of critical listing environments that may be present.

3.22 Ultimately, the recommended provisions will deliver positive economic outcomes for existing business/land owners and/or occupiers engaged in existing lawfully established Office, Commercial and Retail activities. It does this by offering certainty that was not previously provided, through the provision of a rule framework that enables those activities to continue to operate within the Zone and offers a pathway for those activities to change/adapt in ways that were previously unavailable.

Assessment of alternatives

3.23 I have previously discussed alternative approaches to providing for existing Office, Commercial and Retail activities within the GIZ and considered their costs and benefits¹⁷. I continue to rely on this assessment for the purpose of Section 32AA of the Act.

Activities that may become Prohibited within the GIZ

3.24 The Panel queried the number of existing activities that may become prohibited within the Zone as a result of the recommended GIZ provisions.

¹⁶ For example, controlled activity resource consents must be processed within 10 working days and incur an initial fee of \$1,400.¹⁶ This is in contrasted with the current initial fee required for a '*Breach of site, zone or performance standard Town Centre, Business and Industrial zones*' of \$2,390.

Note: All charges and initial fees are inclusive of GST and are payable on application. The initial fees are minimum charges based on the expected reasonable costs relative to the work. Further costs will be invoiced on a time basis and are payable before further work is completed. The use of hearings commissioner and external consultants where required will be charged on a full recovery basis according to their hourly rate. Disbursements will be charged on a full recovery basis.

¹⁷ Para 5.27 – 5.46, GIZ Section 42a Report.

- 3.25** I draw the Panel's attention to the ground truthing results set out within the Section 32 Evaluation for the GIZ¹⁸. This does not specify the number of activities that might become prohibited but it does set a baseline for the mix of current activities occurring within the Zone.
- 3.26** Table 3 of Ms Hampson's EIC¹⁹ offers an analysis of existing activities that could be captured by the prohibited and non-complying rules in the event they sought changes not provided for by existing use rights or an existing resource consent.
- 3.27** The recommended framework set out above in regard to existing Office, Commercial and Retail activities goes beyond the ability to rely on Section 10 of the Act and existing resource consents. It will reduce the number of activities seeking to change their character and undertake minor changes in scale from becoming prohibited, as the existing activities are now specifically provided for, subject to certain criteria being met. Where that criteria is not met, the activity will become prohibited.

Strategic Policy 3.3.8

- 3.28** The Panel queried whether or not Strategic Policy 3.3.8 can be achieved if there are existing non-Industrial and Service activities already present within the GIZ. Chapter 3 (Strategic Direction) sets out an *...over-arching strategic direction for the management of growth, land use and development...*²⁰ for the next 10 years (i.e. the life of the plan). It can only be forward looking in the way it manages growth, land use and development. The RMA does not enshrine any ability for territorial authorities to act retrospectively in regard to the way growth, land use and development has already taken place on land. Rather, it is the Council's statutory function to review its District Plan to give effect to the purpose of the Act over the following 10 year period to address identified resource management issues.
- 3.29** If Strategic Policy 3.3.8 were to be applied in an absolute manner, Chapter 18A would need to prohibit every type of activity other than

¹⁸ Issue 2, Paras 7.22 – 7.49, GIZ Section 32 Evaluation.

¹⁹ Page 38, GIZ EIC of Ms Hampson.

²⁰ 3.1 Purpose.

Industrial activities. Chapter 18A necessarily sets out a more pragmatic approach, recognising that there are a range of activities that can be complimentary to, and support, the District's industrial economy.

- 3.30** In my view, district plan review processes provide an opportunity to propose new ways of addressing resource management issues where they have been identified. In this way, Strategic Policy 3.3.8 and Chapter 18A are responsive and forward looking, seeking to address the adverse effects that non-industrial activities have within land zoned for industrial activities.

A non-complying activity alternative

- 3.31** The Panel questioned Council and submitter experts on the merits of applying a non-complying activity status for activities currently identified as prohibited within Chapter 18A, in particular, Office, Commercial and Retail activities. As outlined above, I have recommended that this approach be amended. This more nuanced approach largely removes the need to apply a one size fits all non-complying alternative.
- 3.32** While I accept that non-complying activities can and do get refused consent and allow for the merits of an application to at least be tested, I consider a non-complying alternative will not prevent the further infiltration of Office, Commercial and retail activities into the GIZ and that this would be contrary to the objectives of the Zone and the PDP.
- 3.33** The Panel also queried the uniqueness, or otherwise, of the application of a prohibited activity status, with submitters suggesting this approach was unusual. I note that the Coneburn Industrial Zone sets out a large number of prohibited activities²¹. The Operative District Plan (ODP) Industrial B Zone similarly identifies a number of prohibited activities²².

21 Including Residential activities, Visitor Accommodation, Retail (which is not provided for in Rule 44.4.3) and Offices (other than those which are ancillary to a permitted use in Rule 44.4.2).

22 Including Offices, other than those ancillary to a permitted use, Residential activities, and Retail activities (other than those provided elsewhere in the Zone which related to goods produced, processed, or stored on the site) and Visitor Accommodation.

- 3.34** There is some variation in regard to Commercial activities. The Coneburn Industrial Zone and Industrial B Zone identify Commercial activities (excluding those provided elsewhere) as non-complying.
- 3.35** If the Panel prefer to apply a non-complying activity framework in the GIZ, I am of the view that this context could be taken into account i.e. possibly be restricted to Commercial activities. In addition, clear expectations relating to the scale, nature and intensity of any Commercial activity would need to be set out within the Chapter 18A policy framework.

Trade Suppliers

- 3.36** The Panel queried if there was a distinction between the type of effects associated with large and small Trade Suppliers, and whether or not a GFA trigger should be used to determine the activity status of a Trade Supplier activity.
- 3.37** I have addressed a range of different methods that could be applied to manage Trade Suppliers²³ in my previous evidence and continue to recommended the application of a fully discretionary activity rule.
- 3.38** I acknowledge that large Trade Suppliers are likely to have a different scale of effects than smaller activities, but I maintain²⁴ that what is critical to determining the degree to which a Trade Supplier activity is appropriate within the Zone, is the extent to which it is involved in either retail or wholesale activities. I have traversed the distinction between these two ‘types’ of Trade Suppliers at length in my s42A²⁵ and continue to rely on that analysis – I do not repeat it here.
- 3.39** The recommended rule framework²⁶ relies on directive policies to assist plan users in understanding the type of Trade Suppliers that will be recognised and provided for within the GIZ (being those primarily involved in wholesaling related trade) and those that are to be avoided (being those that are predominantly in the business of retailing).

²³ Para 5.47 – Para 5.75, GIZ Section 42A report.

²⁴ Refer to paragraphs 5.51 and 5.52 s42A.

²⁵ Refer paragraphs 5.47 - 5.62 s42A.

²⁶ Para 5.70 – 5.75, GIZ Section 42a Report.

- 3.40** A Trade Supplier with a small GFA, but used predominantly for retailing, would still fail to meet the requirements of the rule and policy framework.
- 3.41** A Trade Supplier with a larger GFA, but used predominantly for wholesaling related trade, will meet the rule and policy requirements and therefore be appropriate within the GIZ. The fact that it has a larger GFA does not in my opinion make it any less acceptable within the GIZ – what is important is the nature/purpose of the Trade Supplier activity.
- 3.42** I have not seen evidence from submitters supporting the position that larger wholesale based Trade Suppliers should be considered non-complying activities or evidence supporting a GFA threshold. For these reasons, I maintain the position set out in my s42A report.

4. CHAPTER 18A - TEXT MATTERS

- 4.1** The Panel raised a number of drafting matters with me at the hearing. I address each of these separately below.

Building Restriction Area activity rule drafting style

- 4.2** The Panel queried the drafting approach taken for notified Rule 18A.4.xx in relation to Building Restriction Areas (**BRAs**). In particular, asking whether the rule would be more appropriately drafted as a standard as distinct from an activity rule.

- 4.3 I have reflected on this further and recommend the following minor drafting amendment to Rule 18A.4.xx (deletions shown in blue strikethrough and additions underlined):

	Table 18A.4 – Activities in the General Industrial Zone	Activity Status
18A.4.xx	<p>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the District Plan maps</p> <p><u>Any building within a Building Restriction Area that is identified on the planning maps.</u></p>	NC

- 4.4 I am of the view that this amendment can be made under Clause 16(2), Schedule 1 of the RMA as the alteration would be of a minor effect.

Road setback Rule 18A.5.3

- 4.5 The Panel asked me to give further thought to Rule 18A.5.3 (road setbacks) and whether it could be amended to provide further clarity.
- 4.6 The intent of Rule 18A.5.3(a)(i) is to ensure that additional restrictions apply to sites within the GIZ, where they are separated by a road from a site located within a zone that primarily accommodates residential activities. As drafted, limb 18A.5.3(a)(i) identifies two specific zones (the Meadow Park Special Zone and the Large Lot Residential Zone) following a general reference to ‘any residential zones’.
- 4.7 Specific reference to the Meadow Park Special Zone and the Large Lot Residential Zone was made to ensure they were identified as zones currently separated by roads from the GIZ and which are primarily intended to accommodate residential activities. This was done to recognise that these zones do not necessarily fit within what might otherwise be considered ‘any residential zone’ (ie the Lower Density Suburban Residential, Medium Density Residential, High Density Residential).

4.8 Having considered the Panel's request, I am of the view that the clarity of this rule can be improved by simply listing the full range of zones that need to be considered in the context of 18A.5.3(a)(i) (deletions shown in ~~blue strikethrough~~ and additions underlined):

	Table 18A.5 - Standards for activities located within the General Industrial Zone	Non-compliance status
18A.5.3	<p>Minimum Boundary Setbacks</p> <p>a. Road boundary setbacks</p> <p>i. <u>fronting any of the following residential zones (including the Meadow Park Special Zone and the Large Lot Residential Zone) – 7m</u></p> <ul style="list-style-type: none"> • <u>Lower Density Suburban Residential Zone</u> • <u>Medium Density Residential Zone</u> • <u>High Density Residential Zone</u> • <u>Meadow Park Special Zone</u> • <u>Large Lot Residential Zone</u> <p>ii. all other road boundaries – 3m and State Highway boundaries – 5m</p> <p>iii. State Highway boundaries – 5m</p> <p>b. Internal boundary setbacks</p> <p>i. where a site adjoins any other zone outside of the General Industrial Zone – 7m</p> <p>ii. no minimum internal setbacks are required where a site adjoins other sites within the General Industrial Zone</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places;</p> <p>b. the nature of the activity, including any noise, vibration, odour, dust, glare, traffic or any other nuisance effects;</p> <p>c. landscaping and screening; and</p> <p>d. compatibility with the appearance, layout and scale of surrounding sites.</p>

4.9 I note that a similar drafting approach has been applied in Rule 18A.5.6 (Building Heights) and Rule 18A.5.9 (Fencing). I recommend that the same changes as those recommended above be applied to 18A.5.6 and 18A.5.9 for consistency. These changes are illustrated in my recommended Chapter 18A at **Appendix 1**.

4.10 I am of the view that these amendments can be made under Clause 16(2), Schedule 1 of the RMA as the alteration would be of a minor effect. Overall, they improve the clarity of the above-mentioned rules.

4.11 In the event that new areas of GIZ are identified as part of future plan changes, the list of zones specified in Rule 18A.5.3(a)(i) may need to be amended.

Rule 18A.4.5(k) - Electricity Infrastructure matter of discretion

4.12 The Panel queried whether the wording in Rule 18A.4.5(k) is correct – in particular whether it is consistent with the Topic 17 Consent Order. There are two different wordings provided in the Topic 17 Consent Order for this matter of discretion.

4.13 The Consent Order applied the following wording in Chapters 7, 8, 12, 21:

Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road, any adverse effects on that infrastructure.

4.14 The Consent Order applied the following wording in Chapters 9 and 16:

Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road, and any proposed building is located within 9.5 metres of that road boundary, any adverse effects on that infrastructure.

4.15 Ms Dowd notes in her evidence²⁷ that the matters of discretion are a refinement of Aurora's original relief. She suggests that much of the Electricity Sub-transmission Infrastructure (**ESTI**) or Significant Electricity Distribution Infrastructure (**SEDI**) are located in the road

²⁷ Para 26, EIC of Ms Dowd, 28 May 2020.

reserve but that there are also portions which run through private land²⁸. However, Ms Dowd has not identified those specific parts of the GIZ where the ESTI or SEDI run through private land, nor has she commented on the costs or benefits of applying one of the two drafting approaches set out within the Consent Order.

4.16 The matter of discretion promoted within the original submission, in particular, the reference to, '*within...the subject site*' to be a substantial departure from what is contained within the Consent Order. Given this, I recommend amending the matter of discretion so that the wording is consistent with that applied by the Topic 17 Consent Order for Chapters 7, 8, 12, 21 (deletions shown in ~~strike through~~ and additions underlined):

k. Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road, ~~or the subject site~~ any adverse effects on that infrastructure.

Clarification of Rule 18A.4.6

4.17 The Panel requested clarification on what is meant by the reference to 'the 2037 Noise Contours' in Rule 18A.4.6. These words were included in response to Queenstown Airport Cooperation's **(3316) (QAC)** submission.

4.18 The submission made by QAC offers some context as to why the relief was sought. It highlights that Designation 2 and its associated noise boundaries (Air Noise Boundary (**ANB**) and Outer Control Boundary (**OCB**)) were developed as part of Plan Change 35 '*to protect the operational capability of the Airport, while at the same time minimising adverse environmental effects from aircraft noise on the community at least to year 2037*'²⁹.

4.19 I note that the recommended revised version of Rule 18A.4.6, including the reference to 'the 2037 Noise Contours' largely replicates the

²⁸ Para 27, EIC of Ms Dowd, 28 May 2020.

²⁹ Para 4.12.1, Submission 3316.

relevant provision within the ODP Industrial Zone³⁰. My recommended revised Section 42A version of Rule 18A.4.6 departs from the relief requested by QAC only in terms of their specific reference to 'buildings', which QAC requested be captured in addition to 'alterations and additions to existing buildings' (as was provided for within the ODP version of the provision). There is no justification, within QAC's submission, for the addition of 'buildings' in this provision, and I do not consider this necessary as a new building may not need to meet the requirements of Rule 18A.4.6 as it may not contain any Activities Sensitive to Aircraft Noise (**ASAN**). In any event, new ASAN within the ANB or OCB are prohibited.

- 4.20** I note that the planning maps refer specifically to the 'Queenstown Airport Air Noise Boundary (Ldn65)' and the 'Queenstown Airport Outer Control Boundary (Ldn55)' rather than 'the 2037 Noise Contours'. Condition D1 9 the Queenstown Airport Designation states the following:

'The Airport shall be managed so that the noise from aircraft operations does not exceed 65 dB Ldn outside the Air Noise Boundary (ANB) and 55 dB Ldn outside the Outer Control Boundary (OCB). The ANB and OCB are as shown on the District Plan Maps. Compliance with the ANB and OCB shall be determined on the basis of the Compliance AANC required to be prepared by Condition 10 and 11.'

- 4.21** Chapter 2 (Definitions) offers definitions for Outer Control Boundary and Air Noise Boundary Queenstown, both which reference boundaries shown on the planning maps out to 2037.

- 4.22** A definition is also provided for '2037 Noise Contours'

'Means the predicted airport noise contours for Queenstown airport for the year 2037 in 1dB increments from 70dB Ldn to 55dB Ldn inclusive. Note: These contours shall be available from the council and included in the airport noise management plan'

³⁰ Rule 11.3.5.2(iii)(a).

- 4.23 I note that the 2037 Noise Contours is also referenced in other parts of the PDP i.e. Rule 7.5.4 relating to the Lower Density Suburban Residential Zone.

GIZ REZONING REQUESTS

5. THE CARDRONA CATTLE COMPANY LIMITED (3349) (CCCL)

- 5.1 Following the presentation of the Submitter's evidence from their respective experts I remain of the view that the relief be rejected.
- 5.2 I make the following additional comments in regard to the information presented and discussed at the hearing.

Land within and outside an Outstanding Natural Landscape

- 5.3 At the hearing, the Panel asked me to confirm how much of the CCCL site falls within the Outstanding Natural Landscape (**ONL**). Since the Council presented its evidence at the hearing, the Submitter has revised their relief in terms of the area to be rezoned to GIZ. The revised extent of the rezoning is represented in the highlight summary presented by Mr Milne (landscape expert for the Submitter) in the plan titled 'Victoria Flats GIZ Structure Plan'³¹. In his summary of evidence presented at the hearing, Mr Giddens (planning expert for the Submitter) stated that a relatively small proportion the land subject to the GIZ rezoning is located within the ONL³².
- 5.4 I have measured the total areas presented in Mr Milne's structure plan to understand what proportions of the site are located within the ONL. My measurements show that approximately 26.6 Ha (or 45.5%) of the site is located within ONL (being the Rural Zoned parts of the land). This comprises proposed activity areas 1 and 2 at the northern portion of the site (adjoining SH6), as well as activity areas 2 and 3 at the southern portion of the site (behind the landfill). The remaining area of

31 Sheet 4, Graphic Attachment, - Further exhibits for hearing – <https://www.gldc.govt.nz/media/coqfum0x/s3349-cardronacc-stream17-milnet-summaryattachment-hearing-further-exhibits.pdf>.

32 Para 12, Mr Giddens, Planning Summary, 12 August 2020.

land (approximately 31.9 Ha) sought to be rezoned to GIZ is located within the Gibbston Character Zone. Note that my calculations include the areas identified on Mr Milne's structure plan as 'Green Corridors' and 'Planted Amenity Setbacks' as these areas are still indicated as being within that part of the site sought to be rezoned to GIZ.

5.5 For clarity, the total area that might be subject to built form would be less as a result of the proposed 'Green Corridors' and 'Planted Amenity Setbacks'. However, I note that there are a number of areas identified on Mr Milne's structure plan that are located within areas subject to the GIZ rezoning request, that are also not within either of the proposed 'Green Corridors' or 'Planted Amenity Setbacks'. This issue relates to land both within and outside of the ONL.

5.6 In the absence of any other land use controls, development in these 'other' ONL areas would be subject to the standard set of provisions within Chapter 18A which are have not been drafted to have the effect of managing specific effects of urban development within ONLs. In my opinion this presents a high level of incongruity with the proposal and is likely to result in unacceptable adverse effects on the ONL in this location.

Landfill Buffer

5.7 Mr Giddens (for CCCL) suggested at the Hearing that the landfill buffer designation and its conditions do not place any controls on activities within the buffer. While the conditions may not apply any specific controls on activities (i.e. it does not contain a list of activities that are to be avoided), I disagree with Mr Giddens on this matter. The location of the landfill buffer in this location places a material control on any activity proposed to take place within the designation by way of Section 176b of the Act.

5.8 In my view, the overall purpose and significance of the designation should not be diminished on the basis that it does not list a set of activities over which controls are to be placed or activities that are to be prohibited.

Proposed bespoke provisions

- 5.9** Mr Giddens proposed a number of new bespoke provisions to be incorporated into Chapter 18A, which he appended to his planning summary statement presented at the hearing.
- 5.10** In essence, these provisions seek to prohibit Residential Activities, Residential Units, Residential Flats, Visitor Accommodation, Homestay Activities and Community Activities, but only within the landfill buffer. All other Chapter 18A permitted activities would be enabled within the landfill buffer, including Industrial and Service activities, Office, Commercial and Retail activities ancillary to Industrial and Service activities, and the Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises. I note that Trade Supplier activities that meet the tests set out within the recommended revised policies of Chapter 18A can also establish within the landfill buffer as a discretionary activity. Mr Giddens has proposed a policy framework to support this rule which sets out that activities within the landfill buffer would be subject to a lower level of amenity due to noise, odour and dust from the landfill operations. In my view, this type of Urban Development within the landfill buffer is not appropriate and I rely on my evidence in relation to this³³.
- 5.11** Mr Giddens has also proposed a different set of building coverages for the three activity areas³⁴, represented on the proposed structure plan prepared by Mr Milne. As noted above, there are number of areas shown on the proposed structure plan that fall outside of the proposed activity areas, as well as the 'Green Corridors' and 'Planted Amenity Setbacks'. It is not clear if this is an error, as these areas are also included within the proposed GIZ boundary, and would therefore be captured by the default GIZ building coverage, being 75%.
- 5.12** Additionally, the proposed building coverages exist within the context of a proposed 40% site coverage threshold limit as a trigger for potential roading upgrades³⁵. This 40% trigger does not appear to have been incorporated into the proposed rule framework and it is not clear

³³ Paras 9.55 – 9.59, GIZ Section 42A Report and Paras 5.51 – 5.56, GIZ Second Rebuttal Statement.

³⁴ Rule 18A.5.4.2, Mr Giddens, Planning Summary, 12 August 2020.

³⁵ Para 11, Mr Giddens, Planning Summary, 12 August 2020.

how this would efficiently or effectively interact with the proposed site coverage rules.

5.13 Mr Giddens has also proposed a different set of building heights for each of the three activity areas. I note a similar concern as highlighted above in regard to those areas located outside of the identified activity areas (as well as the 'Green Corridors' and 'Planted Amenity Setbacks'). In these areas the default building height within Chapter 18A would apply (i.e. 10 metres), and such buildings would abut activity areas which Mr Giddens suggests should have building heights limited to 6 metres and 7 metres. The proposed rules also promote building heights for 'towers' of up to 12 metres. I am not of the view that scope exists for this request as CCCL's primary submission³⁶ sought building heights of 10 metres within the subject land.

5.14 As noted above, Mr Giddens has suggested that a threshold be incorporated into a rule to prevent development of greater than 40% of the zone until a roundabout on SH6 is installed and operational.³⁷ I do not consider this approach to be efficient or effective. It is assumed that the Council would be required to maintain some sort of tally of built form within the land in order for the rule to be triggered. Further, it is not clear what party would be responsible for covering the cost of any such upgrade that would be required. It is presumed that the zone may be somewhat developed prior to this 40% threshold being reached and that an individual landowner/tenant may find themselves breaching this rule. In the absence of any other information, it is not clear what party would be responsible for such upgrades.

5.15 Mr Giddens' also proposes to remove the word 'pleasant' from Objective 18A.2.3. I am not of the view that scope exists for this as it would apply to the GIZ in its entirety. The original submission sought specific points of relief '*to the Industrial General provisions as it relates to the Industrial Zone at Victoria Flat.*'³⁸

³⁶ Submission 3349.

³⁷ Brett Giddens, Summary of Evidence dated 12 August 2020, at [11].

³⁸ Para 10, Submission 3349.

Urban Growth Boundaries and zoning

- 5.16** The Panel discussed what comes first in sequence in respect to Urban Growth Boundaries (**UGBs**) and zoning with the Submitter's legal counsel and planning expert. The Submitter's Counsel suggested that the UGB is incremental and that it follows zoning such that it is not a strategic planning tool. I disagree with the Submitter's experts on this matter. I have addressed strategic urban development considerations, including the overall intent of Chapter 3 and 4 in respect to the application of UGBs and urban zoning on the land subject to this submission in my s42A report³⁹ and my second rebuttal statement⁴⁰.
- 5.17** Overall I am of the view that UGBs are a key underlying tool in the PDP to promote a strategic and integrated approach to the location of urban development within the District. Chapter's 3 and 4 set out a framework where the appropriateness of any land to be incorporated into a UGB is considered. Following this, land within the UGB should be zoned according to the direction set out within Chapter 3 and Chapter 4. Any capacity for urban growth (as identified by a zone) is anticipated to be located within an UGB.

NPS-UD in relation to the CCCL rezoning

- 5.18** The proceeding points relate specifically to the request to include land at Victoria Flats within the GIZ:
- (a) The land subject to the CCCL rezoning request is currently within the Rural Zone and Gibbston Character Zone. These locations are not located within the District's urban environment as defined by the NPS-UD. Given this, much of the objectives and policies of the NPS-UD as they apply to existing urban environments, are not relevant to this rezoning request.
 - (b) I consider the enquiry as to the appropriateness (or otherwise) of the requested rezoning is to be primarily found in Chapter 3 (Strategic Direction), Chapter 4 (Urban

³⁹ Paras 9.33 – 9.34, GIZ Section 42A Report.

⁴⁰ Paras 5.57 – 5.62, GIZ Second Rebuttal Statement.

Development) and Chapter 6 (Landscapes and Rural Character).

- (c) However, Objective 6 and Policy 8 of the NPS-UD are relevant in the context of responsiveness and infrastructure (assuming the rezoning provides 'significant' development capacity), particularly with regard to unanticipated or out of sequence developments that provide significant capacity, given it would contribute to well-functioning urban environments⁴¹.
- (d) In terms of whether the proposed rezoning would contribute to a well-functioning urban environment, I do not consider that it will. The site is not adjacent to either the Queenstown or Wanaka existing urban environments, does not have good accessibility for all people between housing, jobs, community services, natural spaces and open spaces, including by way of public or active transport, and does not support reductions in greenhouse gas emissions.

Transport Matters

- 5.19** Mr Rossiter has addressed a range of transport related matters in his reply statement regard to the requested rezoning⁴² and I rely on his comments. Overall he remains opposed to the rezoning.

Landscape Matters

- 5.20** Mr Matt Jones has addressed landscape related matters in his reply statement regard to the requested rezoning⁴³ and I rely on his comments. Overall he remains opposed to the rezoning.

⁴¹ Subpart 2 – Responsive Planning (3.8).

⁴² Section 4, Reply of Michael Christopher Rossiter on Behalf of Queenstown Lakes District Council Transport: Rezoning – General Industrial, Three Parks, Settlement and Rural Visitor Zones 4 September 2020.

⁴³ Section 3, Reply of Matthew Stuart Bentley Jones on Behalf of Queenstown Lakes District Council Landscape – Rezoning General Industrial Zone + Settlement Zone + Rural Visitor Zone 4 September 2020.

6. UPPER CLUTHA TRANSPORT LIMITED (3256)

Rural Industrial Sub-Zone policy direction

6.1 During the hearing, the Panel sought guidance on the relevant policy support within Chapter 21 (Rural Zone) for my position recommending the application of the Rural Industrial Sub-Zone (**RISZ**) (subject to appropriate landscaping and transport related controls) as opposed to the GIZ⁴⁴. In particular, the Panel observed that the purpose of the RISZ (refer purpose statement in Chapter 21) includes established industrial activities based on rural resources, and queried whether the purpose is to acknowledge and provide for existing activities but not provide for new ones. That is, is the RISZ the appropriate mechanism to provide for the submitter's transfer of activity, particularly given there is no certainty as to whether the submitter will undertake the activity on the site.

6.2 The purpose statement of Chapter 21 states the following in regard to the RISZ:

*'In addition, the Rural Industrial Sub-Zone includes established industrial activities that are based on rural resources or support farming and rural productive activities.'*⁴⁵

6.3 Objective 21.2.13 and its associated policies (21.2.13.1 and 21.2.12.2) provide the more specific direction for the RISZ and state the following:

Objective 21.2.13

'Rural industrial activities and infrastructure within the Rural Industrial Sub-Zones will support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values.'

44 Refer to paragraph 8.7 of my s42A and paragraph 10.14, 10.32 and 10.33 of my statement of rebuttal dated 12 June 2020.

45 21.1 Zone Purpose.

Policy 21.2.13.1

'Provide for rural industrial activities and buildings within established nodes of industrial development while protecting, maintaining and enhancing landscape and amenity values.'

Policy 21.2.13.2

'Provide for limited retail and administrative activities within the Rural Industrial Sub-Zone on the basis it is directly associated with and ancillary to the Rural Industrial Activity on the site.'

- 6.4** As identified above, Chapter 21's purpose statement, along with Policy 21.2.13.1, use the word 'established' in respect to the RISZ. The purpose statement suggests that the RISZ 'includes established industrial activities' while Policy 21.2.13.1 talks to the zone providing for '*rural industrial activities and buildings within established nodes of industrial development*'. The two references to 'established' are expressing different directions in my view.
- 6.5** The purpose statement appears, on face value, to be more restrictive in its application of the RISZ. However, I am not of the view that this statement suggests that the Zone 'must', 'shall' or 'only' be applied to land that contains already established industrial activities. I do not consider that the word 'include' is as directive.
- 6.6** I am not of the view that this is the intent of the rules which do not specify any such restrictions. A more liberal interpretation of the purpose statement may suggest activity undertaken by the Submitter is established and that they simply seek to relocate to the land. However, it is acknowledged that the land could be zoned and never be occupied by the Submitter's established activity.
- 6.7** Policy 21.2.13.1, in my opinion, provides a broader view of how the word 'established' is to be applied to the RISZ. It suggests that '*established nodes of industrial development*' is the focus. It moves away somewhat from the reference set out within the purpose statement, outlining that the wider context is also important. Neither Chapter 21, nor Chapter 2 (Definitions), offers further assistance in regard to the term 'established nodes'. I note that this area of Church Road currently contains an area of RISZ which adjoins the Submitter's

land immediately to the south. This RISZ currently contains the operations of Upper Clutha Sawmill and Wanaka Firewood Ltd (located at 60 Church Road) as well as Alpine Deer New Zealand (located at 50 Church Road). However, aerial photographs appear to illustrate that part of those buildings associated with Alpine Deer New Zealand are located on an adjoining parcel of land that is not located within the existing RISZ (see Figure 1 below).



Figure 1: Extent of existing RISZ (outlined in red) adjoining the Submitter's site to the immediate south – 50 – 60 Church Road. Black lines illustrate existing allotment boundaries.

6.8 The site which adjoins the Submitter's land immediately to the north (located at 116 Church Road) while not currently located within the RISZ, does appear to be used for a range of Industrial and Service activities (see Figure 2 below). During a recent site visit, signage on this property illustrates the presence of Central Trusses and Frames Ltd, Wanaka Towing Services, Restoration Blasting Central Otago Ltd and Alpine Powder Coating Ltd. Although it is not

clear if these activities would meet the definition of Rural Industrial Activity⁴⁶, the immediate and wider context of land uses along Church Road (see Figure 3 below) does, in my view, lend itself to being considered an established node of industrial development as specified in Policy 21.2.13.1.

- 6.9** In summary, I am of the view that the RISZ is an appropriate mechanism to provide for the submitters transfer of activity and consider the application of the RISZ to the site to be sufficiently supported by the Chapter 21 provisions.



Figure 2: Extent of 116 Church Road (outlined in red) adjoining the Submitter's site to the immediate north illustrating the range of land uses present.

⁴⁶ Means the use of land and buildings for the purpose of manufacturing, fabricating, processing, packing and/or storage of goods and materials grown or sourced within the Rural Zone and the storage of goods, materials and machinery associated with commercial contracting undertaken within the Rural Zone.



Figure 3: Extent of 'node' of industrial development. Red outline – existing RISZ. Orange outline – approximate extent of Submitters rezoning request. Purpose outline – Extent of 116 Church Road.

Scale of development within the RISZ

- 6.10** The Panel expressed concern as to the potential scale of development that could occur at the site, should the land be rezoned RISZ. I note that Rule 21.13.4 permits buildings for Rural Industrial Activities provided they meet the standards set out within Table 11 of Chapter 21. Rule 21.14.2 restricts buildings to a GFA of 500 m², beyond which a restricted discretionary activity resource consent is required.
- 6.11** The existing RISZ across 50 – 60 Church Road has an area of approximately 26,226.3 m² or 2.6 Ha. Removing 30% of this land area for access, manoeuvring and setbacks etc, these sites could provide up to 36, 500 m² buildings. It is acknowledged that this scale of built form is not currently located on these sites, with the aerial photograph (see Figure 1) demonstrating that a large proportion of the land is occupied by outdoor storage or materials.
- 6.12** This, in my view, is more likely to be the type of land use present on land located within the RISZ, particularly given the definition of Rural Industrial Activities⁴⁷ which relates to manufacturing, fabricating, processing, packing and/or storage of goods and materials grown or sourced within the Rural Zone, as well as the storage of goods, materials and machinery associated with commercial contracting undertaken within the Rural Zone. However, I do acknowledge that such activities could also include large amounts of built form that might be associated with fruit cool-stores, as an example.
- 6.13** To provide the Panel with some additional context, I provide below an aerial photograph (see Figure 4) of the existing site owned by the Submitter currently being used for their operation. I note that the area used for the activity on the site is wholly confined to the eastern extent given the steeper topography which exists in the western portion of the site.

⁴⁷ Means the use of land and buildings for the purpose of manufacturing, fabricating, processing, packing and/or storage of goods and materials grown or sourced within the Rural Zone and the storage of goods, materials and machinery associated with commercial contracting undertaken within the Rural Zone.



Figure 4: Aerial photo of site currently owned and used by the Submitter containing their existing operations. Note the boundaries of the site are outlined in red.

- 6.14** In his Evidence in Chief, Mr Edgar suggested that the RISZ and the activities that it provides for (i.e. Rural Industrial activities) *'align reasonably well with the submitter's existing operations and future aspirations'*⁴⁸.
- 6.15** Consent RM150374 has been granted for an office and workshop building with an area of 692 m² at the current site. This building is located at the southern boundary of the current site. The application for this building also triggered the need for a consent for an Industrial activity within the Township Zone (ODP zoning of the site) comprising a transport yard, vehicle storage and repair of vehicles. The Upper Clutha Transport website describes the activities undertaken by the Submitter as being related to the *'Transport and Contracting solutions. Ranging from Excavation, Live Stock Transportation, Fertiliser & Lime Spreading and more'*⁴⁹. This website generally emphasises the involvement of the Submitter in supporting farming and rural type

⁴⁸ Para 72, EIC of Mr Edgar for Upper Clutha Transport Ltd (Submitter #3256 And #3270), 29th May 2020.

⁴⁹ <https://uppercluthatransport.co.nz/>.

production activities undertaken in the Rural Zone. Therefore, the existing activity and its range of buildings and uses on the current site provides a useful indication of what type of development is likely to come about from the establishment of Rural Industrial activities if the land were to be rezoned RISZ. However, I acknowledge that this existing activity is not determinative of what might eventuate on the land subject to the relief.

Revised provisions

- 6.16** For the same reasons set out in my s42A⁵⁰ and first statement of rebuttal⁵¹, I remain opposed to the application of the GIZ to the land. I do however continue to support the principle of applying the RISZ, subject to the inclusion of adequate landscaping and transport related controls⁵².
- 6.17** Since the close of the hearing, Mr Scott Edgar (planning expert for the Submitter) and Mr Ben Espie (landscape expert for the Submitter) have been in discussion with Mr Matt Jones (landscape expert for Council) and myself to seek agreement, where possible, on a set of RISZ provisions.
- 6.18** I confirm that, following this discussion, and having regard to the expert reply statements of Mr Jones and Mr Rossiter (transport expert for the Council) I recommend variations to the RISZ components of Chapter 21 (Rural Zone) which address the outstanding landscape and transport issues as set out below. However, agreement has not been reached on the following matters:
- (a) The overall principle and higher order policy support for the application of the GIZ to the land;
 - (b) The provision of residential activities;
 - (c) The width of the recommended Building Restriction Areas (**BRA**) and Activity Area (**AA**) 2 to be applied to the eastern boundary of the land; and

50 Para 8.14 – 8.7 (pages 80 – 86), GIZ Section 42A Report.

51 Section 10, GIZ Rebuttal Evidence.

52 Para 8.7, GIZ Section 42A report and Para 10.18 – 10.33, GIZ Rebuttal Statement.

- (d) The 10,000 m² GFA trigger for consideration of traffic and transport related matters.

6.19 I recommend that the RISZ be applied to the land in association with the following additions to Chapter 21 (deletions shown in ~~blue strikethrough~~ and additions underlined):

Recommended new policy

21.2.13.x

Manage activities and development within areas of the Rural Industrial Sub-Zone in Luggate by applying development controls and landscaping requirements within Building Restriction Areas and Activity Areas that are spatially defined on the planning maps to avoid adverse effects on visual amenity.

21.13 Rules - Activities in Rural Industrial Sub-Zone

	Table 10 - Activities in Rural Industrial Sub-Zone Additional to those activities listed in Table 1.	Activity Status
<u>21.13.xa</u>	<u>Landscaping within the Building Restriction Areas identified on the planning maps at Luggate</u>	<u>RD</u> <u>Discretion is restricted to:</u> <u>a. The development of a landscape planting plan identifying the proposed species, their height at planting and maturity, density and coverage;</u> <u>b. The extent to which any landscaping will screen building and activities, including any goods, materials, vehicles or machinery when</u>

		<p><u>viewed from public places;</u></p> <p><u>c. The development of a landscape management and maintenance plan identifying the programme of maintenance, including ownership, over no less than a 5 year timeframe; and</u></p> <p><u>d. The need for breaks in screening to facilitate access into the site from Church Road</u></p>
<u>21.13.xb</u>	<u>Any Building, Outdoor Storage or Outdoor Waste Storage within a Building Restriction Area that is identified on the planning maps at Luggate</u>	<u>NC</u>
<u>21.13.xc</u>	<u>Buildings within Activity Area 1 identified on the planning maps at Luggate</u>	<u>NC</u>

12.14 Rules - Standards for Activities within Rural Industrial Sub-Zone

	<p>Table 11 - Standards for activities within the Rural Industrial Sub Zone.</p> <p>These Standards apply to activities listed in Table 1 and Table 10</p>	Non Compliance Status
<u>21.14.3</u>	<p><u>Building Height</u></p> <p><u>a. The height of any industrial building must not exceed 10m.</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. rural amenity and landscape character;</u></p>

	<p><u>b. Within Activity Area 2 identified on the planning maps at Luggate</u></p> <p><u>i. Maximum building height of 6m</u></p> <p><u>b. Within Activity Area 3 identified on the planning maps at Luggate</u></p> <p><u>i. Maximum building height of 10m</u></p>	<p>b. privacy, outlook and amenity from adjoining properties.</p>
<u>21.14.xa</u>	<p><u>Development of Land Uses</u></p> <p><u>Prior to the construction of any building, or commencement of any activity within Activity Areas 1, 2 or 3 identified on the planning maps at Luggate, the landscaping specified in Rule 21.13.xa must be undertaken.</u></p>	<u>NC</u>
<u>21.14.xb</u>	<p><u>Building Coverage</u></p> <p><u>Building coverage within the Activity Areas 1, 2 or 3 identified on the planning maps at Luggate shall not exceed a Gross Floor Area of 10,000m².</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <p><u>a. Effects on the transport network;</u></p> <p><u>b. Access, onsite manoeuvring and loading; and</u></p> <p><u>c. Any necessary roading upgrades.</u></p>

6.20 The recommended provisions seek to apply rules with a specific spatial extent identified in the planning maps as opposed to being reliant on a structure plan. The reason for this is that the approach to applying structure plans within the PDP is to include them within Chapter 27 (Subdivision and Development) (with relevant controls to be addressed at the time subdivision takes place on the site), and within the relevant PDP chapter only if the zone is a 'special zone'.

6.21 Given the RISZ is not a special zone and there are matters needing to be addressed in the absence of subdivision, I recommend that the BRAs and Activity Areas be specifically identified and annotated on the planning maps. This approach will ensure that any effects from the range of permitted land use activities (i.e. buildings and Rural Industrial

Activities etc) are addressed in the absence of subdivision. This approach is not out of step with the PDP. In particular, I note that a ‘*Specific Rules Apply*’ legend item already exists in the Council’s GIS mapping system. This mapping annotation identifies the spatial application of specific rules⁵³.

Landscape Matters

6.22 As detailed above, a set of controls have been recommended to address landscape effects. Para 2.7 of Mr Jones’ reply statement⁵⁴ summarises, the recommended rule framework in regard to the BRA and Activity Areas and his Appendix B visually identifies these areas on the land subject to the submission.

6.23 The subject land is located within a Rural Character Landscape (**RCL**). Chapter 6 sets the critical direction for managing activities within RCLs. Policy 6.3.4.6⁵⁵ provides the following direction, which is relevant to the recommended rezoning:

Avoid adverse effects on visual amenity from subdivision, use and development that:

- a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or*
- b. forms the foreground for an Outstanding Natural Landscape or Outstanding Natural Feature when viewed from public roads. (3.2.1.1, 3.2.1.8, 3.2.5.1A, B, 3.2.5.2A, B, 3.3.20- 21, 3.3.24-25, 3.3.30, 3.3.32)*

6.24 Having visited the land, including from the DoC administered publicly accessible ‘Upper Clutha River Track’ adjoining the land to the east, Mr Jones is of the opinion that the recommended BRAs, three activity areas and stepped building height requirements, in conjunction with the existing RISZ provisions controlling building appearance and scale, will

⁵³ Examples include building heights on the southern side of Frankton Road (SH6) (Rules 9.5.1.3 and 9.5.3.3), bulk, location and activity rules at 30-46 Gorge Rd, Queenstown (Rules 16.5.1.3, 16.5.3, 16.5.6, and 16.5.7), the Lake Avenue Height Restriction Area (Rule 7.5.2.2), and the Lakes District Hospital Site (Rule 7.4.4).

⁵⁴ Reply of Matt Jones, Landscape – Rezoning General Industrial Zone + Settlement Zone + Rural Visitor Zone, 4 September 2020.

⁵⁵ As modified by the Topic 1 and Topic 2 interim decisions attached as Appendix 1 to Mr Barr’s S42A Stage 3 Strategic Overview, 18 March 2020.

assist in avoiding potential adverse effects on visual amenity, in the context of the surrounding environment⁵⁶.

6.25 I rely on the assessment and conclusions provided by Mr Jones in regard to this matter.

Transport Matters

6.26 Other outstanding matters raised with this relief included those relating to transport and roading upgrades⁵⁷. In particular, the transport assessment and proposed GFA rule provided by the submitter.

6.27 I had also previously raised concerns in regard to the application of Mr Edgar's proposed transport related GFA rule⁵⁸.

6.28 Mr Rossiter's (transport expert for Council) reply statement⁵⁹ addresses this matter. Overall, he is not opposed to the land being rezoned RISZ. However, based on his further investigations in relation to vehicle generation associated with type of development anticipated, the current formation of Church Road and the Council's Engineering Code of Practice, he recommends that the GFA trigger for consideration of transport matters be reduced from 25,000 m² to 10,000 m²⁶⁰.

6.29 I rely on Mr Rossiter's expert views in regard to this matter and have recommended that this site specific rule be included within the variations for the RISZ.

6.30 For completeness, I note that in my first rebuttal statement I did not support this rule due to the limits it place on the land, its application within the context of the of the GIZ (being a business enabling urban zone), and based on the views presented by Mr Smith. Having reflected on the nature of the type of controls necessary to enable the RISZ

56 Para 2.11, Reply of Matt Jones, Landscape – Rezoning General Industrial Zone + Settlement Zone + Rural Visitor Zone, 4 September 2020.

57 Section 5, Rebuttal of Mike Smith, Transport – General Industrial Zone, Three Parks, Rural Visitor Zone and Settlement Zone (at Hāwea) 12 June 2020.

58 Paras 10.18 – 10.26, GIZ first Rebuttal.

59 Section 3, Reply of Michael Christopher Rossiter, 4 September 2020.

60 Para 3.9, Reply of Michael Christopher Rossiter, 4 September 2020.

rezoning of the land, and based on the assessment and findings of Mr Rossiter, I am no longer opposed to this approach.

Section 32AA Assessment

- 6.31** I consider that the recommended provisions are the most appropriate, effective and efficient way to achieve Objective 21.2.13⁶¹. The recommended policy seeks to establish a framework that enables the development of site specific and spatially defined rules to *protect and maintain rural character, amenity and landscape values*. Emphasis in this case is placed on protect and maintain given the strong direction set out within Policy 6.3.4.6 to *avoid adverse effects on visual amenity*.
- 6.32** The recommended BRA, Activity Areas, stepped height controls and landscaping trigger will work together to ensure that rural character, amenity and landscape are protected and maintained. The proposed landscaping rule is effective and efficient as it triggers the need for landscaping to be assessed and implemented prior to the development of land uses.
- 6.33** An alternative approach to achieving the direction set out within Objective 21.2.13 may be to amend the activity status for buildings (as it applies to the subject land) to restricted discretionary and rely on case by case assessments of development to ensure adequate measures are taken in regard to landscaping and screening to achieve the direction set out above. In my view, the more nuanced approach of the recommended framework responds to the specific constraints of the land and achieves a greater level of certainty in regard to the overall intent to avoiding adverse effects on visual amenity.

Economic Matters

- 6.34** Ms Hampson addressed the request for GIZ zoning on the site in her EIC⁶². She supported the relief on economic grounds on the basis that it would enable the Submitter's activity to relocate such that it would enable it to operate more sustainably over the long term (with reduced

⁶¹ *Rural industrial activities and infrastructure within the Rural Industrial SubZones will support farming and rural productive activities, while protecting, maintaining and enhancing rural character, amenity and landscape values*
⁶² Section 13, EIC of Ms Hampson.

reverse sensitivity effects), potentially expand in the future, and maintain and consolidate industrial employment in Luggate⁶³. Overall, I am of the view that these economic benefits could equally be realised through the application of the RISZ to the site. In the event a different operator(s) chooses to establish on the land, a range of similar economic benefits are likely to be realised in my view.

Other matters

- 6.35** I note that an overhead powerline runs approximately across the land subject to recommended AA2. This powerline is not shown as being a 'Transpower Corridor' or 'Aurora Distribution Lines' on Council's GIS planning maps.
- 6.36** I note that the Topic 17 consent order⁶⁴ identified the inclusion of an advice note within Chapter 21 drawing attention to those obligations of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). As such, no further action is necessary in regard to this matter.

NPS-UD in relation to the RISZ rezoning

- 6.37** The proceeding points relate specifically to the request to include land at Victoria Flats within the GIZ (original relief sought):
- (a) The land subject to the UCT rezoning request is currently within the Rural Zone. This location is not within the District's urban environment as defined by the NPS-UD and the recommended RISZ does not form part of the urban environment. Given this, much of the objectives and policies of the NPS-UD are not relevant to this rezoning request.
 - (b) I consider the enquiry as to the appropriateness (or otherwise) of the requested change is to be primarily found in Chapter 3 (Strategic Direction), Chapter 4 (Urban Development) and Chapter 6 (Landscapes and Rural Character).

63 Para 13.2, EIC of Ms Hampson.

64 Attached to Ms Dowd's EIC for Submission 3153.

- (c) However, Objective 6 and Policy 8 of the NPS UD are considered relevant in the context of responsiveness and infrastructure, particularly with regard to unanticipated or out of sequence developments that provide significant capacity provided it would contribute to well-functioning urban environments⁶⁵. Given the area of land subject to the submission and the controls needed to manage landscape and transportation related effects, it is unlikely to be considered as providing significant capacity.
- (d) In terms of whether the Submitter's proposed GIZ rezoning would contribute to a well-functioning urban environment, I do not consider that it will. The site is not adjacent to either the Queenstown or Wanaka existing urban environments, does not have good accessibility for all people between housing, jobs, community services, natural spaces and open spaces, including by way of public or active transport, and does not support reductions in greenhouse gas emissions.

7. QUEENSTOWN AIRPORT CORPORATION (3316) (QAC)

- 7.1 The Panel requested that I offer some assessment of QAC's rezoning relief requesting the ODP Frankton Flats B Zone (Activity Area E1). I addressed the issues preventing the application of this ODP zone within my s42A.⁶⁶
- 7.2 Activity Area E1 is identified in Objective 10 of the Frankton Flats B Zone as *'An area for industrial and service activities, which has a standard of amenity that is appropriate to the function of the Activity Area'*. Its associated policies⁶⁷ go on to direct that Industrial Activities and Service Activities (and office space ancillary to these activities) are enabled, and that Residential, Retail and Visitor Accommodation activities are generally excluded. They go on to direct that the adverse effects of noise, glare, dust and pollution are to be minimised and that subdivision within the Zone should relate to Industrial Activities and Service Activities.

⁶⁵ Subpart 2 – Responsive Planning (3.8).

⁶⁶ Paras 9.1 and 9.7, GIZ Section 42A Report.

⁶⁷ Policies 10.1 – 10.21, ODP Part 12, Frankton Flats Special Zone (B).

7.3 The direction set out in the objective and policies relevant to Activity Area E1 appears to be largely aligned with the approach set out within Chapter 18A in terms of enabling Industrial and Service activities, and excluding the range of other activities that have the capacity to compromise the District's industrial economy.

7.4 However, I am of the view that the overall intent of Chapter 18A to more specifically and directly provide for the establishment, operation and growth of those activities known to comprise the District's industrial economy more appropriately meets the direction set out within Chapter 3 of the PDP. Overall therefore, I remain of the view that the best zoning for the site at this time is GIZ.

8. WILLOWRIDGE DEVELOPMENTS LIMITED (3201)

8.1 My s42A provided some comment in regard to the mapping error which applied GIZ zoning to the access strip from Riverbank Road to the notified Active Sports and Recreational Zone (**ASRZ**) at 101 Ballantyne Road. This access strip directly adjoins the Submitter's land to the north and forms part of the same certificate of title as 101 Ballantyne Road.

8.2 The Panel queried the appropriateness of amending this error through Clause 16 of Schedule 1 of the Act. I draw the Panel's attention to the legal reply of Ms Scott and planning reply of Mr Elias Matthee (relating to 101 Ballantyne Road) which addresses this matter.

8.3 The Panel queried, if the access strip was rezoned to ASRZ, what impact this would have on the requested GIZ extension over that part of the Willowridge site located to the north of the access strip.

8.4 I considered the request to extend the GIZ in my Section 42A report⁶⁸. I recommended that this relief be rejected and I maintain my view on this matter, whether or not the Panel agree with the position set out by Ms Scott and Mr Matthee.

68 Paras 8.9 – 8.13, GIZ Section 42A Report.

9. BUSH CREEK PROPERTY HOLDINGS LTD (3353) AND BUSH CREEK PROPERTY HOLDINGS NO.2 LIMITED (3353), BUSH CREEK INVESTMENTS LIMITED, AND M J THOMAS (3355)

9.1 The Panel was interested in the high density row of land along the boundary of the site to the south-west. The Panel observed that this is a special zone (Meadow Park Special Zone (**MPSZ**)) not yet part of the PDP and raised concern about the ability to appropriately rezone the site without knowing what the neighbouring special zone would be zoned in the future.

9.2 The MPSZ is located at 12.16 of the ODP. Its proximity to the industrial adjoining residential uses is considered in the 'issues' section of the chapter under the heading *Reverse Sensitivity / Interface Effects* which states the following:

*'Adjoining the northern boundary of the Meadow Park is the Arrowsmith Industrial Area. Residential activities right to the boundary of the zone have the potential to create adverse interface effects between these two incompatible activities. It is therefore desirable to plan for this now.'*⁶⁹

9.3 Objective 1 sets out that the MPSZ is to be comprehensively designed and Policy 1 outlines that this design is to take the shape of a structure plan and rules that *'adequately deals with reverse sensitivity issues between existing residential and industrial activities'*.

9.4 The Meadow Park Structure Plan is included in the rules section for the Zone (Section 12/17 of the ODP) (see Figure 5 below). The 'Open Space - Industrial Area (OS-IND)' has been built into this structure plan which is designed *'To provide for a landscaped buffer area between the residential areas and the existing industrial zone to protect residential amenity values and prevent reverse sensitivity issues'*⁷⁰.

9.5 Table 1 describes the effect of the MPSZ rule set on land located within the OS-IND:

69 Provision 12.16.2.

70 12.17.1, Zone Purpose.

Provision	Activity	Effect of provision
12.17.3.3(iii)	Commercial Recreation Activities	Restricted discretionary activity
12.17.3.4(i)	Any Activity, other than the provision of Open Space	Non-complying activity
12.17.5.2(i)(b)	No residential activities shall be undertaken in OS-IND areas of the Structure Plan	Any breach requires a Non-complying activity resource consent

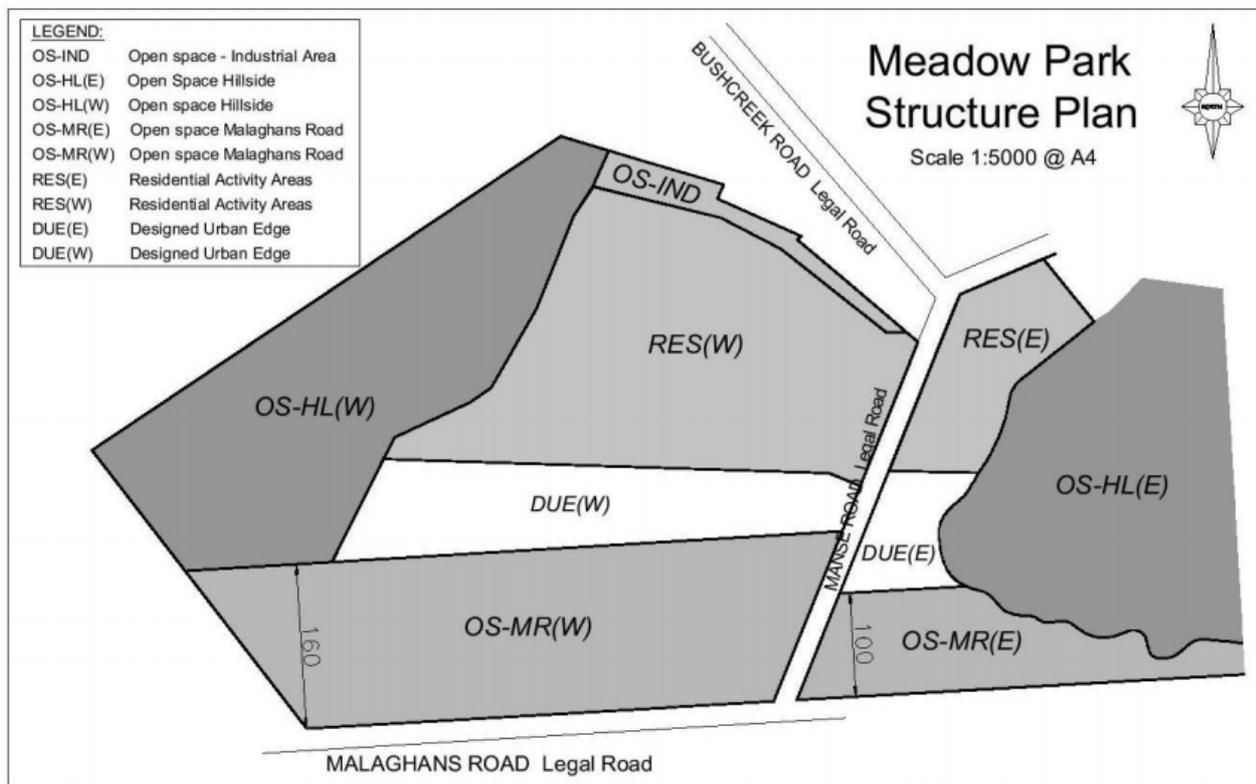


Figure 5: Meadow Park Structure Plan.

9.6 Resource Consent RM040230 was granted on 26 May 2004 on the MPSZ allotment immediately adjoining the Arrowtown GIZ to the south (i.e. the land containing the terraced buildings). This consent provided for 22 residential allotments by way of unit title, and land use consent to construct 22 residential units, one on each of these allotments. On 1 September 2005 Resource Consent RM041181 was granted to operate the 22 residential units for visitor accommodation. Having

reviewed the documents for these approved consents, I am not aware of any additional restrictions on the activities located within the immediately adjoining part of the MPSZ (i.e. no complaints covenants or additional insulation/mechanical ventilation requirements that might mitigate potential reverse sensitivity effects from adjoining Industrial and Service activities).

- 9.7** The proximity of the GIZ to the MPSZ, and the Lower Density Suburban Residential Zone to the immediate east, is specified in Rules 18A.5.3 (increased boundary setbacks), 18A.5.6 (reduced building height and the application of recession plains) 18A.5.7(c) (controls on light spill), 18A.5.8(b) (outdoor storage screening), 18A.5.9(a) (fencing), and the notified variation to Chapter 36 (noise received in any other zone must meet the standards for noise within the receiving zone).
- 9.8** Taking into account these matters, I am not of the view that any uncertainty as to the potential future land use management framework relating to the MPSZ changes my recommendation to include the existing Arrowtown Industrial Zone land within the GIZ.

NPS-UD in relation to the Arrowtown GIZ rezoning submissions

- 9.9** The proceeding points relate specifically to the requests to rezone notified GIZ land at Arrowtown to BMUZ:
- (a) Applying BMUZ to the Arrowtown GIZ would result in a direct loss or substantially compromised capability to have or enable sites for industrial businesses.
 - (b) The GIZ in Arrowtown is strategically located close to areas of housing and existing commercial development thereby promoting good accessibility to jobs by way of public or active transport that would support reductions in greenhouse gas emissions.
 - (c) The application of GIZ in Arrowtown is integrated with existing infrastructure, it does not rely on new or upgraded infrastructure.

- (d) The inclusion of land at Arrowtown within the GIZ is strategic as it seeks to provide for the medium and long term viability of those in-stiu parts of the industrial economy.
- (e) While the rezoning request may add to commercial and housing capacity by way of BMUZ zoning, it would not in my view, as outlined above, contribute to the provision of a well-functioning urban environment
- (f) The relief would reduce the range of available and viable opportunities for Industrial and Service activities to be located in close proximity to places where people live, which has good capability to be served by public transport in the future, and which has a high demand for industrial businesses.

10. TUSSOCK RISE LIMITED (3218)

General matters

10.1 In his opening comments to the Panel, Mr Graeme Todd (counsel for the Submitter) stated that the development capacity enabled by the Coneburn Industrial Zone had not been taken into account within Ms Hampson's Business Development Capacity Assessment (**BDCA**). This is not the case. Ms Hampson undertook an interim update of the BDCA which was attached to her Evidence in Chief⁷¹ at Appendix B. Ms Hampson explains how this interim update supersedes the BDCA 2017 results⁷² and clearly specifies the inclusion of the Coneburn Industrial Zone throughout her analysis⁷³.

10.2 Mr Todd also stated that Wanaka does not demand a large area of industrial land and that any such demand is located elsewhere in the District. Ms Hampson's expert evidence has shown that the District's industrial economy is '*growing rapidly and has demonstrated growth rates faster than the rest of the district's economy*⁷⁴, and that this growth is expected to continue. Figure 5.7 of Ms Hampson's assessment of the District's industrial economy (appended to the GIZ Section 32 Evaluation) examines recent growth in business counts in

71 Dated 18 March 2020.

72 Para 1.10, Ms Hampson's GIZ EIC.

73 Page 1-section 1.2 para 4, page 7-section 2.3, page 8-section 2.4, and page 16-section 4 Appendix B, Ms Hampson's GIZ EIC.

74 Page 1, Economic Assessment of Queenstown Lakes District's Industrial Zones, May 2019.

the industrial economy by ward. In her commentary, Ms Hampson outlines that *'While the total industrial economy has grown by 161% during that period, Wanaka's industrial economy has increased at a much faster rate. It has increased from 234 businesses in 2001 to 736 in 2017 (growth of 215% or 502 businesses). Wanaka's total economy has also grown faster than the district average, but the industrial economy has increased its share of total businesses from 28% to 30%.'*⁷⁵ As an example, I understand that recently subdivided⁷⁶ sites within the Wanaka GIZ, at Enterprise Drive (located within the ODP Industrial B Zone) have sold out⁷⁷.

- 10.3** Mr Paul Miller (director of Tussock Rise Limited) considered that the GIZ would be associated with dirty and less desirable activities. While the GIZ should be a place in which activities more commonly associated with noise, glare, dust, odour, shading, visual and traffic effects can locate, I reiterate the analysis provided by Ms Hampson on the Districts' industrial economy⁷⁸. It explains that the District's economy does not comprise the more 'heavy' or traditional types industrial activities of the nature described by Mr Miller. In addition, I note that the GIZ provisions are designed to ensure any effects generated by activities within the Zone do not adversely affect the amenity of other zones.

Building heights

- 10.4** The Panel requested clarification on the application of building heights within the BMUZ in Wanaka. Rule 16.5.9.1 specifies the different building heights that apply within the BMUZ. Rule 16.5.9.1(b) states that the maximum building height within any BMUZ in Wanaka is 12 metres.
- 10.5** Submitters Rae and Dave Wilson⁷⁹, and Shona and Bob Wallace⁸⁰ appeared at the hearing to discuss the matter of building heights with

75 Page 69-section 5.8, Economic Assessment of Queenstown Lakes District's Industrial Zones - Stage 3 District Plan Review, May 2019.

76 Resource consent RM171177 (and subsequent variations) approved the subdivision of Lot 99 DP 445766 and Lot 3 DP 374697 into 44 industrial lots.

77 <http://ballantynridge.co.nz/pdf/Ballantyne-Ridge-Industrial-Estate-Lots-A4-Flyer.pdf>.

78 Page 14-section 2.3, page 68-section 5.7, page 85-section 6.2, page 102-section 7.2(9) Economic Assessment of Queenstown Lakes District's Industrial Zones, Stage 3 District Plan Review, May 2019.

79 Submission 3017.

80 Submission 3154.

respect to the Tussock Rise land. The submitters opposed the notified 10 metre height limit within the GIZ on the Tussock Rise land. Rule 11.5.6(10)(i) of the ODP Industrial B Zone states that the maximum height of any building within the 'Industrial B Zone - Connell Terrace Precinct' (as identified on the structure plan within the chapter) shall be 7 metres above ground level. Rule 11.5.6(10)(i)(a) identifies a lower building height (3.5 metres) for 'Special Use Area A'. 'Note 1' is included within Rule 11.5.6 setting out the following '*For the Industrial B Zone (Connell Terrace Precinct) the ground level is as shown on the contour plan entitled the "Industrial B Zone Contour and Zone Plan for Connell Terrace Precinct" Rev C and dated 8 October 2012.*'

- 10.6** The effect of Rule 11.5.6(10) and the inclusion of the contour plan is described in the Commissioner's decision on Plan Change 36 (creation of the Industrial B Zone):

*'The finished contour plan we recommend shows the finished ground level (from which building height is measured) significantly lower overall than was notified. With the exception of the finished ground level of those lots adjacent to Gordon Rd , the rest of the site will be lower than was notified, with the finished ground around 0.5 metre lower through the middle of site and up to 1.2 metres lower in the south and south-western parts of the site. Whilst the developer is not required to excavate to those contours, building height will be measured from them and therefore, if they don't excavate to that extent, the building itself will simply need to be lower. If the developer does opt to maximise building height by undertaking earthworks in accordance with the contour plan, then the land will generally be between 0.5 metre and 3.5 metres lower than the current ground level.'*⁸¹

- 10.7** It is understood that the consideration of this matter included expert landscape assessments.

- 10.8** As noted above, it was not the intent of the Industrial B Zone to require excavation of the land, but to limit overall building height.

81 Plan Change 36: Creation of an Industrial B Zone and Application of that Zone to Land Adjacent to The Ballantyne Rd Industrial Zone, Report, Reasons, and Recommendations of L Cocks and J Battson, acting as Independent Commissioners Appointed by The Queenstown Lakes District Council Pursuant to Section 34a of the Resource Management Act 1991, 13 March 2012.

- 10.9** I note that the Commissioner's decision on Plan Change 36 was appealed and subsequently resolved through mediation. The Environment Court released its consent order⁸² following the subsequent filing of the consent memorandum.
- 10.10** On balance, taking into account the information traversed by the previous plan process and the elevated topography of the subject land, a 10 metre height limit across the GIZ land owned by Tussock Rise may result in unintended adverse visual effects on surrounding occupiers. In the absence of any other specific landscape assessment, I recommend that the 7 metre height limit be applied over the GIZ land that is owned by Tussock Rise, i.e. Lot 2 DP 477622.
- 10.11** However, I do not recommend maintaining the contour plan identified within the ODP Industrial B Zone for this land. I note that the outcome sought by this contour plan did not necessarily require the lowering of the ground level and may therefore result in variable building heights occurring across the land depending on the overall subdivision outcome (i.e. if the ground was lowered prior to the lots being created). In my view, this is likely to create significant costs, either for the subdivider or future lot owners, and may limit the type of built form that could occur on some sites to the detriment of their use for Industrial and Service activities.
- 10.12** I am of the opinion that, in combination with the recommended lower height limit, the separation distance of the land from neighbouring non-GIZ land, the BRAs identified on the structure plan, and the landscaping of these BRA (as required by the recommended amendments to Chapter 27, are sufficient to address potential landscape and visual effects of GIZ type development on the site.
- 10.13** I note that this recommended lower height limit may impose additional restrictions on future Industrial and Service owners and/or occupiers. The resulting lower building heights may not provide the necessary height for some activity types and push them to seek locations in other parts of the GIZ where this additional height restriction does not apply.

82 ENV-2012-CHCH-57.

Alternatively, they may seek locations outside of the District if they are not able to obtain vacant land or redevelop an existing site to accommodate a 10 metre high building.

- 10.14** An alternative approach that the Panel may consider is retaining the 10 metre height limit as well as the contour plan restrictions present within the ODP Industrial B Zone. In combination with the separation from non GIZ properties and the landscaped BRAs, this may assist in reaching an appropriate balance between building height and mitigating landscape effects. However, for the reasons outlined above, I do not support the retention of the contour plan earthwork restrictions.
- 10.15** As per my discussion above in regard to the Upper Clutha Transport rezoning, I recommended applying the ‘*Specific Rules Apply*’ legend item in the Council’s GIS mapping system to identify the specific spatial application of this rule. In combination with this approach, I recommend the following amendment to Table 18A.5 (deletions shown in ~~strike through~~ and additions underlined):

	Table 18A.5 – Standards for activities located within the General Industrial Zone	Activity Status
<u>18A.5.x</u>	<u>Building Height – Wanaka General Industrial Zone land identified on the planning maps located between Connell Terrace and Gordon Road</u> <u>Maximum building height of 7 metres except where specified in Rule 18A.5.6 below.</u>	<u>NC</u>

NPS-UD in relation to the Tussock Rise Limited rezoning

- 10.16** The proceeding points relate specifically to the request of Tussock Rise Limited to rezone notified GIZ land at Wanaka to BMUZ:
- 10.17** With regard to ‘well-functioning urban environments’.⁸³
- (a) the Tussock Rise land is some of the only undeveloped GIZ land in Wanaka, being the only zone that specifically has or

⁸³ Objective 1 and related Policy 1 of the NPS-UD.

enables sites for business that comprise the District's industrial economy. Applying BMUZ to the land would result in a direct loss or substantially compromised capability to have or enable these sites.

- (b) The GIZ in Wanaka is strategically located close to areas of housing and existing commercial development thereby promoting good accessibility to jobs by way of public or active transport that would support reductions in greenhouse gas emissions.
- (c) New GIZ sites on the Tussock Rise land would be likely to support competitive land and development markets in the GIZ.

10.18 With regard to 'responsiveness':⁸⁴

- (a) The application of GIZ in Wanaka is integrated with existing infrastructure, it does not rely on new or upgraded infrastructure.
- (b) For the reasons outlined in my previous evidence⁸⁵, the inclusion of land at Wanaka within the GIZ is strategic.
- (c) While the request may add to commercial and housing capacity by way of BMUZ zoning, it would not in my view, as outlined above, contribute to the provision of a well-functioning urban environment.

10.19 With regard to intensification:⁸⁶

- (a) The requested rezoning relief would, in my view, reduce the range of available and viable opportunities for Industrial and Service activities to be located in close proximity to places where people live, which has good capability to be served by public transport in the future, and which has a high demand for industrial businesses.

10.20 Overall, I am not of the view that the relief requested by the Submitter gives effect to the NPS-UD.

⁸⁴ Objective 6 and related Policy 8 of the NPS-UD.

⁸⁵ 9.2 – 9.10, GIZ Rebuttal Statement.

⁸⁶ Objective 3 of the NPS-UD.

Economic Matters

10.21 Ms Hampson has responded to other points raised in the Supplementary Statement of Mr Devlin (planning expert for Submitter) and Mr Ballingall (economic expert for Submitter) dated 13 August 2020 relating to land supply and the NPS-UD⁸⁷ in addition to answers provided by Mr Ballingall at the hearing. I rely on her comments in regard to these matters.

Transportation Matters

10.22 Mr Rossiter has provided reply evidence for this rezoning request in regard to transportation matters⁸⁸. Mr Rossiter remains concerned with the type of traffic interactions and conflicts that would result from BMUZ being applied to the land. I rely on his comments in regard to this matter.



Luke Place

7 September 2020

⁸⁷ Section 3, Reply of Natalie Dianne Hampson On Behalf Of Queenstown Lakes District Council, Economics: General Industrial Zone, 4 September 2020.

⁸⁸ Section 2, Reply of Michael Christopher Rossiter on Behalf Of Queenstown Lakes District Council Transport: Rezoning – General Industrial, Three Parks, Settlement and Rural Visitor Zones 4 September 2020.

APPENDIX A
RECOMMENDED REVISED CHAPTER 18A

KEY:

Reply 7/09/2020 recommended changes to notified provisions are shown in blue underlined text for additions and ~~blue strike through text~~ for deletions.

Second Rebuttal 19/06/2020 recommended changes to notified provisions are shown in purple underlined text for additions and ~~purple strike through text~~ for deletions.

Rebuttal 12/06/2020 recommended changes to notified provisions are shown in green underlined text for additions and ~~green strike through text~~ for deletions.

Section 42A 18/03/2020 recommended changes to notified provisions are shown in red underlined text for additions and ~~red strike through text~~ for deletions.

Any black underlined or ~~strike through~~ text, reflect the notified variation.

18A General Industrial Zone

18A.1 Purpose

The purpose of the General Industrial 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.

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 and parking~~ vehicles including heavy vehicles. The role that ancillary Office, Retail and Commercial activities play in supporting Industrial and Service activities is recognised and provided for. Activities and development that would not primarily result in sites being used for Industrial and Service activities are avoided.

A number of existing Office, Commercial and Retail activities were established within the Zone under the previous District Plan framework. The Zone seeks to recognise these activities and allow them to continue to lawfully operate and provide opportunities for them to change overtime. Any such changes will be limited and carefully managed to support the overall intent of the Zone to provide for Industrial and Service activities.

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.

18A.2 Objectives and Policies

18A.2.1 Objective - Industrial and Service activities are enabled within the Zone and their long-term operation and viability is supported.

Policies

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.

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Commented [LP2]: Submissions 3111, 3128, 3130, 3161
Points 3165.6, 3201.6, 3234.1, 3234.10, 3234.11, 3234.13, 3234.14, 3234.18, 3234.20, 3234.25, 3234.26, 3234.27, 3234.28, 3234.4, 3234.6, 3234.7, 3234.8, 3234.9, 3269.8, 3269.9, 3348.3, 3349.5, 3357.3, 3235.26, 3235.27, 3266.26, 3266.27, 3286.26, 3286.27, 3298.27, 3298.28, 3300.26, 3300.27, 3136.2, 3235.1

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- 18A.2.1.2 Enable Office, Retail and Commercial activities that are ancillary to Industrial or Service activities.
- 18A.2.1.3 Enable the operation of food and beverage retail activities which serve the daily needs and convenience of workers and visitors to the Zone.
- 18A.2.1.4 Recognise that Industrial and Service activities have the potential to create noise, glare, dust, odour, shading, traffic effects and other effects that can be incompatible with activities that are enabled in adjacent or nearby non-industrial zones.

18A.2.1.x 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 requirements for buildings, storage and loading of materials, and for the manoeuvring and parking of heavy vehicles.

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18A.2.1.5 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.

18A.2.2 Objective – The establishment, operation and growth of Industrial and Service activities within the Zone is not undermined by incompatible land uses.

Policies

18A.2.2.1 Avoid ~~the following~~ activities that ~~are not compatible with the primary function of the Zone and have the ability~~ are likely to displace or constrain the establishment, operation and long term viability of Industrial and Service activities including:

- a. Office, Retail and Commercial activities unless: that
 - i. they are not ancillary to Industrial or Service activities, or
 - ii. the activity is replacing an existing Office, Commercial or Retail activity lawfully established prior to [xx date Chapter 18A becomes operative] on the same site and is of the same or similar scale and intensity.
- ~~b. Trade Suppliers~~
- c. Large Format Retail
- d. Residential Activity, Residential Units and Residential Flats, and
- e. Visitor accommodation, Residential Visitor accommodation and Homestay activities.

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Points 3165.6, 3201.6, 3234.1, 3234.10, 3234.11, 3234.13, 3234.14, 3234.18, 3234.20, 3234.25, 3234.26, 3234.27, 3234.28, 3234.4, 3234.6, 3234.7, 3234.8, 3234.9, 3269.8, 3269.9, 3348.3, 3349.5, 3357.3, 3235.26 3235.27 3266.26 3266.27 3286.26 3286.27 3298.27 3298.28 3300.26 3300.27 3136.2 3235.1

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18A.2.2.x Avoid Trade Suppliers within the Zone where the activity:

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- 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.

- 18A.2.2.2 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.
- 18A.2.2.3 Limit the scale, location and function of Office, Retail and Commercial activities to ensure they are ancillary to Industrial or Service activities.
- 18A.2.2.4 Ensure all Office, Retail and Commercial activities are constructed and operated to mitigate adverse reverse sensitivity effects to Industrial or Service activities.
- 18A.2.2.5 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.
- 18A.2.3 Objective - Activities and development within the Zone provide a level of amenity which make it a pleasant, healthy and safe place to work in and visit.**

Policies

- 18A.2.3.1 Manage activities and development, both within sites and at their interface with public spaces, to ensure that people working in and visiting the Zone enjoy a pleasant level of amenity while recognising that the type of amenity experienced within the Zone may be lower than that anticipated within zones intended to accommodate more sensitive land uses.
- 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.
- 18A.2.3.3 Control the bulk, location, design, landscaping, screening and overall appearance of sites and buildings, incorporating where relevant, the seven principles of Crime Prevention through Environmental Design (CPTED) to ensure they contribute to a quality, healthy and safe built environment while meeting the functional needs of Industrial and Service activities.
- 18A.2.3.4 Control activities and development by applying sound insulation ventilation standards or other appropriate mitigation to ensure they are not significantly adversely affected by Industrial and Service activities or by airport noise.
- 18A.2.4 Objective - Activities and development within the Zone are undertaken in a way that does not adversely affect the amenity of other zones.**
- 18A.2.4.1 Manage noise, glare, dust, odour, shading, visual and traffic effects of activities and development within the Zone to ensure the amenity of other zones is not adversely affected, including through the use of Building Restriction Areas.

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18A.2.4.2 Manage adverse effects of activities on the visual amenity of main gateway routes into Queenstown, Wanaka and Arrowtown through the use of landscaping and by controlling the bulk and location of buildings and development.

18A.2.3.x Objective - Activities sensitive to aircraft noise within the Queenstown Airport Air Noise Boundary or Outer Control Boundary are avoided or managed to mitigate noise and reverse sensitivity effects.

Policies

18A.2.3.x.x(1) Require as necessary all alterations and additions to buildings containing an Activity Sensitive to Aircraft Noise located within the Queenstown Airport Air Noise Boundary or Outer Control Boundary to be designed and built to achieve specified design controls.

18A.2.3.x.x(2) Avoid any new Activity Sensitive to Aircraft Noise within the Queenstown Airport Air Noise Boundary or Outer Control Boundary.

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(objective and policies)

18A.3 Other Provisions and Rules

18A.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	38 Open Space and Recreation	39 Wāhi Tūpuna
Planning Maps		

18A.3.2 Interpreting and Applying the Rules

18A.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules.

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18A.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the activity.

18A.3.2.3 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its discretion to the matters listed in the rule.

18A.3.2.4 These following abbreviations are used in the following tables. Any activity which is not permitted (P) or prohibited (PR) requires resource consent.

18A.3.2.X Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34: 2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 (Energy and Utilities) part 30.3.2.c has additional information in relation to activities and obligations under NZECP43:2001.

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P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

18A.4 Rules – Activities

	Table 18A.4 – Activities in the General Industrial Zone	Activity Status
18A.4.1	Industrial activities and Service activities	P
18A.4.2	Office, Retail and Commercial activities that are ancillary to Industrial or Service activities	P
18A.4.3	Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises	P
18A.4.4	Outdoor Storage	P

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	Table 18A.4 – Activities in the General Industrial Zone	Activity Status
18A.4.x	<p><u>Existing Office, Commercial or Retail activities</u></p> <p>a. <u>Relocation of an existing Office, Commercial or Retail activity lawfully established prior to [xx – date rules become operative]</u></p> <p>b. <u>Changes of use from an existing Office, Commercial or Retail activity lawfully established prior to [xx date Chapter 18A becomes operative] to a different Office, Commercial or Retail activity</u></p> <p>Control is restricted to:</p> <ul style="list-style-type: none"> i. <u>protection from noise glare dust and odour from surrounding Industrial and Service activities</u> ii. <u>access and manoeuvring</u> iii. <u>visual effects including any signage, colour, materials, outdoor storage and other outdoor area associated with the activity;</u> iv. <u>effects on the safe and efficient operation of the transport network for vehicles, cycles and pedestrians; and</u> v. <u>keeping records monitoring the scale and intensity of the activity.</u> <p><u>Note: Any Critical Listening Environments will be assessed against those noise insulation and ventilation requirements set out in Table 5 of Chapter 36 (Noise).</u></p>	C

Commented [LP10]: Submissions 3111, 3128, 3130, 3161 Points 3165.6, 3201.6, 3234.1, 3234.10, 3234.11, 3234.13, 3234.14, 3234.18, 3234.20, 3234.25, 3234.26, 3234.27, 3234.28, 3234.4, 3234.6, 3234.7, 3234.8, 3234.9, 3269.8, 3269.9, 3348.3, 3349.5, 3357.3, 3235.26 3235.27 3266.26 3266.27 3286.26 3286.27 3298.27 3298.28 3300.26 3300.27 3136.2 3235.1

	Table 18A.4 – Activities in the General Industrial Zone	Activity Status
18A.4.5	<p>Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance, including materials and colours; b. landscaping at the interface of the site with adjacent roads and public places; c. signage platforms; d. lighting; e. the external appearance and proximity to the street front of any ancillary activities, including Office, Retail and Commercial activities; f. servicing, including water supply, stormwater and wastewater; g. access, manoeuvring, and loading and car parking; h. location and provision of waste and recycling storage space; i. the contribution the building makes to the safety of the General Industrial Zone through adherence to CPTED principles; and j. natural hazards; and k. <u>Where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road, or the subject site any adverse effects on that infrastructure.</u> 	RD

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	Table 18A.4 – Activities in the General Industrial Zone	Activity Status
18A.4.6	<p><u>Buildings within the Outer Control Boundary</u></p> <p>a. Any alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise on any site located within the Queenstown Airport Outer Control Boundary or the Queenstown Airport Air Noise Boundary shall achieve those standards set out in 36.6 Airport Noise of Chapter 36 (Noise). (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours.</p> <p>b. <u>Compliance between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB)</u></p> <p><u>Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open</u></p> <p>Discretion is restricted to:</p> <p>a. the design, construction, orientation and location of the alterations or additions to achieve adequate indoor sound insulation from aircraft noise.</p>	RD
18A.4.x	<u>Trade Suppliers</u>	D
18A.4.7	Outdoor storage and Outdoor waste storage within any building restriction area shown on any structure plan within Chapter 27 (Subdivision and Development)	NC
18A.4.8	Commercial Recreation and Recreation activities	NC
18A.4.9	Community activities and Community Facilities	NC
18A.4.10	Any activity requiring an Offensive Trade Licence under the Health Act 1956 other than the “collection and storage of used bottles for sale” and “refuse collection and disposal” (as listed in that Act)	NC
18A.4.xx	<p><u>Building Restriction Area</u></p> <p>No building shall be located within a building restriction area as identified on the District Plan maps</p> <p><u>Any building within a Building Restriction Area that is identified on the planning maps.</u></p>	NC
18A.4.11	Activities that are not listed in this Table	NC
18A.4.12	Trade Suppliers and Large Format Retail	PR

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	Table 18A.4 – Activities in the General Industrial Zone	Activity Status
18A.4.13	Activities Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary or the Queenstown Airport Air Noise Boundary	PR
18A.4.14	Office, Retail and Commercial activities not otherwise identified	PR
18A.4.15	Residential Activity, Residential Units and Residential Flats	PR
18A.4.16	Visitor Accommodation, Residential Visitor Accommodation and Homestay activities	PR
18A.4.17	Airport	PR
18A.4.18	Mining activities	PR

18A.5 Rules – Standards

	Table 18A.5 - Standards for activities located within the General Industrial Zone	Non-compliance status
18A.5.1	<p>Ancillary Office, Retail and Commercial activities</p> <p>a. The total area used for the activity within a building shall not exceed 50 m², excluding any outdoor area provided for in d. below;</p> <p>b. The activity shall occur within the same building as the associated Industrial or Service activity, except where provided for in d. below;</p> <p>c. For Retail and Commercial activities, only goods manufactured, fabricated, processed, packaged, distributed, maintained or repaired in association with an Industrial or Service activity may be sold from the site;</p> <p>d. Any part of the activity which stores, displays or otherwise operates outside a building shall be contained within a single area not exceeding 10 m² that directly adjoins and can be directly accessed from the building;</p> <p>e. Where the activity fronts the street and is located on the ground floor, there shall be visually transparent glazing on the elevation facing the street for a minimum of 20% of that elevation.</p>	<p>Standard 18A.5.1a 50 – 100 m² RD >100 m² NC</p> <p>Standards 18A.5.1b to 18A.5.1e RD</p> <p>For RD non-compliance discretion is restricted to:</p> <p>a. the relationship of the activity to Industrial or Service activities operating on the site;</p> <p>b. reasons why the activity could not reasonably locate in another zone;</p> <p>c. cumulative effects on industrial development capacity;</p> <p>d. reverse sensitivity effects on surrounding Industrial and Service activities;</p> <p>e. the scale of the activity in terms of the total indoor and outdoor area required,</p>

	Table 18A.5 - Standards for activities located within the General Industrial Zone	Non-compliance status
	Note: Any Critical Listening Environments will be assessed against those noise insulation and ventilation requirements set out in Table 5 of Chapter 36 (Noise).	<p>the number of staff and anticipated number of customers;</p> <p>f. the effect of the activity on access, parking and onsite manoeuvring and loading;</p> <p>g. the location of the activity on the site and within the building or unit; and</p> <p>h. visual effects including any signage, colour, materials, outdoor storage and other outdoor area associated with the activity.</p>
18A.5.X	<p>Existing Office, Commercial or Retail activities provided for under 18A.4.x:</p> <p>a. Must occur within the same building or tenancy as the lawfully established activity;</p> <p>b. Must not result in an increase to:</p> <p>i. the gross floor area occupied by the existing lawfully established activity of more than 10%;</p> <p>ii. any outdoor area occupied by the existing lawfully established activity.</p>	PR
18A.5.2	<p>Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding the sale of liquor)</p> <p>a. The total area used for the activity shall not exceed 60m². This includes any area contained within a building and any area located outside of a building used for storage, display, seating or otherwise associated with the activity;</p> <p>b. Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity;</p> <p>c. Any Licensed Premises shall be ancillary to an Industrial activity; and</p> <p>d. Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.</p>	NC

Commented [LP17]: NPS-UD

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	Table 18A.5 - Standards for activities located within the General Industrial Zone	Non-compliance status
18A.5.3	<p>Minimum Boundary Setbacks</p> <p>a. Road boundary setbacks</p> <p>i. fronting any of the following residential zones (including the Meadow Park Special Zone and the Large Lot Residential Zone) – 7m</p> <ul style="list-style-type: none"> • Lower Density Suburban Residential Zone • Medium Density Residential Zone • High Density Residential Zone • Meadow Park Special Zone • Large Lot Residential Zone <p>ii. all other road boundaries – 3m and State Highway boundaries – 5m</p> <p>iii. State Highway boundaries – 5m</p> <p>b. Internal boundary setbacks</p> <p>i. where a site adjoins any other zone outside of the General Industrial Zone – 7m</p> <p>ii. no minimum internal setbacks are required where a site adjoins other sites within the General Industrial Zone</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places;</p> <p>b. the nature of the activity, including any noise, vibration, odour, dust, glare, traffic or any other nuisance effects;</p> <p>c. landscaping and screening; and</p> <p>d. compatibility with the appearance, layout and scale of surrounding sites.</p>
18A.5.4	<p>Building coverage</p> <p>Maximum building coverage of 75%</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. site layout and the location of buildings;</p> <p>b. traffic effects of additional building coverage including adequate provision of access, onsite parking, loading and manoeuvring;</p> <p>c. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places;</p> <p>d. landscaping and screening; and</p> <p>e. adequate provision and location of outdoor</p>

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GENERAL INDUSTRIAL ZONE 18A

	Table 18A.5 - Standards for activities located within the General Industrial Zone	Non-compliance status
		storage space, including waste and recycling storage and servicing areas.
18A.5.5	<p>Building Height</p> <p>Maximum building height of 10m except where specified in Rule 18A.5.6 below.</p>	NC
18A.5.x	<p><u>Building Height</u> – <u>Wanaka General Industrial Zone land identified on the planning maps located between Connell Terrace and Gordon Road</u></p> <p><u>Maximum building height of 7 metres except where specified in Rule 18A.5.6 below.</u></p>	NC
18A.5.6	<p>Building Height – Sites adjoining or separated by a road from a any of the following Residential zones (including the Meadow Park Special Zone and the Large Lot Residential Zone)</p> <ul style="list-style-type: none"> • <u>Lower Density Suburban Residential Zone</u> • <u>Medium Density Residential Zone</u> • <u>High Density Residential Zone</u> • <u>Meadow Park Special Zone</u> • <u>Large Lot Residential Zone</u> <p>a. Maximum building height of 7m;</p> <p>b. A recession plane applies for all buildings which is inclined towards the site from a point 3m above ground level at the following angles:</p> <ol style="list-style-type: none"> i. 45° applied on the northern site boundary; and ii. 35° applied on all other site boundaries. 	NC
18A.5.7	<p>Glare</p> <p>All lighting shall comply with the following:</p> <ol style="list-style-type: none"> a. All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the night sky; 	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. Effects of glare on amenity values, the transportation network and the night sky

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GENERAL INDUSTRIAL ZONE 18A

	Table 18A.5 - Standards for activities located within the General Industrial Zone	Non-compliance status
	<p>b. No activity shall result in greater than 10 lux spill (horizontal and vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property; and</p> <p>c. No activity on any site shall result in greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property which is zoned residential (including the Meadow Park Special Zone and the Large Lot Residential Zone) measured at any point more than 2m inside the boundary of the adjoining property.</p>	
18A.5.8	<p>Outdoor storage</p> <p>All outdoor storage shall comply with the following:</p> <p>a. not be located within any road boundary setbacks; and</p> <p>b. where adjoining any zone, excluding the Rural Zone, shall be screened by a solid fence at least 2m in height or by dense planting of the same height.</p>	<p>RD</p> <p>Discretion is restricted to the following:</p> <p>a. visual impacts of the material to be stored within the setback when viewed from adjacent sites, roads and public places;</p> <p>b. the nature of the activity, including any noise, vibration, odour, dust, glare or any other nuisance effects emitted from the activity;</p> <p>c. the type and volume of material to be stored;</p> <p>d. landscaping and screening; and</p> <p>e. whether pedestrian or vehicle access is compromised.</p>
18A.5.9	<p>Fencing</p> <p>a. Any site adjoining a any of the following residential zones (including the Meadow Park Special Zone or the Large Lot Residential Zone) shall establish a solid fence at least 2m in height, or dense planting that shall achieve the same height, along the site boundary;</p> <ul style="list-style-type: none"> • Lower Density Suburban Residential Zone • Medium Density Residential Zone • High Density Residential Zone • Meadow Park Special Zone 	<p>RD</p> <p>Discretion is restricted to the following:</p> <p>a. visual impacts of the material to be stored when viewed from adjacent sites, roads and public places;</p> <p>b. the nature and scale of the activity;</p>

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GENERAL INDUSTRIAL ZONE 18A

	Table 18A.5 - Standards for activities located within the General Industrial Zone	Non-compliance status
	<ul style="list-style-type: none"> • Large Lot Residential Zone <p>b. In the General Industrial Zone in Wanaka, the following additional standards shall apply in regard to Building Restriction areas shown on any structure plan shown in Chapter 27 (Subdivision and Development):</p> <ul style="list-style-type: none"> i. Fences on or within 4m of open space areas shall be no higher than 1.2m ii. This standard shall not apply to fences which are at right angles to the boundary of the open space area. <p>c. No razor wire or barbed wire shall be used on any fencing.</p>	<ul style="list-style-type: none"> c. the type and volume of materials to be stored; and d. landscaping and screening.

18A.6 Non-Notification of Applications

18A.6.1 ~~Except as provided for under Rule 18A6.1.X the following restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited-notified:~~

18A.6.1.1 ~~18A.6.1.1~~ [18A.4.5](#) Buildings

Commented [LP25]: Clause 16 minor change

18A.6.1.2 ~~18A.6.1.2~~ [18A.5.1](#) Ancillary Office, Retail and Commercial Activities

Commented [LP26]: Clause 16 minor change

~~18A.6.1.X For any application for resource consent where Rule 18A4.5 (k) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Resource Management Act 1991.~~

Commented [LP27]: Point 3153.2

18A.6.2 The following restricted discretionary activities will not be publicly notified but notice may be served on those persons considered to be adversely affected if those persons have not given their written approval:

18A.6.2.1 Additions and alterations to buildings within the Outer Control Boundary - Queenstown Airport

Variations to the Proposed District Plan

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

Variation to Chapter 25 - Earthworks

25.5.5	<u>General Industrial Zone</u>	500m ³
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Variation to Chapter 27 - Subdivision and Development

General Industrial Zone

27.3.13 Objective - Subdivision within the General Industrial Zone enables the establishment, operation and long term viability of Industrial and Service activities which cannot locate elsewhere in this District, including those Industrial and Service activities which require larger buildings and more space for the purpose of vehicle manoeuvring, and loading and vehicle parking.

Commented [LP28]: NPS-UD

Policies

27.3.13.1 Enable subdivision and development within the General Industrial Zone that provides for the establishment, operation and long term viability of Industrial and Service activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.

27.3.13.2 Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial Zone where there is a demonstrated need for Industrial and Service activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.

27.3.13.3 Ensure any new subdivision provides adequate road access, onsite parking, loading and manoeuvring suitable for the activities anticipated to establish within the lots.

Commented [LP29]: NPS-UD

27.3.13.4 Ensure any new subdivision integrates well with current and future transport networks, including roads and public and active transport systems by managing the functional layout and arrangement of lots and their access.

27.3.13.5 Ensure subdivision only occurs where the necessary infrastructure exists to service the lots.

27.3.13.6 Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial Zone to provide for the long term establishment, operation and long term viability of Industrial and Service Activities.

Connell Terrace Structure Plan

27.3.13.7 Ensure subdivision is consistent with the Connell Terrace Structure Plan by requiring;

- a. landscaping and on-going maintenance of the Building Line Restriction Area shown on the Connell Terrace Structure Plan; and
- b. a roading layout that is consistent with the Connell Terrace Structure Plan.

Ballantyne Road Structure Plan

27.3.13.8 Ensure subdivision is consistent with the Ballantyne Road Structure Plan by requiring;

- a. landscaping and on-going maintenance of the Building Line Restriction Area shown in the Ballantyne Road Structure Plan; and
- b. a roading layout that is consistent with the Ballantyne Road Structure Plan.

27.5 Rules – Subdivision

27.5.7	<p>All urban subdivision activities, unless otherwise provided for, within the following zones:</p> <p>...</p> <p><u>10. General Industrial Zone</u></p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; b. Internal roading design and provision, relating to access to and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots, and on lot sizes and dimensions; c. property access and roading; d. esplanade provision; e. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision; f. fire fighting water supply; g. water supply; h. stormwater design and disposal; i. sewage treatment and disposal; j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; k. open space and recreation; l. ecological and natural values; m. historic heritage; n. easements. <p>For the avoidance of doubt, where a site is governed by a Structure Plan, that is included in the District Plan, subdivision activities shall be assessed in accordance with the rules in Table 27.7 <u>Rule 27.7.1</u>.</p>	RD
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27.6 Rules - Standards for Minimum Lot Areas

27.6.1 No lots to be created by subdivision, including balance lots, shall have a net site area or where specified, an average net site area less than the minimum specified.

Zone	Minimum Lot Area
General Industrial	<p>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>

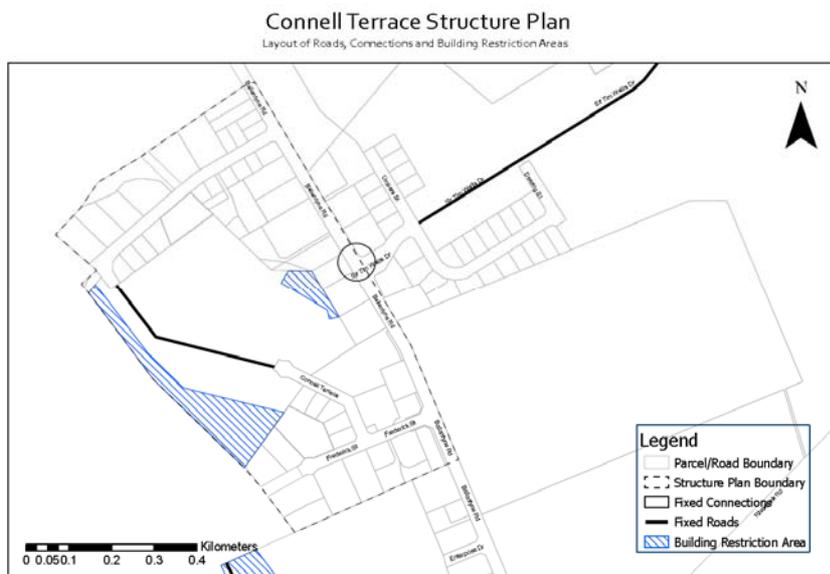
27.6 Zone – Location Specific Rules

	Zone and location specific Rules	Activity Status
27.7.10	<p><u>Connell Terrace Structure Plan</u></p> <p>27.7.10.1 In addition to those matters of control listed under Rule 27.5.7.10 when assessing any subdivision consistent with the <u>Connell Terrace Structure Plan</u>, the following shall be additional matters of discretion:</p> <ol style="list-style-type: none"> <u>roading layout;</u> <u>the provision and location of walkways and the green network; and</u> <u>the integrated approach to landscaping of the building restriction areas.</u> 	RD
	<p>27.7.10.2 Any subdivision that does not comply with the <u>Connell Terrace Structure Plan</u> located in Section 27.13.</p> <p><u>For the purposes of this rule:</u></p> <ol style="list-style-type: none"> <u>any fixed roads shown on the Structure Plan may be moved no more than 20 metres;</u> <u>the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and</u> <u>Landscaping along the western boundary of the BRA shall be either;</u> 	NC

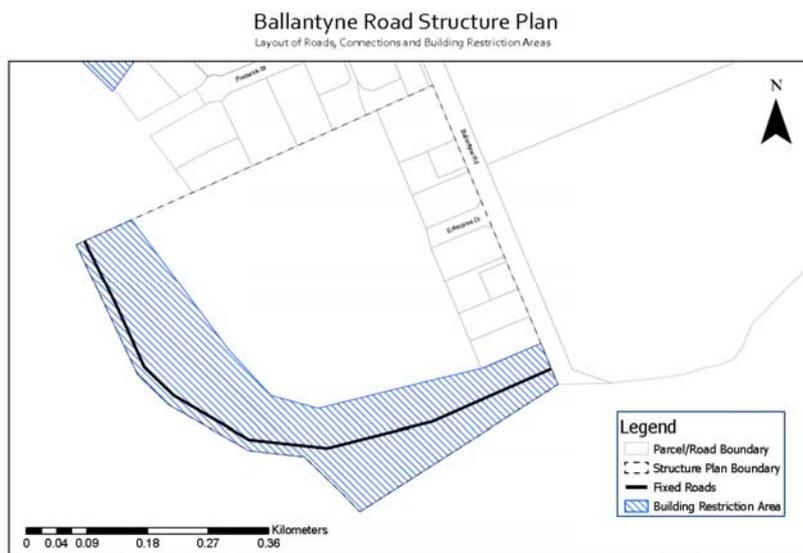
	Zone and location specific Rules	Activity Status
	<ul style="list-style-type: none"> i. <u>a 3-5m height and 15-20m width mounding with predominantly evergreen planting with a height of 5-6m; or</u> ii. <u>a 30m strip of dense predominantly evergreen planting with a height of at least 8 metres.</u> 	
<u>27.7.11</u>	<p><u>Ballantyne Road Structure Plan</u></p> <p><u>27.7.11.1 In addition to those matters of control listed under Rule 27.7.1 when assessing any subdivision consistent the Ballantyne Road Structure Plan shown in part 27.13, the following shall be additional matters of discretion:</u></p> <ul style="list-style-type: none"> a. <u>roading layout;</u> b. <u>the provision and location of walkways and the green network; and</u> c. <u>the integrated approach to landscaping of the building restriction areas.</u> 	<u>RD</u>
	<p><u>27.7.11.2 Any subdivision that does not comply with the Ballantyne Road Structure Plan located in Section 27.13.</u></p> <p><u>For the purposes of this rule:</u></p> <ul style="list-style-type: none"> a. <u>any fixed roads shown on the Structure Plan may be moved no more than 20 metres; and</u> b. <u>the boundaries of any fixed open spaces shown on the Structure Plan may be moved no more than 5 metres.</u> 	<u>NC</u>

27.13 Structure Plans

27.13.7 Connell Terrace Structure Plan



27.13.8 Ballantyne Road Structure Plan



Variation to Chapter 29 - Transport

Policies

29.2.4.9 Ensure the location, design, and layout of access, manoeuvring, car parking spaces and loading spaces of Industrial activities, Service activities and vehicle-orientated commercial activities, such as service stations and rural selling places, avoids or mitigates adverse effects on the safety and efficiency of the adjoining road(s) and provides for the safe movement of pedestrians within and beyond the site, taking into account:

- a. The relative proximity of other accesses or road intersections and the potential for cumulative adverse effects; and
- b. The ability to mitigate any potential adverse effect of the access on the safe and efficient functioning of the transport network.

Table 29.3 – Standards for activities outside of roads

Table 29.3 - Standards for activities outside roads		Non-compliance status						
29.5.10	<p>Loading Spaces</p> <p>a. Off-street loading shall be provided in accordance with this standard on every site in the <u>General Industrial Zone</u>, Business Mixed Use Zone, the Town Centre zones, and the Local Shopping Centre Zone, except in relation to unstaffed utility sites and on sites where access is only available from the following roads:</p> <ul style="list-style-type: none"> • Queenstown Mall • Beach Street • Shotover Street • Camp Street • Rees Street • Marine Parade • Church Street • Earl Street • Ballarat Street • Memorial Street • Helwick Street • Buckingham Street. <p>b. Every loading space shall meet the following dimensions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Activity</th> <th>Minimum size</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">(i)</td> <td>Offices and activities of less than 1500m² floor area not handling goods and where on-street parking for occasional delivery is available.</td> <td>6m length 3m wide 2.6m high</td> </tr> </tbody> </table>		Activity	Minimum size	(i)	Offices and activities of less than 1500m ² floor area not handling goods and where on-street parking for occasional delivery is available.	6m length 3m wide 2.6m high	<p style="text-align: center;">RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> a. The location, size, and design of the loading space and associated manoeuvring. b. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.
	Activity	Minimum size						
(i)	Offices and activities of less than 1500m ² floor area not handling goods and where on-street parking for occasional delivery is available.	6m length 3m wide 2.6m high						

Table 29.3 - Standards for activities outside roads			Non-compliance status
(ii)	All other activities except residential, visitor accommodation, and those listed in Rule 29.5.13(ii)(a) above.	9m length 3.5m wide 4.5m high	
c. Notwithstanding the above:			
i. Where articulated trucks are used in connection with any site sufficient space not less than 20m in depth shall be provided.			
ii. Each loading space required shall have unobstructed vehicular access to a road or service lane.			
iii. Parking areas and loading areas may be served in whole or in part by a common manoeuvre area, which shall remain unobstructed.			

29.8 Minimum Parking Requirements

Table 29.4			
	Minimum Parking Requirements,	Resident/ Visitor	Staff/ Guest
29.8.19	Industrial activity or service activity, other than where the activity is more specifically defined elsewhere in this table (Table 29.5)	0	1 per 50m ² of indoor and outdoor area/ GFA; except 1 per 100m ² of GFA used for warehousing and indoor or outdoor storage (including self-storage units); and 1 per 100m ² of GFA for distribution centres <u>Note: In the General Industrial Zone parking spaces will also be required for any ancillary Office, Retail or Commercial activity pursuant to rules for those activities.</u>

Commented [LP30]: NPS-UD

Variation to Chapter - 36 Noise

36.5 Rules – Standards

Table 3: Specific Standards

Rule Number	Specific Standards				Non-compliance Status
	Activity or sound source	Assessment location	Time	Noise Limits	
36.5.15	<p><u>Sound from activities in the General Industrial Zone.</u></p> <p><u>Note: For the purpose of this rule, a road that is located outside this zone is not deemed to be a “site outside this zone” and, as such, the noise levels specified in a above may be exceeded on road reserves adjacent to this zone.</u></p>	<p><u>At any point within any site located in any other zone.</u></p>	<p><u>Refer to standard relevant to the zone in which noise is received.</u></p>	<p><u>Refer to standard relevant to the zone in which noise is received.</u></p>	NC

36.7 Ventilation Requirements for other Zones (Table 5)

The following table (Table 5) sets out the ventilation requirements in the Wanaka and Queenstown Town Centre Zones, the Local Shopping Centre Zone, General Industrial Zone and the Business Mixed Use Zone.

Table 5

Room Type	Outdoor Air Ventilation Rate (Air Changes Room Type per Hour, ac/hr)	
	Low Setting	High Setting
Bedrooms	1-2 ac/hr	Min. 5 ac/hr
Other Critical Listening Environments	1-2 ac/hr	Min. 15 ac/hr
Noise from ventilation systems shall not exceed 35 dB $L_{Aeq(1 min)}$, on High Setting and 30 dB $L_{Aeq(1 min)}$, on Low Setting. Noise levels shall be measured at a distance of to 2 m from any diffuser.		
Each system must be able to be individually switched on and off and when on, be controlled across the range of ventilation rates by the occupant with a minimum of 3 stages.		
Each system providing the low setting flow rates is to be provided with a heating system which, at any time required by the occupant, is able to provide the incoming air with an 18 °C heat rise when the airflow is set to the low setting. Each heating system is to have a minimum of 3 equal heating stages.		
If air conditioning is provided to any space then the high setting ventilation requirement for that space is not required.		

Variation to Chapter - 31 Signs

Commented [LP31]: Points 3129.1 3129.2 3129.3 3129.4 3129.5 3129.6 3129.7 3129.8 3129.9 3129.10

31.6 Rules - Activity Status of Signs in Commercial Areas

The rules relating to signs in Table 31.6 are additional to those in Table 31.4 and are subject to the standards in Table 31.7. If there is a conflict between the rules in Table 31.4 and the rules in Table 31.6, the rules in Table 31.6 apply.

Table 31.6 – Activity Status of Signs in Commercial Areas		General Industrial Zone
31.6.1	<p>Static signage platforms that is one of the sign types listed in Rules 31.6.2 to 31.6.5 below and complies with the standards applying to that sign type.</p> <p>Control is reserved to the matters set out in Rule 31.14.</p>	C
31.6.2	Arcade directory signs.	P
31.6.3	Upstairs entrance signs.	P
31.6.4	<p>All signs located within the ground floor facade of a building</p> <p>In those zones where this is a controlled activity, control is reserved to the matters set out in Rule 31.14.</p> <p>Note: Parts 31.3.2 and 31.16 of this Chapter explain and illustrate the application of this rule.</p>	C
31.6.5	<p>Above ground floor signs.</p> <p>In those zones where this is a controlled activity, control is reserved to the matters set out in Rule 31.14.</p> <p>Note: Part 31.16.7 of this Chapter has a diagram which illustrates the application of this rule.</p>	C
31.6.6	Digital signage platforms within the ground floor facade of a building	PR
31.6.7	Digital signage platforms above ground floor level	PR
31.6.8	Digital signs not located within a digital signage platform	PR

Table 31.6 – Activity Status of Signs in Commercial Areas		General Industrial Zone
31.6.9	Billboard signs	PR
31.6.10	Any sign activity which is not listed in Table 31.4 or Rules 31.6.1 to 31.6.9 inclusive	D

Variations to PDP Chapter 30 – Energy and Utilities

30.5.6	Telecommunications, radio communication, navigation or meteorological communication activities	Activity Status
30.5.6.6	<p>Poles</p> <p>With a maximum height no greater than:</p> <ul style="list-style-type: none"> a. 18m in the High Density Residential (Queenstown – Flat Sites), Queenstown Town Centre, Wanaka Town Centre (Wanaka Height Precinct) or Airport Zones; b. 25m in the Rural Zone; c. 15m in the Business Mixed Use Zone (Queenstown); d. 13m in the Local Shopping Centre, Business Mixed Use (Wanaka), or Jacks Point zones; e. <u>13m in the General Industrial Zone provided that</u> <ul style="list-style-type: none"> i. <u>On sites adjoining or separated by a road from a Residential zone (including the Meadow Park Special Zone and the Large Lot Residential Zone) the pole does not breach the recession plane standard set out within Rule 18A.5.6(b).</u> f. 11m in any other zone; and g. 8m in any identified Outstanding Natural Landscape. <p>Where located in the Rural Zone within the Outstanding Natural Landscape or Rural Character Landscape, poles must be finished in colours with a light reflectance value of less than 16%.</p>	P

Commented [LP32]: Spark NZ Limited And Vodafone (3032)

Variations to PDP Chapter 21 – Rural Zone

Commented [LP33]: Upper Clutha Transport Limited (3256)

Policies

[21.2.13.x](#)

[Manage activities and development within areas of the Rural Industrial Sub-Zone in Luggate by applying development controls and landscaping requirements within Building Restriction Areas and Activity Areas that are spatially defined on the planning maps to avoid adverse effects on visual amenity.](#)

21.13 Rules - Activities in Rural Industrial Sub-Zone

	Table 10 - Activities in Rural Industrial Sub-Zone Additional to those activities listed in Table 1.	Activity Status
21.13.xa	Landscaping within the Building Restriction Areas identified on the planning maps at Luggate	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. The development of a landscape planting plan identifying the proposed species, their height at planting and maturity, density and coverage;</p> <p>b. The extent to which any landscaping will screen building and activities, including any goods, materials, vehicles or machinery when viewed from public places;</p> <p>c. The development of a landscape management and maintenance plan identifying the programme of maintenance, including ownership, over no less</p>

		than a 5 year timeframe; and d. The need for breaks in screening to facilitate access into the site from Church Road.
21.13.xb	Any Building, Outdoor Storage or Outdoor Waste Storage within a Building Restriction Area that is identified on the planning maps at Luggate	NC
21.13.xc	Buildings within Activity Area 1 identified on the planning maps at Luggate	NC

12.14 Rules - Standards for Activities within Rural Industrial Sub-Zone

	Table 11 - Standards for activities within the Rural Industrial Sub Zone. These Standards apply to activities listed in Table 1 and Table 10	Non Compliance Status
21.14.3	Building Height a. The height of any industrial building must not exceed 10m. b. Within Activity Area 2 identified on the planning maps at Luggate i. Maximum building height of 6m b. Within Activity Area 3 identified on the planning maps at Luggate ii. Maximum building height of 10m	RD Discretion is restricted to: a. rural amenity and landscape character; b. privacy, outlook and amenity from adjoining properties.
21.14.xa	Development of Land Uses Prior to the construction of any building, or commencement of any activity within Activity Areas	NC

	1, 2 or 3 identified on the planning maps at Luggate. the landscaping specified in Rule 21.13.xa must be undertaken.	
21.14.xb	<p>Building Coverage</p> <p>Building coverage within the Activity Areas 1, 2 or 3 identified on the planning maps at Luggate shall not exceed a Gross Floor Area of 10,000m².</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Effects on the transport network; b. Access, onsite manoeuvring and loading; and c. Any necessary roading upgrades.

APPENDIX B

FINAL RECOMMENDATIONS ON SUBMISSIONS

No.	Last Name	First Name	Organisation	On Behalf Of	Point No.	Position	Submission Summary	Provision	Planner Recommendation
3003	Thomas	Michael			3003.1	Oppose	That the Bush Creek Road area of Arrowtown be rezoned from General Industrial to a mixed use zone.	2-18A General Industrial Zone	Rejected
3003	Thomas	Michael			3003.2	Oppose	That the submitter's property at 14 Bush Creek Road, Arrowtown, is rezoned to one zone, rather than the current split zoning.	2-18A General Industrial Zone	Rejected
3003	Thomas	Michael			3003.3	Oppose	That the General Industrial Zone chapter be rejected.	2-18A General Industrial Zone	Accept in Part
3004	bullen	peter	n/a	n/a	3004.1	Oppose	That the operative Industrial B Zone be retained.	2-18A General Industrial Zone	Rejected
3004	bullen	peter	n/a	n/a	3004.2	Oppose	That the proposed General Industrial Zone only applies to newly developed vacant land.	2-18A General Industrial Zone	Rejected
3015	Macleod	Gillian	myself	myself	3015.1	Oppose	That other areas within the District be rezoned for industrial purposes, for example at Kingston or other hidden areas similar to the Coneburn Industrial Zone.	2-18A General Industrial Zone	Rejected
3015	Macleod	Gillian	myself	myself	3015.2	Oppose	That the General Industrial Zone provisions should not take away people's existing use rights.	2-18A General Industrial Zone	Accept in Part
	Macleod	Gillian	myself	myself	3015.3	Oppose	That the Frankton Flats master plan included in section 5 of the submission be considered.	2-18A General Industrial Zone	Out of scope
3015	Macleod	Gillian	myself	myself	3015.4	Oppose	That consideration be given to the tension between the intent to retain industrial land and the Frankton Flats Mater Plan.	2-18A General Industrial Zone	Rejected
3017	Wilson	Rae & Dave			3017.1	Oppose	That the current Industrial B Zone provisions restricting building height to 7 metres be retained for that land located between Gordon Road and Frederick Street in Wanaka.	2-18A General Industrial Zone	Accept in Part
3017	Wilson	Rae & Dave			3017.2	Oppose	That the existing 7 metre height restriction be retained on any industrial areas situated on high visible land.	2-18A General Industrial Zone	Accept in Part
3030	Macdonald	Jacqueline			3030.1	Oppose	That Chapter 18A General Industrial Zone be rejected.	2-18A General Industrial Zone	Accept in Part
3032	Horne	Chris	Incite	Spark, Chorus and Vodafone	3032.1	Oppose	That Rule 30.5.6.6(a) is amended by adding the General Industrial Zone to the list of zones subject to an 18m height limit.	2-18A General Industrial Zone	Accept in Part
3034	McConnell	Anne	Villa Aspiring Retirement Village	of self	3034.1	Oppose	That an alternative proposal with Business Mixed Use Zone located close to residential areas be adopted.	2-18A General Industrial Zone	Rejected
3034	McConnell	Anne	Villa Aspiring Retirement Village	of self	3034.2	Oppose	That the General Industrial Zone be rezoned to Business Mixed Use close to residential areas.	2-18A General Industrial Zone	Rejected
3041	Horder	Tom	Horder family		3041.1	Oppose	That the objectives, policies and Rule 18A.4.12 which states that Trade Suppliers in the General Industrial Zone are a prohibited activity be rejected.	2-18A General Industrial Zone	Accept in Part
3044	Hetherington	Michael		My Wife and Self.	3044.1	Oppose	That the Alternative Plan as shown in the Upper Clutha Messenger (6/11/19, pp.26-27) is adopted.	2-18A General Industrial Zone	Rejected
3047	Taylor	Justin	Queenstown Engineering		3047.1	Oppose	That a minimum of 100 additional car parks be installed in the Glenda Drive area	2-18A General Industrial Zone	Rejected
3049	Wheen	Peter			3049.1	Oppose	That the General Industrial Zone be rezoned to Business Mixed Use	2-18A General Industrial Zone	Rejected
3070	Vogel	Susan			3070.2	Oppose	That there should be a sensible transition from residential to Business Mixed Use to Industrial.	2-18A General Industrial Zone	Rejected
3070	Vogel	Susan			3070.3	Oppose	That there should be no heavy industry.	2-18A General Industrial Zone	Rejected
3070	Vogel	Susan			3070.4	Oppose	That there should be less area in General Industrial Zone.	2-18A General Industrial Zone	Rejected
3070	Vogel	Susan			3070.5	Oppose	That there should be clean air around schools and retirement villages.	2-18A General Industrial Zone	Rejected
3072	Young	Philip	Millet Investments		3072.1	Oppose	That chapter 18A General Industrial Zone be rejected.	2-18A General Industrial Zone	Accept in Part
3072	Young	Philip	Millet Investments		3072.2	Oppose	That 134 Ballantyne Road be rezoned from notified General Industrial Zone and retain the Industrial A zoning.	2-18A General Industrial Zone	Rejected
3079	Cotter	Guy	Adventure Consultants Ltd		3079.2	Oppose	That Industrial use should be kept to Ballantyne Road and other outlying purpose build industrial areas.	2-18A General Industrial Zone	Rejected
3080	McLeod	Ainsley	AM Consulting	Transpower New Zealand Limited	3080.1	Oppose	That 18A.3.3 be amended to include the following advice note: 18A.3.3.1 Land use activities within the National Grid Yard are managed in Chapter 30 Energy and Utilities.	2-18A General Industrial Zone	Accept in Part
3109	Wallace	Chelsea	Public Health South	Southern District Health Board	3109.1	Support	That the intent of the General Industrial Zone is retained as notified.	2-18A General Industrial Zone	Accept in Part
3109	Wallace	Chelsea	Public Health South	Southern District Health Board	3109.2	Oppose	That a staged approach be applied in removing Residential Activities from the General Industrial Zone.	2-18A General Industrial Zone	Rejected
3111	Devlin	Blair	Vivian and Espie Limited	Schist Holdings Limited	3111.1	Oppose	That further consideration be given to a two zone approach that reflects the nature of the industrial area or that the objectives, policies and rules be amended to reflect that existing industrial areas zoned Industrial A have been developed already in a way that is not pure industrial and to provide continual operation of these premises.	2-18A General Industrial Zone	Accept in Part
3111	Devlin	Blair	Vivian and Espie Limited	Schist Holdings Limited	3111.2	Oppose	That the proposed General Industrial Zone provisions apply to new greenfield industrial areas only rather than existing industrial areas or that the objectives, policies and rules be amended to reflect that existing industrial areas zoned Industrial A have been developed already in a way that is not pure industrial and to provide continual operation of these premises..	2-18A General Industrial Zone	Accept in Part
3111	Devlin	Blair	Vivian and Espie Limited	Schist Holdings Limited	3111.3	Oppose	That the General Industrial Zone be split into A and B zones to reflect the different nature of the existing industrial areas within the Queenstown Lakes District or alternatively: Amend Chapter 18A to reflect the different nature of the areas currently zoned Industrial A, in particular, the Glenda Drive area which has more office and commercial uses, than industrial and light industrial uses; Amend 18A.1 (Purpose) to recognise the different nature of the Glenda Drive area which contains many commercial and office activities and is more business in nature; Amend Objective 27.3.13 to recognise the Glenda Drive industrial area is not primarily occupied by industrial or service activities but rather office and commercial activities are common; Amend Policy 18A.2.2.1 to exclude the Glenda Drive industrial area and other industrial areas zoned Industrial A under the Operative District Plan; Add a new Policy 18A.2.2.1A as follows: Recognise the Glenda Drive industrial area contains a large number of established office and commercial activities and enable their continued operation; Amend Policy 27.3.13.1 to recognise that the Glenda Drive industrial area is not primarily occupied by industrial or service activities but rather offices and commercial activities are common; Amend Policy 27.3.13.6 to recognise that the Glenda Drive industrial area is not primarily occupied by industrial or service activities but rather offices and commercial activities are common Amend Rule 18A.4.5 for Buildings from Restricted Discretionary to Controlled and amend the matters of discretion to matters of control; Amend Rule 18A.4.10 from non-complying to discretionary, in recognition that offensive trades will inevitably be located in General Industrial Zone (as amended through submissions). Amend Rule 18A.4.12 to remove Trade Suppliers from being a prohibited activity and make these a controlled activity in the Glenda Drive Industrial area; Amend Rule 18A.4.14 to remove Office and Commercial activities and make these a controlled activity in the Glenda Drive industrial area. Amend Rule 18A.5.1 to enable a greater amount of ancillary office, retail and commercial activities in the Glenda Drive industrial area, specifically, provide for between 50 - 150 m2 as a controlled activity, and 150m2 or greater as a restricted discretionary activity; Amend Rule 18A.5.2 to clarify it, as it contains confusing wording listing Licensed Premises as non-complying but then has in brackets (Excluding the sale of liquor).	2-18A General Industrial Zone	Accept in Part

3111	Devlin	Blair	Vivian and Espie Limited	Schist Holdings Limited	3111.4	Oppose	That a revised zoning apply to those areas currently zoned Industrial A under the Operative District Plan that is more enabling of commercial, office and trade supply activity or alternatively: Amend Chapter 18A to reflect the different nature of the areas currently zoned Industrial A, in particular, the Glenda Drive area which has more office and commercial uses, than industrial and light industrial uses; Amend 18A.1 (Purpose) to recognise the different nature of the Glenda Drive area which contains many commercial and office activities and is more business in nature; Amend Objective 27.3.13 to recognise the Glenda Drive industrial area is not primarily occupied by industrial or service activities but rather office and commercial activities are common; Amend Policy 18A.2.2.1 to exclude the Glenda Drive industrial area and other industrial areas zoned Industrial A under the Operative District Plan; Add a new Policy 18A.2.2.1A as follows: Recognise the Glenda Drive industrial area contains a large number of established office and commercial activities and enable their continued operation; Amend Policy 27.3.13.1 to recognise that the Glenda Drive industrial area is not primarily occupied by industrial or service activities but rather offices and commercial activities are common; Amend Policy 27.3.13.6 to recognise that the Glenda Drive industrial area is not primarily occupied by industrial or service activities but rather offices and commercial activities are common Amend Rule 18A.4.5 for Buildings from Restricted Discretionary to Controlled and amend the matters of discretion to matters of control; Amend Rule 18A.4.10 from non-complying to discretionary, in recognition that offensive trades will inevitably be located in General Industrial Zone (as amended through submissions). Amend Rule 18A.4.12 to remove Trade Suppliers from being a prohibited activity and make these a controlled activity in the Glenda Drive Industrial area; Amend Rule 18A.4.14 to remove Office and Commercial activities and make these a controlled activity in the Glenda Drive industrial area. Amend Rule 18A.5.1 to enable a greater amount of ancillary office, retail and commercial activities in the Glenda Drive industrial area, specifically, provide for between 50 - 150 m2 as a controlled activity, and 150m2 or greater as a restricted discretionary activity; Amend Rule 18A.5.2 to clarify it, as it contains confusing wording listing Licensed Premises as non-complying but then has in brackets (Excluding the sale of liquor).	2-18A General Industrial Zone	Accept in Part
3111	Devlin	Blair	Vivian and Espie Limited	Schist Holdings Limited	3111.5	Oppose	That any other consequential changes necessary to achieve the relief in the submission be provided.	2-18A General Industrial Zone	Accept in Part
3128	Devlin	Blair	Vivian and Espie Limited	Tussock Rise Limited	3128.1	Oppose	That the notified General Industrial Zone be rejected and rezoned to Business Mixed Use Zone, or split zone the Tussock Rise site Low Density Suburban Residential and Business Mixed Use Zone with separating boundary generally being the future road connection between Connell Terrace and Gordon Road.	2-18A General Industrial Zone	Rejected
3128	Devlin	Blair	Vivian and Espie Limited	Tussock Rise Limited	3128.3	Support	That the notified General Industrial Zone over land south of the row of subdivided lots on the southern side of Frederick Street, and South of the former oxidation ponds be supported.	2-18A General Industrial Zone	Accepted
3128	Devlin	Blair	Vivian and Espie Limited	Tussock Rise Limited	3128.4	Oppose	That the General Industrial Zone be split into A and B zones to reflect the different nature of the developed industrial area south of Frederick Street compared to the possible greenfield industrial areas on the former oxidation pond site and south of the former oxidation pond site.	2-18A General Industrial Zone	Rejected
3128	Devlin	Blair	Vivian and Espie Limited	Tussock Rise Limited	3128.6	Oppose	That any other consequential changes necessary be made to achieve the submission's relief sought.	2-18A General Industrial Zone	Accept in Part
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.1	Oppose	That provision 31.6.1 (Table 31.6 of Chapter 31 - Signs) be varied to identify static signage platforms that is one of the sign types listed in Rules 31.6.2 to 31.6.5 and complies with the relevant Chapter 31 standards in the notified General Industrial Zone as a controlled activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.2	Oppose	That provision 31.6.2 (Table 31.6 of Chapter 31 - Signs) be varied to identify arcade directory signs in the notified General Industrial Zone as a permitted activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.3	Oppose	That provision 31.6.3 (Table 31.6 of Chapter 31 - Signs) be varied to identify upstairs entrance signs in the notified General Industrial Zone as a permitted activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.4	Oppose	That provision 31.6.4 (Table 31.6 of Chapter 31 - Signs) be varied to identify all signs located within the ground floor facade of a building in the notified General Industrial Zone as a controlled activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.5	Oppose	That provision 31.6.5 (Table 31.6 of Chapter 31 - Signs) be varied to identify above ground floor signs in the notified General Industrial Zone as a controlled activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.6	Oppose	That provision 31.6.6 (Table 31.6 of Chapter 31 - Signs) be varied to identify digital signage platforms within the ground floor facade of a building in the notified General Industrial Zone as a prohibited activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.7	Oppose	That provision 31.6.7 (Table 31.6 of Chapter 31 - Signs) be varied to identify digital signage platforms above ground floor level in the notified General Industrial Zone as a prohibited activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.8	Oppose	That provision 31.6.8 (Table 31.6 of Chapter 31 - Signs) be varied to identify digital signs not located within a digital signage platform in the notified General Industrial Zone as a prohibited activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.9	Oppose	That provision 31.6.9 (Table 31.6 of Chapter 31 - Signs) be varied to identify billboard signs in the notified General Industrial Zone as a prohibited activity.	2-18A General Industrial Zone	Accepted
3129	Theelen	Mike	Queenstown Lakes District Council - Chief Executive	Queenstown Lakes District Council	3129.10	Oppose	That provision 31.6.10 (Table 31.6 of Chapter 31 - Signs) be varied to identify any sign activity which is not listed in Table 31.4 or Rules 31.6.1 to 31.6.9 inclusive in the notified General Industrial Zone as a discretionary activity.	2-18A General Industrial Zone	Accepted
3130	Devlin	Blair	Vivian and Espie Limited	Bright Sky Land Limited	3130.1	Oppose	That the existing Industrial A and Industrial B land in Wanaka should be rezoned Business Mixed Use or Business Mixed Use and Lower Suburban Residential.	2-18A General Industrial Zone	Rejected
3130	Devlin	Blair	Vivian and Espie Limited	Bright Sky Land Limited	3130.3	Support	That the General Industrial Zone at Ballantyne Road, off Enterprise Drive (Lot 99 DP 445766 & Lot 3 DP 374697) be retained as notified.	2-18A General Industrial Zone	Accepted
3130	Devlin	Blair	Vivian and Espie Limited	Bright Sky Land Limited	3130.4	Oppose	That areas with existing development within the General Industrial zone have a more enabling framework with less prohibited activities.	2-18A General Industrial Zone	Accept in Part
3130	Devlin	Blair	Vivian and Espie Limited	Bright Sky Land Limited	3130.7	Support	That the General Industrial Zone at 135 Ballantyne Road is supported as notified.	2-18A General Industrial Zone	Accept in part
3132	Barker	Erena			3132.1	Oppose	That the Business Mixed Use Zone should be retained.	2-18A General Industrial Zone	Rejected
3134	Piercy	Ian			3134.1	Oppose	That the General Industrial Zone is opposed.	2-18A General Industrial Zone	Accept in Part
3134	Piercy	Ian			3134.2	Oppose	That the alternative proposal as outlined in the Upper Clutha Messenger is adopted.	2-18A General Industrial Zone	Rejected
3136	Strain	Tony		AJ strain	3136.1	Oppose	That the General Industrial Zone proposal be rejected.	2-18A General Industrial Zone	Accept in Part
3136	Strain	Tony		AJ strain	3136.2	Oppose	That residential and office activities be a permitted activity.	2-18A General Industrial Zone	Accept in part
3136	Strain	Tony		AJ strain	3136.3	Oppose	That the setback remain at 2 metres.	2-18A General Industrial Zone	Accept in Part
3136	Strain	Tony		AJ strain	3136.4	Oppose	That further review of the General Industrial Zone proposal be undertaken.	2-18A General Industrial Zone	Accept in Part
3136	Strain	Tony		AJ strain	3136.5	Oppose	That it is not necessary for Council planners to have more control over design, colours and landscaping.	2-18A General Industrial Zone	Rejected
3137	Wheen	Marly			3137.1	Oppose	That the General Industrial Zone as notified in Wanaka should be reduced.	2-18A General Industrial Zone	Rejected
3137	Wheen	Marly			3137.2	Oppose	That the area notified in Wanaka as General Industrial Zone instead be zoned as Business Mixed Use.	2-18A General Industrial Zone	Rejected
3137	Wheen	Marly			3137.3	Oppose	That the General Industrial Zone be located away from residential areas.	2-18A General Industrial Zone	Rejected
3147	Barton	Mike	Tekoa House Limited		3147.1	Oppose	That the properties on the western side of Ballantyne Road be zoned Business Mixed Use.	2-18A General Industrial Zone	Rejected
3151	Hall	Michael	MCS Holdings Gordon Road		3151.1	Oppose	That prohibited activity rule 18A.4.12 be amended so that trade suppliers on 30 Gordon Road are not prohibited.	2-18A General Industrial Zone	Accepted

3152	Fallowfield	Morgan	Beca Limited	Ministry of Education	3152.2	Oppose	That a new policy be added to the policies in section 18A.2 as follows: "Enable educational facilities to establish throughout the General Industrial Zone, ensuring that the scale and effects of these activities do not adversely affect Industrial and Service activities."	2-18A General Industrial Zone	Rejected
3152	Fallowfield	Morgan	Beca Limited	Ministry of Education	3152.3	Oppose	That a new restricted discretionary activity, "Educational Facilities", be added to Table 18A.4, with the following matters of discretion: 1. The extent to which it is necessary to locate the activity with the General Industrial Zone. 2. Reverse sensitivity effects of adjacent activities. 3. The extent to which the activity may adversely impact on the transport network. 4. The extent to which the activity may adversely impact on the streetscape. 5. The extent to which the activity may adversely impact on the noise environment. And any consequential changes that give effect to the relief sought in the submission.	2-18A General Industrial Zone	Rejected
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.1	Oppose	That "electricity supply" be added to matter of discretion (f) under Rule 18A.4.5 where buildings require restricted discretionary activity resource consent.	2-18A General Industrial Zone	Rejected
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.2	Oppose	That a new rule be added to section 18A.6 Non-notification of Applications: "For any application for resource consent where Rule 18A.4.5(k) is relevant, the Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Resource Management Act 1991." And make a consequential amendment to Rule 18A.6.1 to add an exception for the new rule, for example by adding the words "Except as provided for under Rule 18A.6.x" at the beginning of Rule 18A.6.1.	2-18A General Industrial Zone	Accepted
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.3	Support	That Policy 27.3.13.5 be retained as notified.	2-18A General Industrial Zone	Accepted
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.14	Oppose	That the following be added as a matter of discretion to Rule 18A.4.5 (Buildings): "Where Electricity Sub-Transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road or the subject site any adverse effects on that infrastructure."	2-18A General Industrial Zone	Accepted in part
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.15	Oppose	That the following advice note be added to section 18A.3: "New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ("NZECP34:2001") is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34:2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. To assist plan users in complying with NZECP34(2001), the major distribution components of the Aurora network (the Electricity sub-transmission infrastructure and Significant electricity distribution infrastructure) are shown on the Planning Maps. For the balance of Aurora's network plan users are advised to consult with Aurora's network maps at www.auroraenergy.co.nz or contact Aurora for advice."	2-18A General Industrial Zone	Accepted
3153	Peirce	Simon	Galloway Cook Allan Lawyers Dunedin	Aurora Energy Limited	3153.22	Support	That Policy 27.3.13.5 be retained as notified.	2-18A General Industrial Zone	Accepted
3154	Wallace	Shona & Bob			3154.1	Oppose	That the 10 metre maximum height limit in Rule 18A.5.5 for the General Industrial Zone be changed to 7 metres for the high plateau of land between Gordon Road and Frederick Street in Wanaka.	2-18A General Industrial Zone	Accepted
3161	Devlin	Blair	Vivian and Espie Limited	Alpine Estates Ltd	3161.1	Oppose	That the operative Industrial A and Industrial B land on both sides of Frederick Street, Wanaka, and north of Frederick Street, including the site legally described as Lot 2 DP 477622 be re-zoned Business Mixed Use Zone, or split the site legally described as Lot 2 DP 477622 into Lower Density Suburban Residential and Business Mixed Use with the separating boundary generally being the future road connection between Connell Terrace and Gordon Road.	2-18A General Industrial Zone	Rejected
3161	Devlin	Blair	Vivian and Espie Limited	Alpine Estates Ltd	3161.3	Support	That the notified General Industrial Zone over land south of the row of subdivided lots on the southern side of Frederick Street, Wanaka (Lot 99 DP 445766 & Lot 3 DP 374697) be retained as notified.	2-18A General Industrial Zone	Accepted
3161	Devlin	Blair	Vivian and Espie Limited	Alpine Estates Ltd	3161.4	Support	That the notified General Industrial Zone south of the former oxidation ponds (135 Ballantyne Road, Wanaka) is retained as notified.	2-18A General Industrial Zone	Accepted in part
3161	Devlin	Blair	Vivian and Espie Limited	Alpine Estates Ltd	3161.5	Oppose	That areas with existing development within the notified General Industrial Zone have a more enabling framework with less prohibited activities.	2-18A General Industrial Zone	Accept in Part
3161	Devlin	Blair	Vivian and Espie Limited	Alpine Estates Ltd	3161.8	Oppose	That the General Industrial Zone be split into A and B zones to reflect the different nature of the developed industrial area/lots south of Frederick Street, Wanaka, compared to the possible greenfield industrial areas on the former oxidation ponds site and south of the former oxidation ponds site.	2-18A General Industrial Zone	Rejected
3165	Devlin	Alison	Orchard Road Holdings Limited		3165.1	Oppose	That 'Trade Suppliers' is deleted from Policy 18A.2.2.1 and any other consequential change to provisions.	2-18A General Industrial Zone	Accept in Part
3165	Devlin	Alison	Orchard Road Holdings Limited		3165.3	Oppose	That the activity status for buildings in the General Industrial Zone (Rule 18A.4.5) be changed to controlled.	2-18A General Industrial Zone	Rejected
3165	Devlin	Alison	Orchard Road Holdings Limited		3165.4	Oppose	That the activity status for 'Large Format Retail' (Rule 18A.4.12) in the General Industrial Zone be changed to 'non-complying', with any consequential amendments.	2-18A General Industrial Zone	Rejected
3165	Devlin	Alison	Orchard Road Holdings Limited		3165.5	Oppose	That the activity status for 'Trade Suppliers' (Rule 18A.4.12) in the General Industrial Zone be changed to 'permitted', with any consequential amendments.	2-18A General Industrial Zone	Accept in Part
3165	Devlin	Alison	Orchard Road Holdings Limited		3165.6	Oppose	That the activity status of Office, Retail and Commercial Activities in the General Industrial Zone (Rule 18A.4.14) be changed to 'non-complying', with any consequential amendments.	2-18A General Industrial Zone	Accepted in part
3165	Devlin	Alison	Orchard Road Holdings Limited		3165.7	Oppose	That ancillary office, retail and commercial activities in the General Industrial Zone (Rule 18A.4.2) be a permitted activity up to 100m ² .	2-18A General Industrial Zone	Rejected
3165	Devlin	Alison	Orchard Road Holdings Limited		3165.8	Oppose	That ancillary office, retail and commercial activities in the General Industrial Zone be a permitted activity up to 100m ² (Rule 18A.5.1).	2-18A General Industrial Zone	Rejected
3166	Geddes	Nick	Clark Fortune McDonald & Associates	Arrow Irrigation Co Ltd	3166.1	Support	That the General Industrial Zone at 31 Bush Creek Road, Arrowtown (Lot 1 DP 22733) be retained as notified.	2-18A General Industrial Zone	Accepted
3201	Devlin	Alison	Willowridge Developments Limited		3201.1	Oppose	That the General Industrial Zone be extended to include the entirety of the property at 135 Ballantyne Road (Lot 3 DP 17123).	2-18A General Industrial Zone	Accepted
3201	Devlin	Alison	Willowridge Developments Limited		3201.2	Oppose	That reference to 'Trade Suppliers' be deleted from Policy 18A.2.2.1 and any consequential changes be made.	2-18A General Industrial Zone	Accept in Part
3201	Devlin	Alison	Willowridge Developments Limited		3201.3	Oppose	That the activity status for buildings in Rule 18A.4.5 be changed from Restricted Discretionary to Controlled.	2-18A General Industrial Zone	Rejected
3201	Devlin	Alison	Willowridge Developments Limited		3201.4	Oppose	That the activity status for Large Format Retail activities in Rule 18A.4.12 be changed from Prohibited to Non-Complying and any consequential changes.	2-18A General Industrial Zone	Rejected
3201	Devlin	Alison	Willowridge Developments Limited		3201.5	Oppose	That the activity status for 'Trade Suppliers' in Rule 18A.4.12 be changed from Prohibited to Permitted, and any consequential amendments be made.	2-18A General Industrial Zone	Accept in Part
3201	Devlin	Alison	Willowridge Developments Limited		3201.6	Oppose	That the activity status for 'Office, Retail and Commercial Activities' in Rule 18A.4.14 be changed from Prohibited to Non-Complying, and any consequential amendments made.	2-18A General Industrial Zone	Accepted in part
3201	Devlin	Alison	Willowridge Developments Limited		3201.7	Oppose	That Rule 18A.5.1 be amended so that ancillary office, retail and commercial activities up to 100m ² are provided for as a permitted activity.	2-18A General Industrial Zone	Rejected
3201	Devlin	Alison	Willowridge Developments Limited		3201.9	Support	That the notified General Industrial Zone over part of the property at 135 Ballantyne Road, Wanaka (Lot 3 DP 17123) be retained as notified.	2-18A General Industrial Zone	Accepted
3224	Downing	Zella	individual		3224.1	Oppose	That the General Industrial proposal be rejected.	2-18A General Industrial Zone	Accept in Part
3229	Shaw	Richard		NZ Transport Agency	3229.18	Support	That Objective 18A.2.2 be retained as notified.	2-18A General Industrial Zone	Accepted
3229	Shaw	Richard		NZ Transport Agency	3229.19	Support	That Policy 18A.2.2.1 be retained as notified.	2-18A General Industrial Zone	Accept in Part
3229	Shaw	Richard		NZ Transport Agency	3229.20	Support	That Policy 18A.2.2.3 be retained as notified.	2-18A General Industrial Zone	Accepted
3229	Shaw	Richard		NZ Transport Agency	3229.21	Support	That Policy 18A.2.2.5 be retained as notified.	2-18A General Industrial Zone	Accepted
3229	Shaw	Richard		NZ Transport Agency	3229.22	Support	That Policy 27.3.13.4 be retained as notified.	2-18A General Industrial Zone	Accepted
3229	Shaw	Richard		NZ Transport Agency	3229.23	Support	That Policy 27.3.13.5 be retained as notified.	2-18A General Industrial Zone	Accepted
3229	Shaw	Richard		NZ Transport Agency	3229.24	Support	That Rule 27.5.7b be retained as notified.	2-18A General Industrial Zone	Accepted

3229	Shaw	Richard		NZ Transport Agency	3229.25	Oppose	That Rule 27.5.7c be amended to read 'Property access, roading and the safety of the transportation network'.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.1	Oppose	That the provisions restricting Office and Commercial Activities in the General Industrial Zone in Wanaka be rejected.	2-18A General Industrial Zone	Accepted in part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.2	Oppose	That some flexibility in the General Industrial Provisions should be applied.	2-18A General Industrial Zone	Accept in Part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.3	Support	That the restrictions on Residential and Visitor Accommodation activities are retained as notified.	2-18A General Industrial Zone	Accepted
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.4	Oppose	That the General Industrial Zone provisions be amended to allow for Office and Commercial Activities that are not ancillary to Industrial or Service Activities, or that Office and Commercial Activities be provided for in a certain area of the General Industrial Zone.	2-18A General Industrial Zone	Accepted in part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.5	Oppose	That any other additional or consequential relief to the Proposed District Plan be provided to give effect to the relief sought in the submission.	2-18A General Industrial Zone	Accept in Part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.6	Oppose	That the Purpose of the General Industrial be amended to read as follows: The purpose of the General Industrial Zone is to provide for the establishment, operation and long term viability of Industrial and Service, Office, Retail and Commercial 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 development capacity. The Zone seeks to ensure a range of site sizes are available, including for Industrial, Service, Office, Retail and Commercial activities which require a range of buildings and site sizes for a range of activities. The role that ancillary Office, Retail and Commercial activities play in supporting Industrial and Service activities is recognised and provided for. While the Zone seeks to provide for land uses which may be 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.	2-18A General Industrial Zone	Accepted in part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.7	Oppose	That Objective 18A.2.1 is amended to read as follows: Industrial, Service, Non-ancillary Office, Retail and Commercial activities of varying sizes are enabled within the Zone and their long-term operation and viability is supported.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.8	Oppose	That 18A.2.1.1 is amended to read as follows: Enable a diverse range of Industrial, Service, Office, Retail and Commercial activities that provide benefit in the form economic growth and skilled employment opportunities.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.9	Oppose	That 18A.2.1.5 is amended to read as follows: Manage subdivision and development within the Zone to ensure that sites are well suited to serving the needs of a diverse range of Industrial, Service, Office, Retail and Commercial activities now and into the future.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.10	Oppose	That 18A.2.2 is amended to read as follows: The establishment, operation and growth of Industrial, Service, Office, Retail and Commercial activities within the Zone is not undermined by incompatible land uses.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.11	Oppose	That 18A.2.2.1 is amended to read as follows: Avoid the following activities that are not compatible with the primary function of the Zone and have the ability to displace or constrain the establishment, operation and long term viability of Industrial, Service, Office, Commercial and Retail activities: c. Large Format Retail d. Residential Activity, Residential Units and Residential Flats, and e. Visitor accommodation, Residential Visitor accommodation and Homestay activities.	2-18A General Industrial Zone	Accepted in part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.12	Oppose	That 18A.2.2.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.13	Oppose	That 18A.2.2.3 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.14	Oppose	That 18A.2.2.4 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.15	Oppose	That 18A.2.2.5 is amended to read as follows: Manage the location of food and beverage related commercial activities within the Zone to ensure they serve the needs of workers and visitors to the Zone.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.16	Oppose	That 18A.2.3.2 is amended to read as follows: Encourage Office, Retail and Commercial activities to actively engage with the street frontage and public places.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.17	Oppose	That 18A.2.3.3 is amended to read as follows: Control the bulk, location, design, landscaping, screening and overall appearance of sites and buildings, incorporating where relevant, the seven principles of Crime Prevention through Environmental Design (CPTED) to ensure they contribute to a quality, healthy and safe built environment while meeting the functional needs of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.18	Oppose	That 18A.4.2 is amended to read as follows: Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.19	Oppose	That 18A.4.12 be amended to provide for Trade Suppliers and Large Format Retail as a discretionary activity.	2-18A General Industrial Zone	Accept in Part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.20	Oppose	That 18A.4.14 be rejected in its entirety.	2-18A General Industrial Zone	Accepted in part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.21	Oppose	That 18A.5.1 be rejected in its entirety.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.22	Oppose	That the non compliance status for 18A.5.2 be changed to a Discretionary Activity and the text amended to read as follows: 18A.5.2 Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding sale of liquor) Non-compliance status: Discretionary Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity; Any Licenses Premises shall be ancillary to an industrial or Commercial activity; and Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.23	Oppose	That 18A.5.3 a. ii. is amended to provide for a 3m minimum setback from all other road and state highway boundaries.	2-18A General Industrial Zone	Accept in Part
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.24	Oppose	That 18A.5.5 is amended to provide for a maximum building height of 12m.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.25	Oppose	That 27.3.13 is amended to read as follows: Objective - Subdivision within the General Industrial Zone enables the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities including those Industrial and Service activities which require larger buildings and more space for the purpose of manoeuvring, loading and vehicle parking.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.26	Oppose	That 27.3.13.1 is amended to read as follows: Enable subdivision and development within the General Industrial Zone that provides for the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.	2-18A General Industrial Zone	Rejected

3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.27	Oppose	That 27.3.13.2 is amended to read as follows: Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial Zone where there is a demonstrated need for Industrial, Service, Office, Retail and Commercial activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.28	Oppose	That 27.3.13.6 is amended to read as follows: Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial Zone to provide for the long term establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.29	Oppose	That the proposed variation to 27.6.1 is amended as follows: General Industrial: Minimum Lot Area = 1000m ² Except: Subdivision of lots less than 1000m ² shall be a restricted discretionary activity.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.30	Oppose	That Table 36.5.15 is amended to include the following restricted discretionary activity: Offices within the General Industrial Zone shall be acoustically protected to achieve internal acoustic standards as follows: 0700h to 2200h – 55 Db Aeq(15 min) 2200h to 0700h – 45 Db Aeq(15 min), 70 Db AFmax RD - Discretion is restricted to the extent of effects of noise generated on adjoining zones.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.31	Oppose	That 27.3.13.8 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.32	Oppose	That 27.7.11 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3234	Fyfe	Jo	John Edmonds and Associates	The Breen Construction Company Ltd	3234.33	Oppose	That 27.7.11.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.1	Oppose	That the restrictions on non-ancillary Office and Commercial use are not appropriate in the General Industrial Zone.	2-18A General Industrial Zone	Accepted in part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.2	Oppose	That some flexibility in the General Industrial Provisions should be applied.	2-18A General Industrial Zone	Accept in Part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.3	Support	That the restrictions on Residential and Visitor Accommodation activities are retained as notified.	2-18A General Industrial Zone	Accepted
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.4	Oppose	That the General Industrial Zone provisions be amended to allow for Office and Commercial Activities that are not ancillary to Industrial or Service Activities, or that Office and Commercial Activities be provided for in a certain area of the General Industrial Zone.	2-18A General Industrial Zone	Accepted in part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.5	Oppose	That any other additional or consequential relief to the Proposed District Plan be provided to give effect to the relief sought in the submission.	2-18A General Industrial Zone	Accept in Part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.6	Oppose	That the Purpose of the General Industrial be amended to read as follows: The purpose of the General Industrial Zone is to provide for the establishment, operation and long term viability of Industrial and Service, Office, Retail and Commercial 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 development capacity. The Zone seeks to ensure a range of site sizes are available, including for Industrial, Service, Office, Retail and Commercial activities which require a range of buildings and site sizes for a range of activities. The role that ancillary Office, Retail and Commercial activities play in supporting Industrial and Service activities is recognised and provided for. While the Zone seeks to provide for land uses which may be 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.	2-18A General Industrial Zone	Accepted in part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.7	Oppose	That Objective 18A.2.1 is amended to read as follows: Industrial, Service, Non-ancillary Office, Retail and Commercial activities of varying sizes are enabled within the Zone and their long-term operation and viability is supported.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.8	Oppose	That 18A.2.1.1 is amended to read as follows: Enable a diverse range of Industrial, Service, Office, Retail and Commercial activities that provide benefit in the form economic growth and skilled employment opportunities.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.9	Oppose	That 18A.2.1.5 is amended to read as follows: Manage subdivision and development within the Zone to ensure that sites are well suited to serving the needs of a diverse range of Industrial, Service, Office, Retail and Commercial activities now and into the future.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.10	Oppose	That 18A.2.2 is amended to read as follows: The establishment, operation and growth of Industrial, Service, Office, Commercial and Retail activities within the Zone is not undermined by incompatible land uses.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.11	Oppose	That 18A.2.2.1 is amended to read as follows: Avoid the following activities that are not compatible with the primary function of the Zone and have the ability to displace or constrain the establishment, operation and long term viability of Industrial, Service, Office, Commercial and Retail activities: c. Large Format Retail d. Residential Activity, Residential Units and Residential Flats, and e. Visitor accommodation, Residential Visitor accommodation and Homestay activities.	2-18A General Industrial Zone	Accepted in part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.12	Oppose	That 18A.2.2.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.13	Oppose	That 18A.2.2.3 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.14	Oppose	That 18A.2.2.4 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.15	Oppose	That 18A.2.2.5 is amended to read as follows: Manage the location of food and beverage related commercial activities within the Zone to ensure they serve the needs of workers and visitors to the Zone.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.16	Oppose	That 18A.2.3.2 is amended to read as follows: Encourage Office, Retail and Commercial activities to actively engage with the street frontage and public places.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.17	Oppose	That 18A.2.3.3 is amended to read as follows: Control the bulk, location, design, landscaping, screening and overall appearance of sites and buildings, incorporating where relevant, the seven principles of Crime Prevention through Environmental Design (CPTED) to ensure they contribute to a quality, healthy and safe built environment while meeting the functional needs of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.18	Oppose	That 18A.4.2 is amended to read as follows: Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.19	Oppose	That 18A.4.12 be amended to provide for Trade Suppliers and Large Format Retail as a discretionary activity.	2-18A General Industrial Zone	Accept in Part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.20	Oppose	That 18A.4.14 be rejected in its entirety.	2-18A General Industrial Zone	Accepted in part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.21	Oppose	That 18A.5.1 be rejected in its entirety.	2-18A General Industrial Zone	Rejected

3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.22	Oppose	That the non compliance status for 18A.5.2 be changed to a Discretionary Activity and the text amended to read as follows: 18A.5.2 Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding sale of liquor) Non-compliance status: Discretionary Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity; Any Licenses Premises shall be ancillary to an industrial or Commercial activity; and Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.23	Oppose	That 18A.5.3 a. ii. is amended to provide for a 3m minimum setback from all other road and state highway boundaries.	2-18A General Industrial Zone	Accept in Part
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.24	Oppose	That 18A.5.5 is amended to provide for a maximum building height of 12m.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.25	Oppose	That 27.3.13 is amended to read as follows: Objective - Subdivision within the General Industrial Zone enables the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities including those Industrial and Service activities which require larger buildings and more space for the purpose of maneuvering, loading and vehicle parking.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.26	Oppose	That 27.3.13.1 is amended to read as follows: Enable subdivision and development within the General Industrial Zone that provides for the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.27	Oppose	That 27.3.13.2 is amended to read as follows: Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial Zone where there is a demonstrated need for Industrial, Service, Office, Retail and Commercial activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.28	Oppose	That 27.3.13.6 is amended to read as follows: Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial Zone to provide for the long term establishment, operation and long term viability of Industrial, Service, Office, Commercial and Retail activities.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.29	Oppose	That the proposed variation to 27.6.1 is amended as follows: General Industrial: Minimum Lot Area = 1000m ² Except: Subdivision of lots less than 1000m ² shall be a restricted discretionary activity.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.30	Oppose	That Table 36.5.15 is amended to include the following restricted discretionary activity: Offices within the General Industrial Zone shall be acoustically protected to achieve internal acoustic standards as follows: 0700h to 2200h – 55 Db Aeq(15 min) 2200h to 0700h – 45 Db Aeq(15 min), 70 Db AFmax RD - Discretion is restricted to the extent of effects of noise generated on adjoining zones.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.31	Oppose	That 27.3.13.8 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.32	Oppose	That 27.7.11 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3235	Fyfe	Jo	John Edmonds and Associates	J C Breen Family Trust	3235.33	Oppose	That 27.7.11.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.1	Oppose	That an 8 hectare property located between Church Road and the Clutha River, Luggate (Lot 1 DP 300025 and Lot 1 DP 475297) be re-zoned General Industrial, as shown on the map attached to the submission, with any consequential changes.	2-18A General Industrial Zone	Accepted in part
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.2	Oppose	That Policy 18A.2.2.1 is amended through the deletion of 'b) Trade Suppliers' and the addition to d. the words ' except for workers accommodation ancillary to Industrial or Service activities,' after 'residential flat', with any consequential changes.	2-18A General Industrial Zone	Accept in Part
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.3	Oppose	That Policy 18A.2.2.3 is amended to include workers accommodation, so that it reads ' Limit the scale, location and function of Office, Retail, Commercial and Workers Accommodation activities to ensure they are ancillary to Industrial or Service activities, with any consequential changes.	2-18A General Industrial Zone	Rejected
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.4	Oppose	That Policy 18A.2.2.4 is amended to provide for workers accommodation as follows - 'Ensure all Office, Retail, Commercial and Workers Accommodation activities are constructed and operated to mitigate adverse reverse sensitivity effects to Industrial and Service activities, with any consequential changes.	2-18A General Industrial Zone	Rejected
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.5	Oppose	That Policy 18A.2.3.2 is amended to read as follows ' Control the location of ancillary Office, Retail, Commercial and Workers accommodation activities and encourage them to actively engage with the street frontage and public places, with any consequential changes.	2-18A General Industrial Zone	Rejected
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.6	Oppose	That Rule 18A.4.2 be amended to include Workers accommodation ancillary to Industrial or Service activities as a permitted activity.	2-18A General Industrial Zone	Rejected
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.7	Oppose	That a Rule be included to provide Trade Suppliers as a discretionary activity, with any consequential changes.	2-18A General Industrial Zone	Accepted
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.8	Oppose	That Rule 18A.4.12 be amended to refer only to Large Format retail and delete Trade Suppliers as a prohibited activity, with any consequential changes.	2-18A General Industrial Zone	Accept in Part
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.9	Oppose	That Rule 18A.4.15 be amended to read ' Residential Activity, Residential Units and Residential Flats not otherwise identified', with any consequential changes.	2-18A General Industrial Zone	Rejected
3256	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3256.10	Oppose	That Rule 18A.5.1 is amended to include Workers Accommodation as a permitted activity that the standards apply to, with any consequential changes.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.1	Oppose	That the provisions restricting Office and Commercial Activities in the General Industrial Zone in Wanaka be rejected.	2-18A General Industrial Zone	Accepted in part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.2	Oppose	That some flexibility in the General Industrial Provisions should be applied.	2-18A General Industrial Zone	Accept in Part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.3	Support	That the restrictions on Residential and Visitor Accommodation activities are retained as notified.	2-18A General Industrial Zone	Accepted
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.4	Oppose	That the General Industrial Zone provisions be amended to allow for Office and Commercial Activities that are not ancillary to Industrial or Service Activities, or that Office and Commercial Activities be provided for in a certain area of the General Industrial Zone.	2-18A General Industrial Zone	Accepted in part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.5	Oppose	That any other additional or consequential relief to the Proposed District Plan be provided to give effect to the relief sought in the submission.	2-18A General Industrial Zone	Accept in Part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.6	Oppose	That the Purpose of the General Industrial be amended to read as follows: The purpose of the General Industrial Zone is to provide for the establishment, operation and long term viability of Industrial and Service, Office, Retail and Commercial 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 development capacity. The Zone seeks to ensure a range of site sizes are available, including for Industrial, Service, Office, Retail and Commercial activities which require a range of buildings and site sizes for a range of activities. The role that ancillary Office, Retail and Commercial activities play in supporting Industrial and Service activities is recognised and provided for. While the Zone seeks to provide for land uses which may be 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.	2-18A General Industrial Zone	Accepted in part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.7	Oppose	That Objective 18A.2.1 is amended to read as follows: Industrial, Service, Non-ancillary Office, Retail and Commercial activities of varying sizes are enabled within the Zone and their long-term operation and viability is supported.	2-18A General Industrial Zone	Rejected

3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.8	Oppose	That 18A.2.1.1 is amended to read as follows: Enable a diverse range of Industrial, Service, Office, Retail and Commercial activities that provide benefit in the form economic growth and skilled employment opportunities.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.9	Oppose	That 18A.2.1.5 is amended to read as follows: Manage subdivision and development within the Zone to ensure that sites are well suited to serving the needs of a diverse range of Industrial, Service, Office, Retail and Commercial activities now and into the future.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.10	Oppose	That 18A.2.2 is amended to read as follows: The establishment, operation and growth of Industrial, Service, Office, Retail and Commercial activities within the Zone is not undermined by incompatible land uses.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.11	Oppose	That 18A.2.2.1 is amended to read as follows: Avoid the following activities that are not compatible with the primary function of the Zone and have the ability to displace or constrain the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities: c. Large Format Retail d. Residential Activity, Residential Units and Residential Flats, and e. Visitor accommodation, Residential Visitor accommodation and Homestay activities.	2-18A General Industrial Zone	Accepted in part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.12	Oppose	That 18A.2.2.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.13	Oppose	That 18A.2.2.3 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.14	Oppose	That 18A.2.2.4 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.15	Oppose	That 18A.2.2.5 is amended to read as follows: Manage the location of food and beverage related commercial activities within the Zone to ensure they serve the needs of workers and visitors to the Zone.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.16	Oppose	That 18A.2.3.2 is amended to read as follows: Encourage Office, Retail and Commercial activities to actively engage with the street frontage and public places.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.17	Oppose	That 18A.2.3.3 is amended to read as follows: Control the bulk, location, design, landscaping, screening and overall appearance of sites and buildings, incorporating where relevant, the seven principles of Crime Prevention through Environmental Design (CPTED) to ensure they contribute to a quality, healthy and safe built environment while meeting the functional needs of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.18	Oppose	That 18A.4.2 is amended to read as follows: Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.19	Oppose	That 18A.4.12 be amended to provide for Trade Suppliers and Large Format Retail as a discretionary activity.	2-18A General Industrial Zone	Accept in Part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.20	Oppose	That 18A.4.14 be rejected in its entirety.	2-18A General Industrial Zone	Accepted in part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.21	Oppose	That 18A.5.1 be rejected in its entirety.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.22	Oppose	That the non compliance status for 18A.5.2 be changed to a Discretionary Activity and the text amended to read as follows: 18A.5.2 Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding sale of liquor) Non-compliance status: Discretionary Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity; Any Licenses Premises shall be ancillary to an industrial or Commercial activity; and Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.23	Oppose	That 18A.5.3 a. ii. is amended to provide for a 3m minimum setback from all other road and state highway boundaries.	2-18A General Industrial Zone	Accept in Part
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.24	Oppose	That 18A.5.5 is amended to provide for a maximum building height of 12m.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.25	Oppose	That 27.3.13 is amended to read as follows: Objective - Subdivision within the General Industrial Zone enables the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities including those Industrial and Service activities which require larger buildings and more space for the purpose of manoeuvring, loading and vehicle parking.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.26	Oppose	That 27.3.13.1 is amended to read as follows: Enable subdivision and development within the General Industrial Zone that provides for the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.27	Oppose	That 27.3.13.2 is amended to read as follows: Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial Zone where there is a demonstrated need for Industrial, Service, Office, Retail and Commercial activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.28	Oppose	That 27.3.13.6 is amended to read as follows: Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial Zone to provide for the long term establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.29	Oppose	That the proposed variation to 27.6.1 is amended as follows: General Industrial: Minimum Lot Area = 1000m ² Except: Subdivision of lots less than 1000m ² shall be a restricted discretionary activity.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.30	Oppose	That Table 36.5.15 is amended to include the following restricted discretionary activity: Offices within the General Industrial Zone shall be acoustically protected to achieve internal acoustic standards as follows: 0700h to 2200h – 55 Db Aeq(15 min) 2200h to 0700h – 45 Db Aeq(15 min), 70 Db AFmax RD - Discretion is restricted to the extent of effects of noise generated on adjoining zones.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.31	Oppose	That 27.3.13.8 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.32	Oppose	That 27.7.11 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3266	Fyfe	Jo	John Edmonds and Associates	Alpine Nominees Ltd	3266.33	Oppose	That 27.7.11.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.1	Oppose	That all objectives, policies and rules of the General Industrial Zone that restrict the size of office space are rejected.	2-18A General Industrial Zone	Rejected
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.2	Oppose	That all objectives, policies and rules of the General Industrial Zone that restrict the establishment and operation of Trade Suppliers are rejected.	2-18A General Industrial Zone	Accept in Part
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.3	Oppose	That all objectives, policies and rules of the General Industrial Zone that make Large Format Retail activities a prohibited activity are rejected.	2-18A General Industrial Zone	Rejected
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.4	Support	That the 10m height limit specified under Rule 18A.5.5 is retained as notified.	2-18A General Industrial Zone	Accepted in part
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.6	Oppose	That Policy 5.3.3 of the Partially Operative Regional Policy Statement be given effect to through the General Industrial Zone provisions.	2-18A General Industrial Zone	Accepted
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.7	Oppose	That Objective 3.2.6 and Strategic Policies 3.3.8, 3.3.10 and 3.3.11 of the Queenstown Lakes District Council Proposed District Plan are given effect to through the General Industrial Zone provisions.	2-18A General Industrial Zone	Accepted
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.8	Oppose	That 18A.2.2.1 a (office, retail and commercial activities); 18A.2.2.1 b (trade suppliers); and 18A.2.2.1 c (large format retail), as notified be rejected.	2-18A General Industrial Zone	Accept in Part
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.9	Oppose	That 18A.2.2.3 be amended to the following: " Office, Retail and Commercial activities shall be ancillary to Industrial or Service Activities."	2-18A General Industrial Zone	Rejected

3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.10	Oppose	That Rule 18A.4.12 be amended to remove reference to Trade Suppliers and change the activity status from non-complying to discretionary, so that the rule reads as follows: "Large Format Retail - Discretionary."	2-18A General Industrial Zone	Accept in Part
3269	Greaves	Ian	Southern Ventures	Henley Property Trust	3269.11	Oppose	That Rule 18A.5.1 (a) be rejected.	2-18A General Industrial Zone	Rejected
3270	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3270.1	Support	That the General Industrial Zone on the submitter's property at 78 Ballantyne Road (Lot 7 DP 19168) be retained as notified.	2-18A General Industrial Zone	Accepted
3270	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3270.2	Oppose	That Policy 18A.2.2.1 be amended to delete the reference to Trade Suppliers.	2-18A General Industrial Zone	Accept in Part
3270	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3270.3	Oppose	That an additional rule be added to Table 18A.4 which provides for Trade Suppliers as a discretionary activity.	2-18A General Industrial Zone	Accepted
3270	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3270.4	Oppose	That Rule 18A.4.12 be amended to remove reference to Trade Suppliers.	2-18A General Industrial Zone	Accepted
3270	Edgar	Scott	Edgar Planning	Upper Clutha Transport Limited	3270.5	Oppose	That other such further, consequential or alternative relief be provided to give effect to the submission.	2-18A General Industrial Zone	Accept in Part
3283	Perkins	Nigel			3283.1	Oppose	That the proposed General Industrial Zoning on the western side of Ballantyne Road and north of Frederick Street be rezoned Business Mixed Use.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.1	Oppose	That the restrictions on non-ancillary Office and Commercial use are not appropriate in the General Industrial Zone around Ballantyne Road.	2-18A General Industrial Zone	Accepted in part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.2	Oppose	That some flexibility in the General Industrial Provisions should be applied.	2-18A General Industrial Zone	Accept in Part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.3	Support	That the restrictions on Residential and Visitor Accommodation activities are retained as notified.	2-18A General Industrial Zone	Accepted
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.4	Oppose	That the General Industrial Zone provisions be amended to allow for Office and Commercial Activities that are not ancillary to Industrial or Service Activities, or that Office and Commercial Activities be provided for in the Ballantyne Road corridor of the General Industrial Zone.	2-18A General Industrial Zone	Accepted in part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.5	Oppose	That any other additional or consequential relief to the Proposed District Plan be provided to give effect to the relief sought in the submission.	2-18A General Industrial Zone	Accept in Part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.6	Oppose	That the Purpose of the General Industrial be amended to read as follows: The purpose of the General Industrial Zone is to provide for the establishment, operation and long term viability of Industrial and Service, Office, Retail and Commercial 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 development capacity. The Zone seeks to ensure a range of site sizes are available, including for Industrial, Service, Office, Retail and Commercial activities which require a range of buildings and site sizes for a range of activities. The role that ancillary Office, Retail and Commercial activities play in supporting Industrial and Service activities is recognised and provided for. While the Zone seeks to provide for land uses which may be 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.	2-18A General Industrial Zone	Accepted in part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.7	Oppose	That Objective 18A.2.1 is amended to read as follows: Industrial, Service, Non-ancillary Office, Retail and Commercial activities of varying sizes are enabled within the Zone and their long-term operation and viability is supported.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.8	Oppose	That 18A.2.1.1 is amended to read as follows: Enable a diverse range of Industrial, Service, Office, Retail and Commercial activities that provide benefit in the form economic growth and skilled employment opportunities.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.9	Oppose	That 18A.2.1.5 is amended to read as follows: Manage subdivision and development within the Zone to ensure that sites are well suited to serving the needs of a diverse range of Industrial, Service, Office, Retail and Commercial activities now and into the future.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.10	Oppose	That 18A.2.2 is amended to read as follows: The establishment, operation and growth of Industrial, Service, Office, Retail and Commercial activities within the Zone is not undermined by incompatible land uses.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.11	Oppose	That 18A.2.2.1 is amended to read as follows: Avoid the following activities that are not compatible with the primary function of the Zone and have the ability to displace or constrain the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities: c. Large Format Retail, d. Residential Activity, Residential Units and Residential Flats, and e. Visitor accommodation, Residential Visitor accommodation and Homestay activities.	2-18A General Industrial Zone	Accepted in part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.12	Oppose	That 18A.2.2.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.13	Oppose	That 18A.2.2.3 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.14	Oppose	That 18A.2.2.4 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.15	Oppose	That 18A.2.2.5 is amended to read as follows: Manage the location of food and beverage related commercial activities within the Zone to ensure they serve the needs of workers and visitors to the Zone.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.16	Oppose	That 18A.2.3.2 is amended to read as follows: Encourage Office, Retail and Commercial activities to actively engage with the street frontage and public places.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.17	Oppose	That 18A.2.3.3 is amended to read as follows: Control the bulk, location, design, landscaping, screening and overall appearance of sites and buildings, incorporating where relevant, the seven principles of Crime Prevention through Environmental Design (CPTED) to ensure they contribute to a quality, healthy and safe built environment while meeting the functional needs of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.18	Oppose	That 18A.4.2 is amended to read as follows: Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.19	Oppose	That 18A.4.12 be amended to provide for Trade Suppliers and Large Format Retail as a discretionary activity.	2-18A General Industrial Zone	Accept in Part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.20	Oppose	That 18A.4.14 be rejected in its entirety.	2-18A General Industrial Zone	Accepted in part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.21	Oppose	That 18A.5.1 be rejected in its entirety.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.22	Oppose	That the non compliance status for 18A.5.2 be changed to a Discretionary Activity and the text amended to read as follows: 18A.5.2 Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding sale of liquor) Non-compliance status: Discretionary. Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity; Any Licenses Premises shall be ancillary to an industrial or Commercial activity; and Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.23	Oppose	That 18A.5.3 a. ii. is amended to provide for a 3m minimum setback from all other road and state highway boundaries.	2-18A General Industrial Zone	Accept in Part
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.24	Oppose	That 18A.5.5 is amended to provide for a maximum building height of 12m.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.25	Oppose	That 27.3.13 is amended to read as follows: Objective - Subdivision within the General Industrial Zone enables the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities including those Industrial and Service activities which require larger buildings and more space for the purpose of manoeuvring, loading and vehicle parking.	2-18A General Industrial Zone	Rejected

3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.26	Oppose	That 27.3.13.1 is amended to read as follows: Enable subdivision and development within the General Industrial Zone that provides for the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.27	Oppose	That 27.3.13.2 is amended to read as follows: Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial Zone where there is a demonstrated need for Industrial, Service, Office, Retail and Commercial activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.28	Oppose	That 27.3.13.6 is amended to read as follows: Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial Zone to provide for the long term establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.29	Oppose	That the proposed variation to 27.6.1 is amended as follows: General Industrial: Minimum Lot Area = 1000m ² Except: Subdivision of lots less than 1000m ² shall be a restricted discretionary activity.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.30	Oppose	That Table 36.5.15 is amended to include the following restricted discretionary activity: Offices within the General Industrial Zone shall be acoustically protected to achieve internal acoustic standards as follows: 0700h to 2200h – 55 Db Aeq(15 min) 2200h to 0700h – 45 Db Aeq(15 min), 70 Db AFmax RD - Discretion is restricted to the extent of effects of noise generated on adjoining zones.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.31	Oppose	That 27.3.13.8 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.32	Oppose	That 27.7.11 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3286	Fyfe	Jo	John Edmonds and Associates	86 Ballantyne Road Partnership	3286.33	Oppose	That 27.7.11.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3288	Gurshin	Kristina	BECA	Fire and Emergency New Zealand	3288.7	Oppose	That Rule 18A.4.5 be amended as follows: Buildings Activity Status = Controlled Activity Control is reserved to...	2-18A General Industrial Zone	Rejected
3288	Gurshin	Kristina	BECA	Fire and Emergency New Zealand	3288.8	Oppose	That a new rule be added as follows: 18A.4.X Emergency service facilities: Activity Status = Controlled Activity Control is reserved to: a. Vehicle manoeuvring, parking and access, safety and efficiency; b. Location, design and external appearance of buildings; c. Locational, functional and operational requirements; d. Community safety and resilience; and e. Landscaping.	2-18A General Industrial Zone	Rejected
3288	Gurshin	Kristina	BECA	Fire and Emergency New Zealand	3288.9	Support	That Rule 18A.5.5 be retained as notified.	2-18A General Industrial Zone	Accepted in part
3288	Gurshin	Kristina	BECA	Fire and Emergency New Zealand	3288.10	Support	That Rule 18A.5.6 be retained as notified.	2-18A General Industrial Zone	Accepted in part
3288	Gurshin	Kristina	BECA	Fire and Emergency New Zealand	3288.11	Oppose	That 18A.6.1 be amended as follows: The following controlled and restricted discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified (...).	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.1	Oppose	That the provisions restricting Office, Commercial, Food and Beverage and Retail Activities in the General Industrial Zone around Gordon Road, Wanaka be rejected.	2-18A General Industrial Zone	Accepted in part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.2	Oppose	That some flexibility in the General Industrial Provisions should be applied.	2-18A General Industrial Zone	Accept in Part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.3	Support	That the restrictions on Residential and Visitor Accommodation activities are retained as notified.	2-18A General Industrial Zone	Accepted
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.4	Oppose	That the General Industrial Zone provisions be amended to allow for Office, Commercial, Food and Beverage and Retail Activities that are not ancillary to Industrial or Service Activities or that Office, Commercial, Food and Beverage and Retail Activities be provided along Gordon Road.	2-18A General Industrial Zone	Accepted in part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.5	Oppose	That if submission point 3298.4 is rejected; that alternatively rezone Gordon Road to a bespoke Business Mixed Use zone that deters residential and visitor accommodation activities.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.6	Oppose	That any other additional or consequential relief to the Proposed District Plan be provided to give effect to the relief sought in submission 3298.	2-18A General Industrial Zone	Accept in Part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.7	Oppose	That the Purpose of the General Industrial be amended to read as follows: The purpose of the General Industrial Zone is to provide for the establishment, operation and long term viability of Industrial and Service, Office, Commercial, Food and Beverage and Retail 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 development capacity. The Zone seeks to ensure a range of site sizes are available, including for Industrial, Service, Office, Commercial, Food and Beverage and Retail activities which require a range of buildings and site sizes for a range of activities. The role that ancillary Office, Retail and Commercial activities play in supporting Industrial and Service activities is recognised and provided for. While the Zone seeks to provide for land uses which may be 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.	2-18A General Industrial Zone	Accepted in part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.8	Oppose	That Objective 18A.2.1 is amended to read as follows: Industrial, Service, Non-ancillary Service, Office, Commercial, Food and Beverage and Retail activities of varying sizes are enabled within the Zone and their long-term operation and viability is supported.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.9	Oppose	That 18A.2.1.1 is amended to read as follows: Enable a diverse range of Industrial, Service, Office, Commercial, Food and Beverage and Retail activities that provide benefit in the form economic growth and skilled employment opportunities.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.10	Oppose	That 18A.2.1.5 is amended to read as follows: Manage subdivision and development within the Zone to ensure that sites are well suited to serving the needs of a diverse range of Industrial, Office, Commercial, Food and Beverage and Retail activities now and into the future.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.11	Oppose	That 18A.2.2 is amended to read as follows: The establishment, operation and growth of Industrial, Office, Commercial, Food and Beverage and Retail activities within the Zone is not undermined by incompatible land uses.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.12	Oppose	That 18A.2.2.1 is amended to read as follows: Avoid the following activities that are not compatible with the primary function of the Zone and have the ability to displace or constrain the establishment, operation and long term viability of Industrial, Office, Commercial, Food and Beverage and Retail activities: a. Residential Activity, Residential Units and Residential Flats, and b. Visitor accommodation, Residential Visitor accommodation and Homestay activities.	2-18A General Industrial Zone	Accepted in part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.13	Oppose	That 18A.2.2.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.14	Oppose	That 18A.2.2.3 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.15	Oppose	That 18A.2.2.4 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.16	Oppose	That 18A.2.2.5 is amended to read as follows: Manage the location of food and beverage related commercial activities within the Zone to ensure they serve the needs of workers and visitors to the Zone.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.17	Oppose	That 18A.2.3.2 is amended to read as follows: Encourage Office, Food and Beverage, Retail and Commercial activities to actively engage with the street frontage and public places.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.18	Oppose	That 18A.2.3.3 is amended to read as follows: Control the bulk, location, design, landscaping, screening and overall appearance of sites and buildings, incorporating where relevant, the seven principles of Crime Prevention through Environmental Design (CPTED) to ensure they contribute to a quality, healthy and safe built environment while meeting the functional needs of Industrial, Service, Office, Retail, Food and Beverage and Commercial activities.	2-18A General Industrial Zone	Rejected

3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.19	Oppose	That Rule 18A.4.2 is amended to read as follows: Office, Retail, Food and Beverage and Commercial activities.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.20	Oppose	That Rule 18A.4.12 be amended to provide for Trade Suppliers and Large Format Retail as a discretionary activity.	2-18A General Industrial Zone	Accept in Part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.21	Oppose	That Rule 18A.4.14 be rejected in its entirety.	2-18A General Industrial Zone	Accepted in part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.22	Oppose	That 18A.5.1 be rejected in its entirety.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.23	Oppose	That the non compliance status for 18A.5.2 be changed to a Discretionary Activity and the text amended to read as follows: Rule 18A.5.2 Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding sale of liquor) Non-compliance status: Discretionary Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity; Any Licenses Premises shall be ancillary to an industrial or Commercial activity; and Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.24	Oppose	That 18A.5.3 a. ii. is amended to provide for a 3m minimum setback from all other road and state highway boundaries.	2-18A General Industrial Zone	Accept in Part
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.25	Oppose	That 18A.5.5 is amended to provide for a maximum building height of 12m.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.26	Oppose	That 27.3.13 is amended to read as follows: Objective - Subdivision within the General Industrial Zone enables the establishment, operation and long term viability of Industrial, Service, Office, Food and Beverage Retail and Commercial activities including those Industrial and Service activities which require larger buildings and more space for the purpose of maneuvering, loading and vehicle parking.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.27	Oppose	That 27.3.13.1 is amended to read as follows: Enable subdivision and development within the General Industrial Zone that provides for the establishment, operation and long term viability of Industrial, Service, Office, Retail, Food and Beverage and Commercial activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.28	Oppose	That 27.3.13.2 is amended to read as follows: Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial Zone where there is a demonstrated need for Industrial, Service, Office, Retail, Food and Beverage and Commercial activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.29	Oppose	That 27.3.13.6 is amended to read as follows: Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial Zone to provide for the long term establishment, operation and long term viability of Industrial, Service, Office, Retail, Food and Beverage and Commercial activities.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.30	Oppose	That the proposed variation to Rule 27.6 is amended as follows: General Industrial: Minimum Lot Area = 1000m ² Except: Subdivision of lots less than 1000m ² shall be a restricted discretionary activity.	2-18A General Industrial Zone	Rejected
3298	Fyfe	Jo	John Edmonds and Associates	NPR Trading Limited	3298.31	Oppose	That Table 36.5.15 is amended to include the following restricted discretionary activity: Offices within the General Industrial Zone shall be acoustically protected to achieve internal acoustic standards as follows: 0700h to 2200h – 55 Db Aeq(15 min) 2200h to 0700h – 45 Db Aeq(15 min), 70 Db AFmax RD - Discretion is restricted to the extent of effects of noise generated on adjoining zones.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.1	Oppose	That the provisions restricting Office and Commercial Activities in the General Industrial Zone in Wanaka be rejected.	2-18A General Industrial Zone	Accepted in part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.2	Oppose	That some flexibility in the General Industrial Provisions should be applied.	2-18A General Industrial Zone	Accept in Part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.3	Support	That the restrictions on Residential and Visitor Accommodation activities are retained as notified.	2-18A General Industrial Zone	Accepted
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.4	Oppose	That the General Industrial Zone provisions be amended to allow for Office and Commercial Activities that are not ancillary to Industrial or Service Activities, or that Office and Commercial Activities be provided for in a certain area of the General Industrial Zone.	2-18A General Industrial Zone	Accepted in part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.5	Oppose	That any other additional or consequential relief to the Proposed District Plan be provided to give effect to the relief sought in the submission.	2-18A General Industrial Zone	Accept in Part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.6	Oppose	That the Purpose of the General Industrial be amended to read as follows: The purpose of the General Industrial Zone is to provide for the establishment, operation and long term viability of Industrial and Service, Office, Retail and Commercial 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 development capacity. The Zone seeks to ensure a range of site sizes are available, including for Industrial, Service, Office, Retail and Commercial activities which require a range of buildings and site sizes for a range of activities. The role that ancillary Office, Retail and Commercial activities play in supporting Industrial and Service activities is recognised and provided for. While the Zone seeks to provide for land uses which may be 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.	2-18A General Industrial Zone	Accepted in part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.7	Oppose	That Objective 18A.2.1 is amended to read as follows: Industrial, Service, Non-ancillary Office, Retail and Commercial activities of varying sizes are enabled within the Zone and their long-term operation and viability is supported.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.8	Oppose	That 18A.2.1.1 is amended to read as follows: Enable a diverse range of Industrial, Service, Office, Retail and Commercial activities that provide benefit in the form economic growth and skilled employment opportunities.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.9	Oppose	That 18A.2.1.5 is amended to read as follows: Manage subdivision and development within the Zone to ensure that sites are well suited to serving the needs of a diverse range of Industrial, Service, Office, Retail and Commercial activities now and into the future.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.10	Oppose	That 18A.2.2 is amended to read as follows: The establishment, operation and growth of Industrial, Service, Office, Retail and Commercial activities within the Zone is not undermined by incompatible land uses.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.11	Oppose	That 18A.2.2.1 is amended to read as follows: Avoid the following activities that are not compatible with the primary function of the Zone and have the ability to displace or constrain the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities: a. Residential Activity, Residential Units and Residential Flats, and b. Visitor accommodation, Residential Visitor accommodation and Homestay activities.	2-18A General Industrial Zone	Accepted in part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.12	Oppose	That 18A.2.2.2 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.13	Oppose	That 18A.2.2.3 is rejected in its entirety.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.14	Oppose	That 18A.2.2.4 is rejected in its entirety.	2-18A General Industrial Zone	Rejected

3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.15	Oppose	That 18A.2.2.5 is amended to read as follows: Manage the location of food and beverage related commercial activities within the Zone to ensure they serve the needs of workers and visitors to the Zone.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.16	Oppose	That 18A.2.3.2 is amended to read as follows: Encourage Office, Retail and Commercial activities to actively engage with the street frontage and public places.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.17	Oppose	That 18A.2.3.3 is amended to read as follows: Control the bulk, location, design, landscaping, screening and overall appearance of sites and buildings, incorporating where relevant, the seven principles of Crime Prevention through Environmental Design (CPTED) to ensure they contribute to a quality, healthy and safe built environment while meeting the functional needs of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.18	Oppose	That 18A.4.2 is amended to read as follows: Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.19	Oppose	That 18A.4.12 be amended to provide for Trade Suppliers and Large Format Retail as a discretionary activity.	2-18A General Industrial Zone	Accept in Part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.20	Oppose	That 18A.4.14 be rejected in its entirety.	2-18A General Industrial Zone	Accepted in part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.21	Oppose	That 18A.5.1 be rejected in its entirety.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.22	Oppose	That the non compliance status for 18A.5.2 be changed to a Discretionary Activity and the text amended to read as follows: 18A.5.2 Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding sale of liquor) Non-compliance status: Discretionary Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity; Any Licenses Premises shall be ancillary to an industrial or Commercial activity; and Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.23	Oppose	That 18A.5.3 a. ii. is amended to provide for a 3m minimum setback from all other road and state highway boundaries.	2-18A General Industrial Zone	Accept in Part
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.24	Oppose	That 18A.5.5 is amended to provide for a maximum building height of 12m.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.25	Oppose	That 27.3.13 is amended to read as follows: Objective - Subdivision within the General Industrial Zone enables the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities including those Industrial and Service activities which require larger buildings and more space for the purpose of manoeuvring, loading and vehicle parking.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.26	Oppose	That 27.3.13.1 is amended to read as follows: Enable subdivision and development within the General Industrial Zone that provides for the establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities by ensuring any new lots created are capable of accommodating activities and development that is anticipated by the Zone standards.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.27	Oppose	That 27.3.13.2 is amended to read as follows: Recognise and provide for subdivision activities which create smaller lot sizes than anticipated within the General Industrial Zone where there is a demonstrated need for Industrial, Service, Office, Retail and Commercial activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.28	Oppose	That 27.3.13.6 is amended to read as follows: Avoid subdivision that creates lots of a size and layout that limit the intended function of the General Industrial Zone to provide for the long term establishment, operation and long term viability of Industrial, Service, Office, Retail and Commercial activities.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.29	Oppose	That the proposed variation to 27.6.1 is amended as follows: General Industrial: Minimum Lot Area = 1000m ² Except: Subdivision of lots less than 1000m ² shall be a restricted discretionary activity.	2-18A General Industrial Zone	Rejected
3300	Fyfe	Jo	John Edmonds and Associates	Ben and Hamish Acland	3300.30	Oppose	That Table 36.5.15 is amended to include the following restricted discretionary activity: Offices within the General Industrial Zone shall be acoustically protected to achieve internal acoustic standards as follows: 0700h to 2200h – 55 Db Aeq(15 min) 2200h to 0700h – 45 Db Aeq(15 min), 70 Db AFmax RD - Discretion is restricted to the extent of effects of noise generated on adjoining zones.	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.5	Oppose	That the purpose statement is amended to acknowledge the proximity of Queenstown Airport to the Glenda Drive General Industrial Zone and the need to manage activities that could impact on aircraft operations.	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.6	Oppose	That the words "or by airport noise" are removed from Policy 18A.2.3.4.	2-18A General Industrial Zone	Accept in Part
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.7	Oppose	That a new objective is inserted into the Chapter as follows: Objective 18A.2.5: Business and industrial areas in proximity to Queenstown Airport to managed to ensure that the operations of the airport are not adversely affected by Activities Sensitive to Aircraft Noise.	2-18A General Industrial Zone	Accept in Part
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.8	Oppose	That a new objective is inserted into the Chapter as follows: Policy 18A.5.1: Prohibit the location of any new Activity Sensitive to Aircraft Noise on industrial land within the Air Noise Boundary or Outer Control Boundary for Queenstown Airport.	2-18A General Industrial Zone	Accept in Part
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.9	Oppose	That a new policy is inserted into the Chapter as follows: Policy 18A.5.2: Require as necessary mechanical ventilation for any alternations or additions to Critical Listening Environments within any existing buildings containing an Activity Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary.	2-18A General Industrial Zone	Accept in Part
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.10	Oppose	That Objective 18A.2.4 is amended to include "or the functioning of Queenstown Airport"	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.11	Oppose	That a new policy is inserted as follows: "Manage glare and dust effects and discourage refuse activities within the zone to avoid adverse effects on aircraft operations at Queenstown Airport".	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.12	Oppose	That a new Clause 18A.3.2.5 is inserted as follows: "Obstacle limitation surfaces at Queenstown and Wanaka Airport: Any person wishing to undertake an activity that will penetrate the designated Airport Approach and Land use Controls obstacle limitation surfaces at Queenstown and Wanaka Airport must first obtain written approval of the relevant requiring authority, in accordance with section 176 of the Resource Management Act 1991.	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.13	Oppose	That an addition matter of discretion is added to Rule 18A.4.5, being: "k. the design, construction, orientation and location of the alterations or additions to achieve adequate indoor sound insulation from aircraft noise within the Queenstown Airport Noise Control Boundary or Outer Control Boundary.	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.14	Oppose	That Rule 18A.4.6 is deleted and replaced with proposed new standard 18A.5.10 as follows: Rule 18A.5.10 Buildings within the Outer Control Boundary a. Buildings and alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise (ASAN) shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. b. Compliance between the Outer Control Boundary (OCB) and the Air Noise Boundary (ANB). Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 or by submitting a certificate to the Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.	2-18A General Industrial Zone	Accept in Part
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.15	Oppose	That the words "and refuse collection and disposal" are removed from Rule 18A.4.10.	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.16	Support	That Rule 18A.4.13 be retained as notified.	2-18A General Industrial Zone	Accepted
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.17	Oppose	That the maximum building height in Rule 18A.5.5 be 6m.	2-18A General Industrial Zone	Rejected

3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.18	Oppose	That Rule 18A.5.7 is amended as follows: a. The addition of flight paths to this clause; and an additional standard stating: d. Lighting shall not mimic a design or form that resembles or conflicts with aircraft operations at Queenstown Airport.	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.19	Oppose	That the Matter of Discretion for Rule 18A.5.7 is amended to include aircraft operations.	2-18A General Industrial Zone	Rejected
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.20	Support	That Rule 18A.6.2.1 is retained as notified.	2-18A General Industrial Zone	Accepted
3316	O'Sullivan	Kirsty	Mitchell Daysh Limited	Queenstown Airport Corporation	3316.21	Oppose	That the submitter's property at 27 Lucas Place (Lot 2 DP 472825) with a land area of area 3.27, located on the northern side of Hawthorne Drive approximately 150m west of the intersection with Glenda Drive, be amended as for follows; the Industrial Zone land shown in Attachment B be rezoned to Airport Zone (Stage 1 Decision); or, include new provisions in the General Industrial Zone specific to this land that achieves similar or like relief; or, Rezone the Industrial Zone land shown in Attachment B to Frankton Flats B (Activity Area E1) zone; or including new provisions in the General Industrial Zone specific to this land that achieves similar or like relief; or rezone this land Rural.	2-18A General Industrial Zone	Rejected
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.1	Oppose	That Chapter 18A (General Industrial Zone) and all consequential amendments as notified be rejected.	2-18A General Industrial Zone	Accept in Part
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.2	Support	That the adoption of a single industrial zone (the General Industrial Zone) planning framework be retained as notified.	2-18A General Industrial Zone	Accepted
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.3	Support	That the rezoning of Rural Zone land and unzoned stopped road in the Glenda Drive area to General Industrial Zone be retained as notified.	2-18A General Industrial Zone	Accepted
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.4	Oppose	That the use of prohibited activity statuses in Table 18A.4 be rejected.	2-18A General Industrial Zone	Accept in Part
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.5	Oppose	That the prohibited activity statuses associated with Policy 18A.2.2.1 be rejected.	2-18A General Industrial Zone	Accept in Part
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.6	Oppose	That the use of a prohibited activity status for 'custodial' residential units be rejected.	2-18A General Industrial Zone	Rejected
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.7	Oppose	That Rule 18A.4.5 (buildings) be amended to have a controlled activity status.	2-18A General Industrial Zone	Rejected
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.8	Oppose	That the 50 m2 restriction for ancillary office, retail and commercial activities in rule 18A.5.1(a) be rejected.	2-18A General Industrial Zone	Rejected
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.9	Oppose	That a ratio/percentage requirement for ancillary office, retail and commercial activities be applied in Rule 18A.5.1(a).	2-18A General Industrial Zone	Rejected
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.10	Oppose	That the minimum 5 m road boundary setback specified for buildings in rule 18A.5.3(a)(ii) be rejected.	2-18A General Industrial Zone	Accept in Part
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.11	Oppose	That the 7 m road boundary setback for buildings in rule 18A.5.3(b)(i) be rejected.	2-18A General Industrial Zone	Rejected
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.12	Support	That the 10 m maximum height for buildings in Rule 18A.5.5 be retained as notified.	2-18A General Industrial Zone	Accepted in part
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.13	Oppose	That clarification is provided in regard to the application of Rule 18A.5.6 in respect to the submitter's land: Lot 1 DP 333539 and Section 1 Survey Office Plan 495820 Lot 4 DP 333539 and Section 2 Survey Office Plan 495820 Lot 3 DP 333539 Lot 5 DP 333539 Lot 6 DP 333539 Lot 7 DP 534856 Lot 2 DP 534856 Lot 18 DP 19871 Lot 19 DP 19871 Lot 20 and 21 DP 19862 Lot 9 DP 333539 Lot 10 DP 333539 Lot 11 DP 333539 Lot 14 DP 19871 Lot 14 DP 304880	2-18A General Industrial Zone	Accepted
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.14	Oppose	That Rule 27.6.1 be amended to specify no minimum lot area for subdivision in the General Industrial Zone.	2-18A General Industrial Zone	Rejected
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.15	Oppose	That further work be undertaken to acknowledge the range, scale and diversity of activities already established within the Glenda Drive industrial environment.	2-18A General Industrial Zone	Accept in Part
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.16	Oppose	That a more efficient and effective proposal for the Glenda Drive industrial environment be notified.	2-18A General Industrial Zone	Accept in Part
3340	Thorne	Daniel	Town Planning Group (NZ) Limited	Reavers (N.Z.) Limited	3340.17	Oppose	That any other additional or consequential relief to the Proposed District Plan be provided that will give effect to the submission.	2-18A General Industrial Zone	Accept in Part
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.45	Support	That Objective 18A.2.1 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.46	Support	That Policy 18A.2.1.1 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.47	Support	That Policy 18A.2.1.2 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.48	Support	That Policy 18A.2.1.3 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.49	Support	That Policy 18A.2.1.4 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.50	Support	That Policy 18A.2.1.5 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.51	Support	That Objective 18A.2.2 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.52	Support	That Policy 18A.2.2.1 be retained as notified.	2-18A General Industrial Zone	Accept in Part
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.53	Support	That Policy 18A.2.2.2 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.54	Support	That Policy 18A.2.2.3 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.55	Support	That Policy 18A.2.2.4 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.56	Support	That Policy 18A.2.2.5 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.57	Support	That Objective 18A.2.3 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.58	Support	That Policy 18A.2.3.1 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.59	Support	That Policy 18A.2.3.2 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.60	Support	That Policy 18A.2.3.3 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.61	Support	That Policy 18A.2.3.4 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.62	Support	That Objective 18A.2.4 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.63	Support	That Policy 18A.2.4.1 be retained as notified.	2-18A General Industrial Zone	Accepted
3342	Hanley	Warren	Otago Regional Council	Otago Regional Council	3342.64	Support	That Policy 18A.2.4.2 be retained as notified.	2-18A General Industrial Zone	Accepted
3343	Farrell	Ben		WAYFARE GROUP LIMITED	3343.16	Oppose	That Policy 18A.2.2.1 is amended to clarify that recreation/commercial recreation activities need not be avoided, by inserting the text 'excluding commercial recreation' after commercial activities.	2-18A General Industrial Zone	Rejected
3343	Farrell	Ben		WAYFARE GROUP LIMITED	3343.17	Oppose	That a new policy is inserted that provides for recreation activities as follows: "Provide for recreation and community activities and facilities, including commercial recreation, where: i. The applicant demonstrates that it is difficult or impractical to locate the activity in other zones; ii. The activity is compatible with the use of industrial land or buildings and iii. The activity is compatible with neighbouring land uses.	2-18A General Industrial Zone	Rejected
3343	Farrell	Ben		WAYFARE GROUP LIMITED	3343.18	Oppose	That the activity status in Rule 18A.4.8, in relation to recreation and commercial recreation activities is amended from Non-Complying to Discretionary.	2-18A General Industrial Zone	Rejected
3343	Farrell	Ben		WAYFARE GROUP LIMITED	3343.19	Oppose	That the activity status in Rule 18A.4.9, in relation to community activities and facilities is amended from 'Non-complying' to 'Discretionary'.	2-18A General Industrial Zone	Rejected

3343	Farrell	Ben		WAYFARE GROUP LIMITED	3343.24	Oppose	That Policy 18A.2.2.4 is amended to clarify that recreation/commercial recreation activities need not be avoided, by inserting the text 'excluding commercial recreation' after commercial activities.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.1	Oppose	That buildings are controlled activities in respect of landscaping, external appearance, location of offices and showrooms, and visual impact.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.2	Oppose	That outdoor storage areas are permitted.	2-18A General Industrial Zone	Accepted
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.3	Oppose	That retail sales are limited to goods manufactured on the site, and ancillary products up to 20% of the gross floor area, or are otherwise non-complying.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.4	Oppose	That Visitor accommodation is non-complying.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.5	Oppose	That one residential unit per site is permitted for the purpose of onsite custodial management.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.6	Oppose	That buildings are to be set back 5m from State Highway 6 and 2m from all other boundaries.	2-18A General Industrial Zone	Accept in Part
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.7	Oppose	That 80% maximum site coverage is allowed.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.8	Oppose	That a Maximum building height of 10m is allowed.	2-18A General Industrial Zone	Accepted in part
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.9	Oppose	That adherence to noise standards measured at any point outside of the zone is allowed.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.10	Oppose	That there is a no minimum allotment size for subdivision.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.11	Oppose	That Map 31 is updated to reflect that the submitter's property, Lot 1 DP 308784 located on the northern side of Frankton-Ladies Mile Highway, approximately 170m north-east of the intersection with Hardware Lane, and the surrounding properties, being zoned Industrial, with location specific and consequential changes to those provisions to give effect to the issues raised.	2-18A General Industrial Zone	Rejected
3348	Reeves	Natalie	Town Planning Group (NZ) Limited	J. McMillan	3348.12	Oppose	That any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission; including any other appropriate zoning and provisions.	2-18A General Industrial Zone	Accepted in part
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.1	Oppose	That prohibitive activities be removed as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.2	Oppose	That provision is included for custodial residential living and workers accommodation as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.3	Oppose	That buildings are controlled activities in respect of landscaping, external appearance, location of offices and showrooms, and visual impact, as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.4	Oppose	That the outdoor storage areas located within any street scene setback are controlled activities in respect of landscaping, screening, appearance and visual impact, as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.5	Oppose	That retail sales are limited to goods manufactured on the site, and ancillary products up to 20% of the gross floor area, or are otherwise non-complying, as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.6	Oppose	That Visitor accommodation is non-complying as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.7	Oppose	That buildings are to be set back 10m from State Highway 6 and 2m from all other boundaries as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.8	Oppose	That 80% maximum site coverage is allowed as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.9	Oppose	That a maximum building height of 10m is allowed as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.10	Oppose	That adherence to noise standards measured at any point outside of the zone is allowed as it relates to the Industrial Zone sought at Victoria Flats.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.11	Oppose	That no minimum allotment size for subdivision is allowed as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.12	Oppose	That all necessary refinements are made to the objectives and policies of the Zone as it relates to the Industrial Zone sought at Victoria Flat.	2-18A General Industrial Zone	Rejected
3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.13	Oppose	That the flat parts (approximately 41 Ha) of the submitter's properties at 3207 Gibbston Highway, located to the immediate east of the landfill site and on the western side of the Kawarau river, be rezoned from Gibbston Character zone to General Industrial Zone, with location specific and consequential changes to those provisions of the Proposed District Plan to give effect to the issues raised in this submission.	2-18A General Industrial Zone	Rejected

3349	Reeves	Natalie	Town Planning Group (NZ) Limited	Cardrona Cattle Company Limited	3349.14	Oppose	That any other additional or consequential relief to the Proposed District Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission; including any other appropriate zoning and provisions.	2-18A General Industrial Zone	Rejected
3352	JEA	Hayley	John Edmonds and Associates	M-Space Partnership Ltd	3352.1	Oppose	That the submitter's land, being 7, 11, 12, 17 Sutherland Lane and 226 Glenda Drive, legally described as Lots 5, 8, and 9 DP 521947, Lot 17 DP 540262, and Lot 15 DP 526426, with a land area of 0.3ha, be rezoned from General Industrial to Business Mixed Use with any other additional or consequential relief that will give effect to the submission.	2-18A General Industrial Zone	Rejected
3352	JEA	Hayley	John Edmonds and Associates	M-Space Partnership Ltd	3352.2	Oppose	That in the alternative to the Submitter's land, being 7, 11, 12, 17 Sutherland Lane and 226 Glenda Drive, legally described as Lots 5, 8, and 9 DP 521947, Lot 17 DP 540262, and Lot 15 DP 526426, being rezoned to an amended Business Mixed Use Zone as sought in submission 3352.1, that a General Industrial Zone be created that is specific to the Glenda Drive neighbourhood with the provision for more mixed use commercial and residential activities; with any other additional or consequential relief that will fully give effect to the submission.	2-18A General Industrial Zone	Rejected
3353	JEA	Hayley	John Edmonds and Associates	Bush Creek Property Holdings Limited Bush Creek Property Holdings No. 2 Limited	3353.1	Oppose	That the submitter's land at 7 & 9a Bush Creek Road (Lot 1 DP 27675 with an area of 0.2ha & Lot 1 DP 17215 with a land area of 0.13ha) be rezoned from General Industrial to Business Mixed Use with any other additional or consequential relief that will give effect to the submission.	2-18A General Industrial Zone	Rejected
3353	JEA	Hayley	John Edmonds and Associates	Bush Creek Property Holdings Limited Bush Creek Property Holdings No. 2 Limited	3353.2	Oppose	That if the Submitter's land at 7 & 9a Bush Creek Road (Lot 1 DP 27675 with an area of 0.2ha & Lot 1 DP 17215 with a land area of 0.13ha) is not rezoned to Business Mixed Use Zone then a General Industrial Zone should be applied that is specific to the neighbourhood with the provision for more mixed use commercial and residential activities; with any other additional or consequential relief that will fully give effect to the submission.	2-18A General Industrial Zone	Rejected
3354	JEA	Hayley	John Edmonds and Associates	Bush Creek Investments Limited	3354.1	Oppose	That the submitter's land at 11 Bush Creek Road (Lots 1 and 2 DP 18134 with a total land area of 1.8ha) be rezoned from General Industrial to Business Mixed Use with any other additional or consequential relief that will give effect to the submission.	2-18A General Industrial Zone	Rejected
3354	JEA	Hayley	John Edmonds and Associates	Bush Creek Investments Limited	3354.2	Oppose	That if the Submitter's land at 11 Bush Creek Road (Lots 1 and 2 DP 18134 with a total land area of 1.8ha) is not rezoned to Business Mixed Use Zone sought by submission 3354.1, that a General Industrial Zone that is specific to the neighbourhood should be applied with the provision for more mixed use commercial and residential activities; with any other additional or consequential relief that will fully give effect to the submission.	2-18A General Industrial Zone	Rejected
3355	JEA	Hayley	John Edmonds and Associates	M J Thomas	3355.1	Oppose	That the submitter's land 14 Bush Creek Road, Arrowtown (Lot 1 DP 20056 and Lot 1 DP 24863 with a land area of 0.1ha) be rezoned from General Industrial to Business Mixed Use with any other additional or consequential relief that will give effect to the submission.	2-18A General Industrial Zone	Rejected
3355	JEA	Hayley	John Edmonds and Associates	M J Thomas	3355.2	Oppose	That if the Submitter's land at 14 Bush Creek Road, Arrowtown (Lot 1 DP 20056 and Lot 1 DP 24863 with a land area of 0.1ha) is not rezoned to Business Mixed Use Zone as sought by submission 3355.1 then a General Industrial Zone that is specific to the neighbourhood should be applied with the provision for more mixed use commercial and residential activities; with any other additional or consequential relief that will fully give effect to the submission.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.1	Oppose	That buildings are controlled activities in respect of landscaping, external appearance, location of offices and showrooms, and visual impact.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.2	Oppose	That outdoor storage areas are permitted.	2-18A General Industrial Zone	Accepted
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.3	Oppose	That retail sales are limited to goods manufactured on the site, and ancillary products up to 20% of the gross floor area, or are otherwise non-complying.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.4	Oppose	That Visitor accommodation is non-complying.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.5	Oppose	That one residential unit per site is permitted for the purpose of onsite custodial management.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.6	Oppose	That buildings are to be set back 5m from State Highway 6 and 2m from all other boundaries.	2-18A General Industrial Zone	Accept in Part
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.7	Oppose	That 80% maximum site coverage is allowed.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.8	Oppose	That a Maximum building height of 10m is allowed.	2-18A General Industrial Zone	Accepted in part
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.9	Oppose	That adherence to noise standards measured at any point outside of the zone is allowed.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.10	Oppose	That there is a no minimum allotment size for subdivision.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.11	Oppose	That the submitter's property along Gibbston Valley Highway, being Section 3 SO 24743 and Lot 4 DP 27395, located on the southern side of the Kawarau River and the surrounding properties, being re-zoned Industrial, with location specific and consequential changes to those provisions to give effect to the issues raised.	2-18A General Industrial Zone	Rejected
3357	Reeves	Natalie	Town Planning Group (NZ) Limited	The Station at Waitiri Limited (2)	3357.12	Oppose	That any other additional or consequential relief to the Proposed Plan, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations that will fully give effect to the matters raised in this submission; including any other appropriate zoning and provisions.	2-18A General Industrial Zone	Rejected
3201	Devlin	Alison	Willowridge Developments Limited		3201.10	Oppose	That the eastern boundary of the General Industrial Zoned (GIZ) site be moved to the east in lie with the Ponds site so as to not create a strip of residential activity that may be adversely affected by future industrial activity.	2-18A General Industrial Zone	Rejected
3381	Murdoch	Danielle			3381.1	Oppose	That the land identified be re-zoned from General Industrial to Business Mixed Use land and some of the proposed Active Sports and Recreation land zoned General Industrial.		Rejected