

**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 Stage 3 Proposed  
District Plan

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**SECTION 42A REPORT OF LUKE THOMAS PLACE  
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

**CHAPTER 18A GENERAL INDUSTRIAL ZONE – TEXT AND MAPPING**

**18 March 2020**

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**Appendix 1:** Recommended Chapter 18A, General Industrial Zone

**Appendix 2:** Summary of submissions and recommended decisions

## 1. PROFESSIONAL DETAILS

- 1.1 My full name is Luke Thomas Place. I hold the position of Senior Policy Planner at Queenstown Lakes District Council (**the Council** or **QLDC**). I have been in this position since October 2018.
- 1.2 I hold a Bachelor of Resource and Environmental Planning (First Class Honours) from Massey University. I am an intermediate member of the New Zealand Planning Institute.
- 1.3 I have been employed as a professional planner since 2013 working in the local government sector in both New Zealand and the United Kingdom. I have been employed at the Council since January 2017 in the areas of resource consenting and planning policy.
- 1.4 Although this is a Council hearing, I confirm that I have read the Code of Conduct for Expert Witness contained in the Environment Court Practice Note and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person. The Council, as my employer, has authorised that I give this evidence on its behalf.

## 2. INTRODUCTION

- 2.1 In this section 42A report, I provide recommendations to the Hearings Panel (**Panel**) on the submissions and further submissions received on Chapter 18A – General Industrial Zone (**GIZ**) and associated variations to the Queenstown Lakes Proposed District Plan (**PDP**) notified as part of Stage 3 of the PDP.
- 2.2 A total of 436 submission points and 1,538 further submission points were received on these provisions. I have grouped my analysis of these submissions into topics as follows:

### **Group 1: General submissions**

- (a) Topic 1: Submissions in general support;
- (b) Topic 2: Submissions in general opposition;

### **Group 2: Text related submissions**

- (a) Topic 3: Non Industrial and Service activities within the GIZ
- (b) Topic 4: Bulk and location controls and buildings
- (c) Topic 5: Subdivision within the GIZ
- (d) Topic 6: Amenity within and outside of the GIZ
- (e) Topic 7: Other matters

### **Group 3: Rezoning related submissions**

- (a) Topic 8: Wanaka rezoning requests
- (b) Topic 9: Queenstown rezoning requests
- (c) Topic 10: Arrowtown rezoning requests
- (d) Topic 11: General rezoning requests

**2.3** The specific submissions addressed in each topic grouping are identified in the relevant sections of the report.

**2.4** For each topic, I summarise the key issue(s) and relief sought in the submissions, consider whether the relief sought better achieves the relevant objectives of the applicable policy documents, and evaluate the appropriateness, including costs and benefits, of the requested changes in terms of s32AA of the RMA.

**2.5** When assessing various submissions, I refer to and rely on the evidence of:

- (a) Natalie Hampson of Market Economics Ltd (economist) dated 18 March 2020;
- (b) Matthew Jones of Isthmus Group (landscape architect) dated 18 March 2020;
- (c) Michael Smith of Stantec (transport engineer) dated 18 March 2020;
- (d) James Dicey of Grape Vision Ltd (viticultural expert) dated 18 March 2020; and
- (e) Richard Powell of Queenstown Lakes District Council (Infrastructure Engineer) dated 18 March 2020

**2.6** The key documents I have used, or referred to, in forming my view while preparing this section 42A report are:

- (a) Chapter 18A (GIZ) Section 32 evaluation (**S32**);

- (b) PDP Stage 1 & 2 Decision Version (**PDP**);
- (c) Craig Barr's Stage 3 Strategic Evidence (**Strategic Evidence**), including the versions of the Otago Regional Policy Statement referred to in his evidence.

**2.7** Changes I recommend to notified Chapter 18A in response to submissions and further submissions are included in **Appendix 1**, which contains a 'tracked' recommended chapter. My recommendations for accepting or declining submissions are included in **Appendix 2** alongside a summary of the relief sought in the submissions. My recommendation for accepting or declining further submissions, will stand or fall with the primary submission.

**2.8** Throughout my evidence I refer to the following versions of the PDP text, as follows:

- (a) **Provision X.X.X** or **notified Provision X.X.X**: to refer to the notified version of a provision (i.e. Objective 18A.2.1); and
- (b) **PDP Provision X.X.X**: to refer to the Stage 1 & 2 Decision Version of the Proposed District Plan (i.e. PDP Objective 18A.2.1).

## GROUP 1

### 3. TOPIC 1: SUBMISSIONS IN GENERAL SUPPORT

- 3.1 Public Health South have requested<sup>1</sup> that the intent of the GIZ be retained as notified as it would ensure sufficient and appropriate areas are provided for industrial activities within the District. I recommend that this submission point be accepted in part. Although I have recommended some changes to the notified GIZ provisions, I am not of the view that the changes I recommend erode the overall intent of the GIZ to provide for the establishment, operation and long term viability of Industrial and Service activities.
- 3.2 Reavers (N.Z.) Limited have requested<sup>2</sup> that the single industrial zone planning framework be retained as notified. This relief is accepted. I have not recommended any changes to the planning framework for industrially zoned land (i.e. one General Industrial Zone).

### 4. TOPIC 2: SUBMISSIONS IN GENERAL OPPOSITION

- 4.1 A number of submission points<sup>3</sup> have been received requesting that Chapter 18A and the GIZ provisions be rejected. These submission points are accepted in part on the basis of amendments I have recommended to the notified GIZ provisions. However, I am of the view that the overall intent of the GIZ with my recommended amendments are the most effective and efficient means of addressing those resource management issues identified in the S32. To reject the GIZ, its provisions and associated variations to other PDP chapters in their entirety would not enable the Council to meet its responsibilities under Part 5 of the Resource Management Act (**the Act** or **RMA**), nor would it give effect to the higher order guidance set out within the National Policy Statement for Urban Development Capacity 2016 (**NPS-UDC**), the PORPS, Chapter 3 (Strategic Development) or Chapter 4 (Urban Development) of the PDP.
- 4.2 It is also unclear in these submissions what provisions would apply to the relevant land, instead of the GIZ.

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1 Point 3109.1

2 Point 3340.2

3 Points 3003.3 3030.1 3072.1 3134.1 3136.1 3136.4 3224.1 3340.1

## GROUP 2: TEXT RELATED SUBMISSIONS

### 5. TOPIC 3: NON INDUSTRIAL AND SERVICE ACTIVITIES WITHIN THE GIZ

#### Office, Commercial and Retail activities

**5.1** A large number of submission points were received on the proposed approach to managing non Industrial and Service activities within the GIZ. The largest number of these submission points<sup>4</sup> related to the proposed approach to managing Office, Commercial and Retail activities. These submissions are referred to collectively as **Breen Construction Company et al.** throughout my evidence. I note that the relief of the Cardrona Cattle Company Limited (Point 3349.5) in regard to this matter is related to their rezoning request at Gibbston which I have addressed later in my report.

**5.2** The resource management issue associated with the presence of non-Industrial and Service activities within the GIZ was outlined in the discussion on '*Issue 2 – Non industrial activities within the Industrial Zones*'<sup>5</sup> within the S32. Ground truthing site visits were undertaken to inform the S32 in regard to the actual mix of activities undertaken on sites (including predominant and ancillary activities) according to the Operative District Plan (**ODP**) definitions. A brief summary of the ground truthing findings for ODP industrial area is provided in Table 1 below.

| <b>Industrial Area</b> | <b>Summary of uses</b>  |
|------------------------|---|
| Arrowtown              | <ul style="list-style-type: none"><li>– 75.1% of all observed predominant activities are traditional<sup>6</sup> industrial uses<sup>7</sup></li><li>– 20.8% of predominant activities had ancillary activities, with Office and Commercial being most common<sup>8</sup></li><li>– 44.4% of all predominant activities had a residential element or was the predominant activity<sup>9</sup></li></ul> |
| Glenda Drive           | <ul style="list-style-type: none"><li>– Office and Commercial activities make up 49.1% of all predominant activities<sup>11</sup></li></ul>   |

4 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

5 Para 7.22 – 7.49, Section 32 Evaluation, Chapter 18A General Industrial Zone

6 Light Industrial, Outdoor Storage, Service Activities and Yard Based Service activities

7 Para 7.29, Section 32 Evaluation, Chapter 18A General Industrial Zone

8 Table 2 and Figure 11, Section 32 Evaluation, Chapter 18A General Industrial Zone

9 Para 7.28, Section 32 Evaluation, Chapter 18A General Industrial Zone

|                               |   |
|-------------------------------|---|
|                               | <ul style="list-style-type: none"> <li>– Industrial type activities<sup>10</sup> accounted for 50.1% of all predominant activities<sup>11</sup></li> <li>– 37.6% of all observed businesses had a first level ancillary activity<sup>12</sup></li> <li>– 12.4% of all businesses had a residential element<sup>13</sup></li> </ul>  |
| Wanaka<br>(Industrial Zone)   | <ul style="list-style-type: none"> <li>– Service activities and Light Industrial activities comprise 53.3% of all observed predominant activities<sup>14</sup></li> <li>– 20.8% of all recorded predominant activities were Office activities<sup>14</sup></li> <li>– More than a third of all observed predominant activities have an associated ancillary activity<sup>14</sup></li> <li>– 15.6% of all recorded businesses had a residential element<sup>15</sup></li> </ul> |
| Wanaka<br>(Industrial B Zone) | <ul style="list-style-type: none"> <li>– 58.3% of all recorded predominant activities were Service, Light Industrial, or Industrial activities<sup>16</sup></li> <li>– 30.6% of all recorded predominant activities were office activities<sup>17</sup></li> <li>– A third of businesses have first level ancillary activity with commercial the most common<sup>16</sup></li> <li>– Only three businesses have a residential element<sup>18</sup></li> </ul>                   |

**5.3** The ground truthing analysis demonstrated considerable infiltration of non-industrial type activities, in particular Office, Commercial and Retail activities, throughout the ODP zones that have been notified in the PDP as the GIZ. The S32 evaluation concluded, on this finding, that *'the ODP provisions have not been effective or efficient in ensuring that the Industrial Zones provide a secure location for the establishment, operation and growth of Industrial and Service Activities'*<sup>19</sup>. I do consider that the presence of Office, Commercial and Retail activities does compromise the long term viability of the District's industrial economy<sup>20</sup> and the efficient and effective functioning of the Zone on account on

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10 Made up of industrial, light industrial, outdoor storage, service activities, yard based industrial, yard based service activity and yard based storage in this instance  
11 Para 7.31, Section 32 Evaluation, Chapter 18A General Industrial Zone  
12 Para 7.32, Section 32 Evaluation, Chapter 18A General Industrial Zone  
13 Para 7.33, Section 32 Evaluation, Chapter 18A General Industrial Zone  
14 Para 7.35, Section 32 Evaluation, Chapter 18A General Industrial Zone  
15 Para 7.37, Section 32 Evaluation, Chapter 18A General Industrial Zone  
16 Para 7.39, Section 32 Evaluation, Chapter 18A General Industrial Zone  
17 Table 5, Section 32 Evaluation, Chapter 18A General Industrial Zone  
18 Para 7.41, Section 32 Evaluation, Chapter 18A General Industrial Zone  
19 Para 7.43, Section 32 Evaluation, Chapter 18A General Industrial Zone  
20 Para 7.2 – 7.21, Section 32 Evaluation, Chapter 18A General Industrial Zone

their propensity to result in reverse sensitivity effects on Industrial and Service activities, the competitive market disadvantages they impact on Industrial and Service activities (in terms of profitability and land value increases)<sup>21</sup>, increased vehicle/pedestrian related traffic conflicts between the different uses, their customers and staff, and due to the resulting loss of industrial development capacity. For these reasons Office, Commercial and Retail activities not ancillary to Industrial or Service activities were identified as Prohibited activities within the notified GIZ.

**5.4** Submission points<sup>4</sup> requesting changes to the management of Office, Commercial and Retail activities suggest the notified GIZ provisions are too restrictive and not broad enough to enable future development within the GIZ, outlining that Office, Retail and Commercial activities are integral to the efficient and effective functioning of the GIZ<sup>22</sup>. The majority of these submissions, in particular those points made by Breen Construction Company Ltd et al<sup>23</sup> seek amendments which represent a significantly more enabling approach for Office, Retail and Commercial activities.

**5.5** The notified provisions are intentionally restrictive in their application to those land uses considered incompatible with the intended outcomes of the GIZ, including Office, Commercial and Retail activities. Objective 18A.2.2 and its associated policies are designed as the more restrictive arm of Chapter 18A, setting out the range of activities considered 'incompatible'. The position established by Objective 18A.2.2, its policies and corresponding methods directly gives effect to Policy 5.3.3 of the PORPS which states:

*Policy 5.3.3 Industrial land*

*Manage the finite nature of land suitable and available for industrial activities, by all of the following:*

- a) Providing specific areas to accommodate the effects of industrial activities;*
- b) Providing a range of land suitable for different industrial activities, including land-extensive activities;*

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21 Section 6.4.6, Economic Assessment of Queenstown Lakes District's Industrial Zones, Stage 3 District Plan Review, May 2019

22 Para 4.3, Submission 3269

23 Points 3234.1, 3234.4, 3234.6, 3234.7, 3234.8, 3234.9, 3234.10, 3234.11, 3234.13, 3234.14, 3234.18, 3234.20, 3234.25, 3234.26, 3234.27, 3234.28, 3235.4, 3235.6, 3235.7, 3235.8, 3235.9, 3235.10, 3235.11, 3235.13, 3235.14, 3235.18, 3235.20, 3235.25, 3235.28, 3266.1, 3266.4, 3266.6, 3266.7, 3266.8, 3266.9, 3266.10, 3266.11, 3266.13, 3266.14, 3266.18, 3266.20, 3266.25, 3266.28, 3286.1, 3286.4, 3286.6, 3286.7, 3286.8, 3286.9, 3286.10, 3286.11, 3286.13, 3286.14, 3286.18, 3286.20, 3286.25, 3286.28, 3298.1, 3298.4, 3298.7, 3298.8, 3298.9, 3298.10, 3298.11, 3298.12, 3298.14, 3298.15, 3298.19, 3298.21, 3298.26, 3298.29, 3300.1, 3300.4, 3300.6, 3300.7, 3300.8, 3300.9, 3300.10, 3300.11, 3300.13, 3300.14, 3300.18, 3300.20, 3300.25, 3300.28

c) *Restricting the establishment of activities in industrial areas that are likely to result in:*

i. *Reverse sensitivity effects; or*

ii. *Inefficient use of industrial land or infrastructure.*

**5.6** Otago Regional Council (**ORC**) has submitted in support<sup>24</sup> of Objective 18A.2.2 and its policies as it considers this suite of provisions would enable a diverse range of industrial activities.

**5.7** The intent of PORPS 19 Policy 5.3.3 is given effect to in Policy 3.3.8 of Chapter 3 (Strategic Direction) of the PDP which states:

*Avoid non-industrial activities not ancillary to industrial activities occurring within areas zoned for industrial activities. (relevant to S.O. 3.2.1.3 and 3.2.1.5).*

**5.8** In their consideration of Policy 3.3.8, the Panel in Stage 1 accepted that ‘non-industrial activities in industrial zones should be tightly controlled’<sup>25</sup> taking into account ‘the guidance provided by the Proposed RPS, the lack of land available for industrial development, and the general unsuitability of land zoned for other purposes for industrial use’<sup>25</sup>.

**5.9** Policy 3.3.8 is not subject to appeal, and full weight should be afforded to its direction in respect of the development of provisions for the GIZ.

**5.10** The meaning of the word ‘avoid’ was considered by the Supreme Court in *Environmental Defence Society Inc. v New Zealand King Salmon Company Limited*<sup>26</sup> (**King Salmon**). In its ruling, the Supreme Court determined that avoid has its ordinary meaning of ‘not allow’ or ‘prevent the occurrence of’.

**5.11** Taking into account the direction provided in the PORPS 19 and Chapter 3, and the interpretation of ‘avoid’ in *King Salmon*, I consider the use of Prohibited activity status for new Commercial, Office and Retail activities is necessary. Given this, I recommend rejecting those points of relief which request, in an overall and broad sense, that Office, Retail and Commercial activities be enabled within the GIZ. I do not consider that this relief, if granted, would give

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24 Point 3342.51

25 Para 530, Report 3 Report and Recommendations of Independent Commissioners Regarding Chapter 3, Chapter 4 and Chapter 6

26 [2014] NZSC 38

effect to the higher order direction set out within PORPS 19 Policy 5.3.3 and would be inconsistent with Chapter 3 Policy 3.3.8.

- 5.12** I am also of the opinion that the relief is contrary to the direction outlined in other provisions within Chapter 3 (Strategic Direction). In particular, Strategic Objective 3.2.1 states that land use and development should provide for a prosperous, resilient and equitable economy. Strategic Objective 3.2.1.6 outlines that the District's economic base should be diversified and employment opportunities created, while Strategic Objective 3.2.6 outlines that the District's residents and communities should be able to provide for their economic wellbeing. In her evidence, Ms Hampson outlines that the established role of the GIZ is *'economically significant and one that needs to be protected through regulation as the market will fail to provide land for less intensive land uses (at a price they can afford), particularly when growth is strong and competition for space within or in close proximity to the urban area is high'*<sup>27</sup>. In her opinion, the GIZ responds to those key issues facing the District's industrial economy, including the ongoing commercial viability of Industrial and Service activities<sup>28</sup>.
- 5.13** Given that the industrial economy is *'growing rapidly and has demonstrated growth rates faster than the rest of the district's economy'*<sup>29</sup>, it is considered that Industrial and Service activities are a vital component of the District's economic activity that will contribute to the development of a prosperous, resilient and equitable economy and people's overall economic wellbeing. Further, the growth of these activities will assist in achieving a more diversified economy and employment opportunities. Taking into account the overall strategic importance of the GIZ, Ms Hampson supports the narrow role of the GIZ in respect to economic considerations, in terms of Office, Commercial and Retail activities.
- 5.14** Further, I note that these submissions have not provided any technical expert evidence to refute the findings of the ME report appended to the S32 (also attached to Ms Hampson's evidence). The ME report highlights the need for a less flexible planning framework than that of the ODP, which prioritises the needs of Industrial and Service activities<sup>30</sup>.

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27 Para 7.2, Natalie Hampson Evidence

28 Para 7.3, Natalie Hampson Evidence

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

30 Para 7.65, Section 32 Evaluation, General Industrial Zone

- 5.15** My reasoning and recommendation outlined above also applies to submission points 3165.6 and 3201.6 which request that the activity status of Office, Commercial and Retail activities be amended to Non-Complying. A Non-Complying activity status would in my opinion fall outside of the direction provided by PORPS 19 Policy 5.3.3 and PDP Chapter 3 Policy 3.3.8 in that it would allow and/or provide for the occurrence of the activities in some instances. In my opinion, there is a high risk that individual Office, Commercial or Retail activities would be able to demonstrate effects that are less than minor and would pass 104D(1)(a) of the gateway test in a zone which is specifically established to provide for activities *'more commonly associated with noise, glare, dust, odour, shading, visual and traffic effects and other similar effects'*<sup>31</sup>. This may lead to 'a death by a thousand cuts', as it can be difficult on a consent by consent basis to consider the cumulative effects of such activities establishing within the GIZ over time.
- 5.16** The Breen Construction Company Ltd et al<sup>32</sup>, assert that the ODP Industrial 'A' Zone currently provides for a range of activities *'including offices not ancillary to an industrial use, and commercial/business use in addition to industrial and service activities'*. This was identified in the S32 as a substantial shortcoming of the ODP framework as discussed in *'Issue 4 - Structure and complexity of the ODP Industrial Zones framework'*<sup>33</sup>. Vague and non-directive objectives, policies and methods of this kind would not give effect to the PORPS Policy 5.3.3 and PDP Chapter 3 Policy 3.3.8 and would result in the further incremental loss of industrial development capacity, facilitate cumulative reverse sensitivity effects and ongoing vehicle/pedestrian related traffic conflicts within the GIZ.
- 5.17** The permissive ODP provisions are the product of a different point in time, during which the competition between Industrial and Service activities and Commercial/Office/Retail and other non-Industrial and Service activities may not have been anticipated by the planning regime. I consider that such a planning framework is inadequate for the current state of land use change being experienced within the District and high level of competition between land uses for finite supplies of developable land.
- 5.18** A number of submissions have also requested that the notified provisions relating to non-Industrial and Service activities be relaxed or made more flexible

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31 18A.1, Purpose, Chapter 18A, General Industrial Zone

32 Submissions 3234, 3235, 3266, 3286 and 3298

33 Para 7.71 – 7.72, Section 32 Evaluation, Chapter 18A General Industrial Zone

as they do not recognise the range of existing activities already present within the GIZ. In particular, submissions have been received<sup>34</sup> which outline that a prohibited activity status could create problems for minor alterations and additions or other changes in use for existing activities that might be otherwise precluded from the GIZ by those provisions in Table 18A.4.

**5.19** Ms Hampson provides an assessment of the likely economic effects on existing Office, Commercial, Retail and Residential activities within the Zone which might arise from the more restrictive approach, noting that existing activities will be able to continue if lawfully established. She estimates that the following proportion of existing activities would be categorised as Prohibited or Non-Complying activities<sup>35</sup>:

- (a) within the Wanaka ODP Industrial Zone 38 activities or 43% of the total;
- (b) within the Wanaka ODP Industrial B Zone 7 activities or 44% of the total;
- (c) within the Glenda Drive ODP Industrial A zone 129 activities or 55% of the total;
- (d) within the Arrowtown ODP Industrial zone 14 activities or 44% of the total
- (e) within the Three Parks PDP GIZ area 15 activities or 79% of the total. Note however that there is a moderate number of vacant sites in this zone area
- (f) within the new GIZ area on Ballantyne Road - there are currently no activities that would be prohibited or non-complying.

**5.20** Ms Hampson's assessment demonstrates that a large proportion of existing activities, predominately being Office, Retail and Commercial activities, would fall to Prohibited or Non Complying as a result of the notified provisions. However, that does not mean the activity cannot continue.

**5.21** Any such activity which has an existing resource consent will not be affected by the notified provisions as they do not apply retrospectively. The activity will be able to continue to operate in accordance with the conditions of the resource consent. Section 127 of the Act does enable changes of resource consent

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34 Submission 3111, 3128, 3130, 3161  
35 Para 8.3, Natalie Hampson Evidence

conditions to be applied for as a Discretionary activity where the continued appropriateness of, or necessity for, a condition is the question at hand<sup>36</sup>. I understand that whether or not Section 127 can be applied to a proposed variation is a question of fact and degree to be determined on a case by case basis, and that the case law test is that where a 'variation' would in fact result in a fundamentally different activity, or one having materially different adverse effects, or one that seeks to expand or extend the original activity, it should be treated as a new application<sup>37</sup>. In the latter case, the new activity will be captured by the activity status established within the GIZ. In this instance, therefore, Office, Retail and Commercial activities, among others, will become Prohibited.

**5.22** Existing use rights under section 10 of the RMA are also relevant.

**5.23** In the event that an existing activity has established as a permitted activity under the ODP provisions, Section 10 sets out 4 key tests which are to be applied in determining whether or not an activity that contravenes a rule in a plan will be able to continue:

- (a) The activity or use has been lawfully established;
- (b) The effects of the activity or use are the same or similar in character, intensity and scale to those which existed before the rule which determines infringement became operative/was notified;
- (c) The activity or use must not have been discontinued for a continuous period of more than 12 months; and
- (d) For a building, it must not have been altered in a manner which increases the degree to which the building fails to comply with the rule which determines infringement

**5.24** I consider there to be two components to the consideration of this issue: firstly, the impact of minor alterations and additions, and secondly the impact of changes in use.

### **Minor alterations and additions to an existing building**

**5.25** In relation to minor alterations and additions to an existing building associated with an activity that might now be prohibited in the GIZ. The GIZ provisions do

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<sup>36</sup> *Sutton v Moule* (1992) 2 NZRMA 41 (CA)

<sup>37</sup> *Body Corporate 970101 v Auckland CC* (2000) 6 ELRNZ 183; [2000] NZRMA 202 (HC) and *Body Corporate 97010 v Auckland CC* [2000] 3 NZLR 513; (2000) 6 ELRNZ 303; [2000] NZRMA 529 (CA)

not intend to prohibit minor alterations or additions to buildings. The bulk and location provisions located in Table 18A.5 set out standards that are expected to be achieved and these standards apply to any structure despite the nature or character of the activity operating within it.

- 5.26** I do not consider that such alterations or additions to a building would make the existing Office, Commercial or Retail activity (taking place inside the altered/bigger building) prohibited. The effect of such minor alteration or additions to a building is, in my view, distinct from any tests for determining the increase in the same type of (Prohibited) activity that would take place in the 'bigger' building. Whether the activity could 'grow', would always require a case by case analysis and would depend on whether the increased activity met the conditions of any existing resource consent, or the existing use rights tests set out above.

### **Change in use**

- 5.27** There is also a question of whether a different activity (also Prohibited in Chapter 18A) could take place in either the same building, or a bigger building.
- 5.28** This discussion is particularly relevant in instances where sites within the GIZ have been developed in a way that almost exclusively provides for it to be used for an Office, Retail or Commercial activity due to the nature / design of the building(s) on the site and any associated unit title subdivision. Ms Hampson identifies this relationship between current activities and the buildings they occupy as a matter of key relevance when considering the effect of the provisions on existing activities. Ms Hampson considers it unlikely that buildings for these existing activities would be suitable for Industrial or Service activities now or in the future due to their limited flexibility in terms of their design and scale<sup>38</sup>.
- 5.29** If a resource consent is held for an activity, it is likely that is for a particular type of activity – Office, Retail or Commercial. As discussed above, Section 127 of the Act can only be used to change conditions of consent, so while every variation would need to be considered on case by case basis, it is unlikely that a consent would be able to be varied in terms of the activity type.

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38 Para 8.5, Natalie Hampson Evidence

- 5.30** Turning to existing use rights, the manner in which such changes in use would be assessed falls to section 10(1)(a)(ii) as to whether or not the proposed activity has effects that are the same or similar in character, intensity and scale to those which already exist. This test is not necessarily about use; the focus is on effects.
- 5.31** Again while every situation would need to be considered on its facts, I am of the view that it is possible that a change from one Office tenant/business within an existing building to a different Office tenant/business could meet the test of section 10(1)(a)(ii). Submitter's have not provided any additional assessment in regard to this matter. Again whether or not a change of use from Office to Commercial or vice versa would meet the section 10 test would need to be considered on its facts, but I acknowledge such changes are conceivably less likely to meet Section 10. However, I am of the view that the direction set out within Policy 5.3.3 of the PORPS 19 and Policy 3.3.8 of Chapter 3, and which flows through into notified Objectives 18A.2.1 and 18A.2.2 (and their associated policies), is clear and determinative of the manner in which non-industrial related activities within the Zone are to be managed.
- 5.32** In my opinion this higher order policy direction offers limited flexibility and the notified Prohibited activity status for Office, Commercial and Retail activities not ancillary to Industrial or Service activities does give effect to this direction. Further, I consider these provisions to be the most effective method to address the resource management issue outlined above in regard to the proliferation of these activities within the notified GIZ.
- 5.33** In the event that landowners were not able to retain existing businesses, arrange new tenants that meet the conditions of an existing consent or the tests in Section 10, or Office, Commercial and Retail activities wished to expand, opportunity costs may be experienced,<sup>39</sup> I acknowledge possible economic costs. While I am not able to support recommending amendments to the notified provisions as requested by submitters, for the purpose of weighing up costs and benefits, I am prepared to explore an alternative planning option in regard to the management of existing Office, Commercial and Retail activities.

- 5.34** This alternative option could involve the establishment of a new activity rule in Table 18A.4 which sets the status of existing Office, Commercial and Retail activities lawfully established within the GIZ prior to the date of notification as Permitted activities. Such a provision could offer clarity and surety for existing landowners and business. It is noted that a similar approach has been employed in the Industrial Zone chapter of the operative Hamilton City Council District Plan<sup>40</sup>.
- 5.35** Such a permitted activity rule could be complimented by an additional provision within Table 18A.4 which sets out a range of possible opportunities for flexibility for changes in use for those activities which meet this Permitted activity rule. This rule could enable changes in use between Office and Commercial activities or vice versa (for example) as a Restricted Discretionary activity. In addition, activity standards and matters of discretion would be necessary in Table 18A.5. Such standards could restrict any possible increase to the scale of the existing activity (for example). Matters of discretion could be similar to those set out in Notified Rule 18A.5.1.
- 5.36** This alternative framework would effectively result in a 'status quo' situation in terms of the quantity of Office, Commercial and Retail activities within the GIZ and any such activity that fall outside of these standards (including new activities) would be Prohibited.
- 5.37** While this alternative approach may offer plan users a degree of certainty within Chapter 18A itself and goes some way to recognising the unique characteristics of the GIZ, on balance, I am not of the view that it is more effective or efficient than the notified regime. In the first instance, it is not reasonable to predict the limitations or otherwise of Section 10 at a zone wide scale. It is important that each assessment of compliance be assessed on a case by case basis and on its merits. It is ultimately more effective and efficient to enable such assessments to take place as and when required through dialogue between the landowner/business owner and on the basis of the established framework offered within Section 10.
- 5.38** This approach would also be unique in the PDP framework, introducing additional complexity, where, as outlined above, the RMA offers an established framework.

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40 Provision 9.3.2(g)

- 5.39** The alternative framework would also fail to deliver additional clarity or certainty to those landowners and businesses who hold resource consents as they would fall outside of the remit of Section 10 and the associated interpretation of 'lawfully established'. Further, the framework may in fact trigger the need to obtain a resource consent where it would not be required by Section 10. As discussed above, a separate RMA derived framework exists for changes to conditions of resource consents, and in my view, the District Plan is not able to pre-empt the case by case assessment of such applications.
- 5.40** Finally, I consider that the alternative approach would fail to take into account underlying resource management issue being addressed through the Prohibited activity status. It could undermine the intent of Objective 18A.2.1 to enable the long term and the operation and viability of Industrial and Service activities through the perpetuation of reverse sensitivity effects. In addition, the approach could be contrary to Objective 18A.2.2 which aims to restrict those activities incompatible with Industrial and Service activities.
- 5.41** Taking into account the abovementioned costs and benefits, I am not able to recommend such amendments to Chapter 18A, and consider that the existing RMA frameworks offer submitter's a degree of flexibility that is also appropriately tempered by the Notified GIZ framework.
- 5.42** I do not consider that precluding new Office, Retail and Commercial activities from the GIZ would adversely impact the intent of the PDP to provide for overall economic wellbeing and diversification as directed in Strategic Objectives 3.2.1, 3.2.1.6 and 3.2.6. Ms Hampson considers that the wider economic benefits of preventing such redevelopment which has the effect of displacing Industrial and Service activities and which ensures that capacity is available to meet the demand of Industrial and Service activity growth over the life of the plan and potentially beyond are considered to outweigh the potential opportunity costs to relatively few landowners who may have been contemplating such redevelopment<sup>41</sup>.
- 5.43** In her evidence, Ms Hampson provides comments on the range of locations and opportunities present for Office, Commercial and Retail activities in other business enabled land within the District. Importantly, Office, Commercial and

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41 Para 8.8, Natalie Hampson evidence.

Retail activities are provided for in other zones, including the Business Mixed Use Zone (**BMUZ**) and Town Centre Zone. These zones are able to achieve higher levels of amenity which business owners, staff and customers of Office, Commercial and Retail activities expect to experience. Ms Hampson's work updating the District's BDCA also demonstrates sufficient vacant capacity within these other business enabled zones over the short, medium and long term to cater for commercial and retail demand. Reflecting on the economic efficiencies of zoning, Ms Hampson outlines that a more enabling GIZ regime could result in the duplication of zone functions and prevent the concentration of activities in particular locations where their benefits can be maximised and externalities managed<sup>42</sup>. Ms Hampson suggests this can result in the dilution of the specialised roles played and benefits achieved by other business enabled zones. It is considered therefore that the operation of the GIZ as a proxy BMUZ could contribute to the loss of efficient and effective functionality within the District's business enabled zones, thereby compromising their capacity to maximise overall economic wellbeing, but also their operation as vibrant commercial, civic and cultural hubs (Strategic Objectives 3.2.1.2 and 3.3.2, and Policy 4.2.2.2(i)).

**5.44** Overall, Ms Hampson states the following in regard to the intent of the GIZ:

*'I consider it important that QLD moves forward with a clearly defined industrial zone that can accommodate the projected growth of the industrial economy, and particularly those industrial and service activities that are dependent on a zoned location where their effects can be managed, they are protected from reverse sensitivity effects and their commercial viability can be sustained. The narrow role of the notified GIZ – focussed on providing for industrial and service activities, is considered appropriate on the basis that non-complying and prohibited activities are provided for in other zones. If the notified GIZ was amended to a very permissive regime, this would in my view start to duplicate the role of other business zones and will distribute office and retail activity (for example) over a wider area and more locations'.<sup>43</sup>*

**5.45** Turning to a separate matter on this topic, submitters have questioned the likely effect of the restrictive nature of the provisions given the limited extent to which vacant capacity is available within the notified GIZ. As a result, they suggest

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<sup>42</sup> Para 3.4, Natalie Hampson evidence.

<sup>43</sup> Para 3.4, Natalie Hampson evidence.

the GIZ should only be applied to greenfield sites<sup>44</sup>. It is acknowledged that the GIZ provisions will have different outcomes across the Zone. For vacant sites, the provisions will ensure that capacity is available for growth of Industrial and Service activities. However, it is considered that the provisions would also provide benefits in terms of sites within the Zone that are already developed. These benefits have been partially described above in terms of the redevelopment and conversion of existing Industrial or Service activities for other activities considered incompatible with the purpose of the Zone (being Office, Retail and Commercial activities).

**5.46** In Ms Hampson’s opinion<sup>45</sup>, the provisions will assist in avoiding the displacement of existing Industrial and Service activities, and protect those in-situ components of the industrial economy. Avoiding this displacement will contribute to the long term viability of the District’s industrial economy. Displaced Industrial and Service activities are likely to experience great pressure finding sites that provide for the functional and operational needs elsewhere within the District’s business enabled zones. Ms Hampson’s evidence indicates that nearly half of all existing activities within the GIZ are being used for industrial related activities<sup>46</sup> and would therefore be retained by the provisions. Taking this into account, Ms Hampson does not consider that the application of the GIZ to the ODP industrial zones is a ‘lost cause’ and that the resulting benefits are very important for the sustainability of the District’s wider economy over time as well as the overall efficiency of the zoning framework<sup>47</sup>. Given this, Ms Hampson supports the rezoning of already developed ODP Industrial and Industrial B Zones to GIZ, and does not recommend retaining the operative zones, a change to BMUZ, or a providing a more permissive GIZ regime.

### **Trade Supplier activities**

**5.47** A number of submissions<sup>48</sup> were received requesting an alternative approach to the management of Trade Supplier activities within the GIZ. Submissions considered the proposed provisions in regard to Trade Suppliers (i.e. prohibited activity status) too restrictive and not providing sufficient flexibility<sup>49</sup>.

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44 Points 3004.2 3111.2 3111.4

45 Para 9.3, Natalie Hampson Evidence

46 Industrial, Light Industrial, Outdoor Storage, Service, Yard Based Industrial, Yard Based Service, Yard Based storage

47 Para 9.8, Natalie Hampson Evidence

48 Points 3041.1 3151.1 3165.1 3165.5 3201.2 3201.5 3234.19 3235.19 3256.2 3256.7 3256.8 3266.19 3269.2 3269.10 3270.2 3270.3 3270.4 3286.19 3298.20 3300.19

49 3165, 3201, 3234, 3235, 3256, 3266, 3270, 3286, 3298, 3300

**5.48** Other submissions<sup>50</sup> considered the GIZ to be the most appropriate location for Trade Supply activities on the basis of their specific needs. Upper Clutha Transport Limited<sup>51</sup> and the Henley Property Trust<sup>52</sup> in their submissions outline that Trade Suppliers are not adequately provided elsewhere in the District and contrasted the suitability of the GIZ for Trade Suppliers to that where they are provided for elsewhere in the PDP, in particular the BMUZ. Rule 16.4.7 of the BMUZ provides for *Warehousing, Storage & Lock-up Facilities (including vehicle storage) and Trade Suppliers except as provided for by Rule 16.4.18 as Restricted Discretionary activities*. These submitters outline that the BMUZ would not be appropriate for all Trade Suppliers on account of the larger areas of land they require, the high urban design standards expected within the BMUZ, the outdoor storage requirements of some Trade Suppliers, and as they would be incompatible with other permitted uses within the BMUZ.

**5.49** On the matter of how and where the PDP provides for Trade Suppliers, I note that the Coneburn Industrial Zone also provides for Trade Suppliers as a Permitted activity under Rule 44.4.4, although I acknowledge that the timing of availability of developable sites within this zone is uncertain as it is still operating as a quarry. In regard to the appropriateness of the BMUZ for Trade Suppliers, the definition of Trade Suppliers incorporates a wide range of possible uses and it is anticipated that a range of these uses could be well suited to locations within the BMUZ. Upper Clutha Transport Limited's submissions<sup>53</sup> are more specific in terms of the types of Trade Suppliers that might be appropriately located within the GIZ, in particular, those involved in the bulk storage and sale of materials. In my opinion, amendments to the proposed approach to managing Trade Suppliers is warranted. However, I do consider that any such amendments need to be crafted carefully and recognise the different nature and function of activities that fall within the definition of Trade Supplier. It is noted that no relief has been received requesting changes to this definition.

**5.50** The definition of Trade Supplier (Chapter 2 PDP) is included below:

*Means a business that is a mixture of wholesaling and retailing goods in one or more of the following categories:*

*a. automotive and marine suppliers;*

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50 3041, 3165, 3201, 3256, 3269, 3270  
51 3256, 3270  
52 3269  
53 3256 3270

- b. building suppliers;*
- c. catering equipment suppliers;*
- d. farming and agricultural suppliers;*
- e. garden and patio suppliers*
- f. hire services (except hire or loan of books, video, DVD and other similar home entertainment items);*
- g. industrial clothing and safety equipment suppliers; and*
- h. office furniture, equipment and systems suppliers*

**5.51** In the first instance, this definition sets out that Trade Suppliers are a mixture of wholesaling and retailing. The term as defined applies to a Trade Supplier that may be mostly wholesale based, or conversely mostly retail based. It falls to the respective Zone provisions to set out a specific management framework that establishes this context according to the overall purpose of the Zone and the outcomes it seeks to achieve. Policy 18A.2.2.1 seeks to avoid activities with a retail component, including retail, trade suppliers and large format retail.

**5.52** In my view, the extent to which a Trade Supplier might be engaged in each of wholesaling and retailing is critical to determining the degree to which the activity is appropriate within a zone, its potential effects and its capacity to achieve the overall purpose of the Zone.

**5.53** Chapter 2 also offers a definition of Wholesaling, however, this definition applies to the Airport Zones only:

*Means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.*

**5.54** Despite its exclusive application to the Airport Zones, it provides useful context in respect to the meaning of the term included within the definition of Trade Suppliers. I also note that this definition was limited to the Airport Zone on account of the staging of the PDP process. In their recommendation report on Chapter 2 (Definitions) the IHP recommended<sup>54</sup> that this definition could apply to other zones, however, it was considered more efficient to address changes to such definitions in accordance with similar such amendments necessary in

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54 Section 6.130, Report 14, Report and Recommendations of Independent Commissioners Regarding Whole of Plan, Chapter 2 (Definitions) and Chapter 28 (Natural Hazards)

giving effect to the National Planning Standards. Further, this definition is very similar to the definition applied to Wholesaling in other district plans.

**5.55** The definition of Wholesaling is plainly separate from that of Retail Sales/Retail/Retailing, which is as follows:

*Means the direct sale or hire to the public from any site, and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment, but excludes recreational activities.*

**5.56** The two definitions draw a distinction between the type of customer that the activity is serving, with Wholesaling activities serving other businesses or institutions, and Retailing activities serving the public. In my view, the suitability of a Trade Supplier being located within the GIZ turns on this distinction. In particular, I consider that a Trade Supplier predominantly involved in Wholesaling plays a role in providing for the establishment, operation and long term viability of Industrial and Service activities as they are likely to be involved in supplying Industrial and/or Service activities with the goods they need to operate their businesses. In the reverse, I do not consider that a Trade Supplier predominantly involved in Retailing would assist in achieving the purpose of the GIZ nor do they fit within the definition of the Districts Industrial Economy, as they are not likely to support the establishment, operation and long term viability of Industrial and Service activities.

**5.57** In addition, it is considered that those Trade Suppliers which are predominantly involved in Wholesaling are less likely to become retail destinations or commercial attractions for the general public. As discussed in other sections of this report such activities have the capacity to attract a large number of visitors, customers and staff and their associated traffic movements. In addition, the level of amenity anticipated by these retail based public customers, and expected by business owners, is not provided for within the GIZ, therefore resulting in an increasing likelihood of reverse sensitivity effects on established or future Industrial and Service activities. For these reasons, it is considered appropriate to exclude (i.e. by retaining prohibited activity status) retail based Trade Suppliers from the GIZ.

**5.58** Ms Hampson notes in her evidence that Trade Suppliers directly support construction activity through the provision of intermediate inputs. The

construction industry dominates the District's industrial economy but also sustains a significant share of total economic activity within the District. Ms Hampson outlines therefore that growth in the construction industry translates into demand for Trade Suppliers<sup>55</sup>. The presence of such Trade Suppliers involved in the activity of supporting the industrial economy will reduce the cost of doing business as goods can be sourced more conveniently<sup>56</sup>. Overall, Ms Hampson considers that economic efficiencies can be enabled by providing for Trade Suppliers in the urban environment.

- 5.59** It is also noted that there is strong growth in the wholesale sector, of which Trade Suppliers will comprise<sup>57</sup>. A more enabling approach for Wholesale, land extensive based Trade Suppliers would provide greater opportunities for these activities to establish within the District, noting that they are also likely to face similar competitive disadvantages in finding sites for development to those faced by Industrial and Service activities<sup>58</sup>. Further, an enabling approach may also address some concerns raised by submitters in regard to the occurrence of existing Trade Suppliers within the Zone and their capacity to continue into the future. Taking into account Ms Hampson's evidence, I acknowledge that the provision of Trade Suppliers predominantly involved in Wholesale related trade will have a range of economic benefits.
- 5.60** Ms Hampson also acknowledges the range of economic costs<sup>59</sup> that might come about from a more enabling framework for Trade Suppliers. These include the loss of capacity within the Zone for Industrial and Service activities and possible increases in GIZ land values, although Ms Hampson highlights that any such increase is likely to be minor in comparison to the effect of Commercial, Retail, Office and other prohibited land uses.
- 5.61** Overall, Ms Hampson supports some form of provision of Trade Suppliers within the GIZ as it would result in greater economic benefits than costs<sup>60</sup>.
- 5.62** Turning to possible amendments to the Zone relating to Trade Suppliers, I note there are a range of options that could be applied using the principle of

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55 Para 10.17, Natalie Hampson evidence.  
56 Para 10.18, Natalie Hampson evidence.  
57 Para 10.20, Natalie Hampson evidence.  
58 Para 10.23, Natalie Hampson evidence.  
59 Para 10.29 Natalie Hampson evidence.  
60 Para 10.33 Natalie Hampson evidence.

distinguishing the Wholesaling component and the Retailing component of proposed activities. I discuss these in turn below.

**Option A – threshold to determine if predominately Wholesaling or predominately Retail**

**5.63** One option could be to use an appropriate metric to establish a critical threshold to determine if a Trade Supplier would be predominately Wholesaling or predominately Retail. An example of this metric could be the proportion of total store sales which are made to other businesses and institutional customers or those who hold a trade account. Trade Suppliers which meet this critical threshold could be provided for as a Restricted Discretionary activity and a number of matters of discretion could be applied to an assessment of these activities to determine the extent of likely effects on Zone and its overall capacity to meet the Zones purpose related to providing for the establishment, operation and long term viability of Industrial and Service activities and the District's overall industrial economy.

**5.64** Ms Hampson has commented on use of such a metric and its possible threshold in her evidence. On balance, she considers that the application of a qualifying metric to distinguish desirable trade suppliers in the GIZ from those that may be more appropriate in other location is unlikely to be effective<sup>61</sup>. I agree with Ms Hampson on this matter. While such a metric would be useful as a 'stake in the ground' for determining the appropriateness of a Trade Supplier within the GIZ and provide a high degree of certainty for applicants and plan administration, I consider it has limitations which restrict its level of usefulness. In particular, the use of total store sales made to other businesses and institutional customers may be commercially sensitive information that businesses may not be willing to share with the public and should not, in most cases, be compelled to provide for the purpose of land use management.

**5.65** Further, this information will be provided before the Trade Supplier activity has been established, and therefore, information provided around the proportion of store sales is likely to be a 'best guess' or 'best intention' for future operation. This proportion of store sales may not eventuate as the business may need to adapt to changes in the market. Such changes may trigger the need for

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61 Para 10.35, Natalie Hampson Evidence

additional resource consents to be obtained and is not therefore considered efficient or flexible enough. It may also be the case that, while the Wholesale proportion of a Trade Supplier may be high by the nature of the cost of items associated with this trade and the volume of such trade that takes place in an economy with high construction rates and therefore meet an established threshold, the amount of Retail trade may still also be such that large numbers of the general public are attracted to the site. Finally, it is considered that this metric will present enforcement challenges for the Council. For these reasons I do not consider this option an efficient or effective method.

### **Option B – Discretionary activity status**

**5.66** An alternative option would be to provide for Trade Suppliers within the GIZ as discretionary activities and set out a clear policy framework that appropriately assists plan users and decision makers to determine the type of Trade Suppliers that are anticipated within the GIZ. This approach is my preferred method. I consider that a Discretionary activity status is appropriate on the basis that a Non-Complying status does not appropriately take into account the range of positive benefits that might arise from the establishment of Wholesale type Trade Suppliers within the GIZ. On the other hand, I do not consider that a Controlled or Restricted Discretionary activity status sufficiently recognises the degree to which the full range of effects that Trade Suppliers of a Retail nature may have on those outcomes that the Zone is trying to achieve. A Discretionary activity status strikes a balance between these, enabling the consideration of the full range of possible effects that might arise.

### **Option C – amend definition of Wholesaling**

**5.67** Another option would be to amend the definition of Wholesaling to also specify that it applies to the GIZ and make associated amendments to the provisions that enable this activity. I consider this an overly simplified view of addressing the relief sought in regard to Trade Suppliers. It does not sufficiently address the nuance that exists between the Wholesaling and Retailing components of Trade Suppliers as outlined within the definition. Further, the definition of Trade Supplier offers a degree of specificity in regard to the ‘categories’ of activities which might fit the definition. I consider that these categories add value to the assessment of potential Trade Suppliers within the Zone such that its effects could be more efficiently and effectively managed.

## Option D – floor area control / minimum area

**5.68** A fourth option could be to apply a floor area control to Trade Supplier activities that limited the area used for retailing, or alternatively specifying a minimum area that needed to be used for Wholesaling. I do not consider this option effective as it relies on certain parts of a Trade Supplier site only being available to trade related customers (other business and/or institutions) and other areas only being available to the general public. In my view this approach is inflexible for the activity in terms its likely need to change overtime and is unlikely to be practical given the need to control the nature of customers across specific areas of the premises. This option could also present enforcement challenges for the Council and would ultimately involve efforts to determine the ‘type’ of customers in certain areas of the premises.

**5.69** Taking into account those matters described above I consider option B to be the most appropriate way to manage Trade Suppliers. On this basis, I recommend the following amendments to Chapter 18A.

**5.70** That a new policy be included as 18A.2.1.x as follows (deletions shown in ~~strike through~~ and additions underlined):

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 or 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.

**5.71** I consider this recommended policy would be the most appropriate way to achieve Objective 18A.2.1. This Objective sets out a desired end state for the GIZ in which Industrial and Service activities are ‘enabled’. The recommended policy sets out the expectation that Trade Suppliers will be provided for within

the GIZ where they support Industrial and Service activities. Such activities are likely to bring about overall economic benefits as they will support the anticipated growth associated with the District's industrial economy. The recommendation is also considered efficient and effective in that it sets out a narrative of the type of Trade Suppliers that are more likely to be in the business of supporting Industrial and Service activities. This provides plan users and decision makers with a high level of guidance in preparing applications and assessing proposals for Trade Suppliers within the Zone.

**5.72** I also recommend that (deletions shown in ~~strike through~~ and additions underlined):

- (a) reference to Trade Suppliers at b. in notified Policy 18A.2.2.1 be deleted.
- (b) a new Policy be included as 18A.2.2.x as follows:

*Avoid Trade Suppliers within the Zone where the activity:*

- 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.*

**5.73** I consider this recommended policy would be the most appropriate way to achieve Objective 18A.2.2. This Objective sets out that land uses which are incompatible with the intended outcomes of the Zone will be limited, restricted or avoided. The recommended policy offers clear guidance on the types of Trade Supplier activities that are incompatible with the Zone purpose, being those predominantly in the business of attracting the general public for the purpose of Retailing. In avoiding these activities, the integrity of the Zone to provide for the establishment, operation and long term viability of Industrial and Service activities will be maintained. In avoiding such activities, the anticipated economic benefits of growth within the industrial economy can be realised. The recommended policy is considered effective and efficient in that it indicates the

range of matters that should be taken into account by plan users and decision makers when considering proposals for Trade Supplier activities in the Zone and signals when they should be excluded.

**5.74** Following my discussions and recommendations above, I also recommend that a new rule be added to Table 18A.4 as follows (deletions shown in ~~strike through~~ and additions underlined):

|                |                        |          |
|----------------|------------------------|----------|
| <u>18A.4.x</u> | <u>Trade Suppliers</u> | <u>D</u> |
|----------------|------------------------|----------|

**5.75** Further, it is necessary to recommend that Rule 18A.4.12 be amended to remove Trade Suppliers from being Prohibited.

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| 18A.4.12 | <del>Trade Suppliers and Large Format Retail</del> | PR |
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### Ancillary Activities

**5.76** A number of submissions<sup>62</sup> were received in regard to the provision of ancillary activities within the GIZ, in particular, ancillary Office, Retail and Commercial activities. The S32 at *'Issue 2 - Non-industrial activities within the Industrial Zones'* identified that *'ancillary activities are common among businesses operating within the Industrial Zones, in particular, ancillary Office, Retail and Commercial type activities'*<sup>63</sup>.

**5.77** The notified provisions seek to enable Office, Retail and Commercial activities that are ancillary to Industrial and Service activities (Policy 18A.2.1.2). This is recognised through the identification of these activities in the 'enabling' arm of the objectives and policies, forming part of Objective 18A.2.1. Provision 18A.5.1 sets out a specific set of standards for such activities. It is considered that these standards will enable the establishment and operation of non-industrial related activities which directly support Industrial or Service activities operating within the Zone albeit on a limited scale.

62 Submissions 3165, 3201, 3234, 3235, 3256, 3266, 3269, 3286, 3298, 3300, 3340, 3348, 3349, 3357.

63 Para 7.43, Section 32 Evaluation Report, General Industrial Zone.

**5.78** Submissions received in regard to this matter generally considered the scale of ancillary activities provided for to be too restrictive. Orchard Road Holdings Limited et al requested<sup>64</sup> that ancillary Office, Retail and Commercial activities be permitted up to a size of 100 m<sup>2</sup> as they consider the 50 m<sup>2</sup> notified limit too small in respect to the lot area (1,000 m<sup>2</sup>) possible within the GIZ nor sufficient for the activity to function effectively. The submitter's have not offered any evidence which provides an indication of what area would be required to enable activities within the GIZ to function effectively.

**5.79** I consider that the notified provisions strike a reasonable balance between enabling these activities, providing flexibility, assessment of possible effects, and upholding the purpose of the GIZ to provide for Industrial and Service activities. In particular, it is noted that an assessment of possible effects associated with ancillary Office, Commercial and Retail activities would be warranted when they exceed 50 m<sup>2</sup> on the basis of their scale, purpose, intensity and the extent to which they become 'destination type' activities that are attracting staff, visitors, and other customers. I consider that provision for ancillary Office, Retail and Commercial activities as a Restricted Discretionary activity between 50m<sup>2</sup> and 100 m<sup>2</sup> provides landowners and business operators with a sufficient degree of flexibility in terms of the need for additional floor area and clarity on the types effects that need to be considered in any necessary application. Further, I note that the notified provisions do not preclude ancillary Office, Retail or Commercial activities greater than 100 m<sup>2</sup> in area. For these reasons I recommend rejecting submission points 3165.7, 3165.8, 3201.7.

**5.80** Reavers (N.Z.) Limited request that the 50 m<sup>2</sup> standard for ancillary Office, Commercial and Retail activities be deleted<sup>65</sup> and replaced with a ratio/percentage requirement<sup>66</sup>, outlining that this approach would provide more flexibility and better provide for those larger scale Industrial and Service activities. J. McMillan, the Cardrona Cattle Company Limited and The Station at Waitiri Limited (2) (**J. McMillan et al**) request related relief<sup>67</sup>, being 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. I recommend rejecting these submission points on the basis that such a provision may enable large scale Office, Commercial and Retail activities within the Zone which have

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64 Points 3165.7, 3165.8, 3201.7.

65 Point 3340.8

66 Point 3340.9

67 Points 3348.3, 3349.5 and 3357.3

the capacity to attract a large number of visitors, customers and staff and their associated traffic movements.

- 5.81** The relief<sup>68</sup> of The Breen Construction Company Ltd et al requests that Rule 18A.5.1 be deleted in its entirety. These submitters generally seek to provide a much more enabling planning framework in regard to Office, Commercial and Retail activities within the Zone. I recommend rejecting these submission points on the basis of my discussion in regard to the resource management issue relating to Office, Commercial and Retail activities discussed in earlier sections of this report.
- 5.82** Henley Property Trust<sup>69</sup> requests similar relief, being the deletion of provisions which restrict the size of Office space. Henley Property Trust suggests there are multiple examples of businesses which require more space, not noting any examples of such businesses nor their space requirements. Visual inspections of sites within the notified GIZ undertaken during the ground truthing visits did not highlight any substantial or justified need for ancillary activities substantially larger than 50 m<sup>2</sup>. However, it is acknowledged that some office space might be at mezzanine level or at the rear of the site which may not have been visually apparent. I would be open to considering information from submitters which presents an evidenced based need for larger ancillary Office, Commercial or Retail space as a permitted activity which also fits in with the overall purpose of the GIZ.
- 5.83** Ms Hampson notes that the amount of ancillary space required will depend on a range of factors, including the number of staff required to undertake tasks as well as the nature and range of goods sold, but that there is unlikely to be a set number or ratio that could be applied in regard to these factors<sup>70</sup>. Ms Hampson was not aware of any available data source that could enable easy analysis of the scale and nature of ancillary activities in Industrial and Service activities, noting however that a consenting pathway based on Gross Floor Area (**GFA**) provides an appropriate degree of certainty and flexibility<sup>71</sup>.
- 5.84** Turning to an assessment of the degree of flexibility offered in the GIZ in respect to the scale of ancillary activities, Ms Hampson considers the provisions

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68 Points 3234.21, 3235.21, 3266.21, 3286.21, 3298.22, 3300.21

69 Points 3269.1, 3269.11

70 Para 11.7, Natalie Hampson Evidence

71 Para 11.9, Natalie Hampson Evidence

'modest' but is not able to determine them to be too modest<sup>72</sup>. She also highlights that careful consideration will need to be given to the assessment of ancillary activities on smaller lots as could quickly become more significant shares of total floorspace.

**5.85** Testing the application of a percentage based mechanism for ancillary activities, Ms Hampson notes that the outcome in terms of the scale of ancillary activities is potentially significant as lot sizes get larger and second storeys are included<sup>73</sup>.

**5.86** Overall, Ms Hampson considers that a GFA threshold approach offers more certainty and less risk, so long as the thresholds are practical for the majority of industrial and service activities<sup>74</sup>.

**5.87** In the absence of additional information from submitters and on balance, I consider that businesses requiring substantially larger areas for ancillary activities would be better located in other zones such as that of the BMUZ or other similar business enabled zones where their effects can be absorbed more effectively and where they are more likely to attract customers. For these reasons I recommend rejecting submission points 3269.1, 3269.11.

**5.88** In their submission, Upper Clutha Transport Limited requests<sup>75</sup> provisions relating to ancillary Office, Retail and Commercial activities are amended to also provide for ancillary workers accommodation as a Permitted activity. Custodial Unit type residential accommodation was previously provided for within the ODP industrial zone framework. However, the ground truthing investigations found that residential elements on sites within the notified GIZ were not common, and that these did not comprise Custodial Units<sup>76</sup>. The submitter suggests these amendments could apply to the specific site (being the Upper Clutha Transport land subject to the submission) or across the entire GIZ.

**5.89** In my opinion the Zone is not suitable for residential accommodation. In particular, I do not consider that the Zone would provide desirable, healthy or safe places to live<sup>77</sup>. While the Zone provisions are set out to provide a level of amenity which make it a healthy and safe place to work and visit<sup>78</sup>, this does not

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72 Para 11.11, Natalie Hampson Evidence

73 Para 11.14, Natalie Hampson Evidence

74 Para 11.15, Natalie Hampson Evidence

75 Points 3256.3, 3256.6 and 3256.10

76 Para 7.44, Section 32 Evaluation, General Industrial Zone

77 Strategic Objective 3.2.2.1(c) and 3.2.6

78 Objective 18A.2.3

extend to the Zone as being a place to live and it is not expected that the level of amenity within the Zone provide for this on account of the type of effects associated with the activities likely to locate within it. Upper Clutha Transport Limited suggest that facilities are required for 'rest' purposes.

- 5.90** I do not consider that such facilities would be precluded by the notified provisions, in particular, I note that the definition of Residential activity specifies the use of land and buildings for the purpose of permanent residential accommodation. Further, I do not consider that these rest facilities would be captured in the definition of Residential Visitor Accommodation as staff would not be paying guests. I do not consider that the provision of a room or other space for employees to rest or recuperate from their activities as a reason that would trigger consent or any further assessment under the PDP. For these reasons I recommend rejecting submission points 3256.3, 3256.6 and 3256.10. I also recommend rejecting submission point 3256.9 which is a consequential change to the Prohibited activity status for residential activities related to the submitter's relief.

### **Food and Beverage activities**

- 5.91** A number of points of relief were made in regard to the approach to managing the scale of Food and Beverage activities. In this relief<sup>79</sup> The Breen Construction Company Ltd et al request that Policy 18A.2.5 be amended to manage only the location of Food and Beverage activities as opposed to limiting their scale and function to that associated with an Industrial activity. Relief<sup>80</sup> is also requested in regard to Rule 18A.5.2 relating to the standards for the Commercial sale of food and beverages, requesting that the non-compliance status be amended to Discretionary and limb a specifying limits on the scale of the activity (floor area) be deleted.
- 5.92** The Breen Construction Company Ltd et al suggest some Food and Beverage activities are appropriate in the Zone, especially when they are larger. I disagree and do not consider it appropriate to remove the limitations. This may result in the establishment and operation of large restaurants and cafes that are 'destination type' activities with the capability of attracting large amounts of customers and staff to the Zone and associated vehicle and pedestrian traffic.

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79 Points 3234.15 3235.15 3266.15 3286.15 3298.16 3300.15  
80 Points 3234.22 3235.22 3266.22 3286.22 3298.23 3300.22

These larger types of Food and Beverage activities often demand higher levels of amenity and overall levels of urban design which the Zone is not intended to deliver. Such activities are better suited to other urban environments which facilitate high quality amenity and urban design outcomes, and which attract people for the purpose of entertainment such as the Town Centre Zones comprising the District's commercial, civic and visitor hubs<sup>81</sup>, and other key commercial destination centres in Frankton (such as Frankton Flats and Five Mile/Queenstown Central) and Three Parks. I recommend submission points 3234.15 3235.15 3266.15 3286.15 3298.16 3300.15 be rejected.

### **Recreation, Commercial Recreational activities and Community Facilities**

**5.93** Fire and Emergency New Zealand has requested<sup>82</sup> that emergency services facilities be provided for as a Controlled activity within the GIZ. Currently there is no definition of emergency service facilities in the PDP, however, fire stations are provided for within the definition of Community Activity. The submitter suggests that fire stations are a less sensitive form of Community Activity and as such their development should be enabled within the Zone. While it is conceivable that some aspects of fire stations would be well suited within the GIZ, such as the storage and maintenance of goods which form part of the definition of Service Activity, I understand that that there are a range of other activities increasingly associated with fire stations, in particular 'professional' fire stations, such as offices, residential activities, training etc. In the absence of any clear definition associated with this activity and a more robust understanding of the type of ancillary uses that might be associated with it, I recommend that this relief be rejected as it would not fit the purpose of the Zone and result in the introduction of incompatible land uses.

**5.94** I note that Community Activities are provided for as Discretionary activities in the Lower Density Suburban Residential Zone, Medium Density Residential Zone and the High Density Residential Zone where they are also described as being anticipated.

**5.95** The Wayfare Group Limited seeks amendments<sup>83</sup> to the GIZ provisions which provide a more enabling framework for Recreation and Commercial Recreation activities. In particular, the submitter seeks to differentiate Recreation and

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81 Strategic Objective 3.2.1.2, Strategic Policy 3.3.2

82 Point 3288.8

83 Points 3343.17 3343.24 3343.16 3343.18 3343.19

Commercial Recreational activities from the 'avoid' approach applied to Commercial activities, and include a new policy which 'provides' for these activities when particular conditions are met, and amending the activity status from Non Complying to Discretionary.

**5.96** The definition of Commercial Recreation activities implies that there is a substantial 'commercial' component to the activity, being the provision of recreational type services to clients. Recreation activities refers to the provision of activities for personal enjoyment, satisfaction and sense of wellbeing. These types of activities also fall into the category of 'destination type' activities, attracting staff, visitors and customers to the Zone and their associated vehicle and pedestrian movements. These activities are likely to have similar effects on the Zone to those associated with Office, Commercial and Retail activities that are not ancillary to Industrial and Service activities, and create reverse sensitivity effects due to their unique characteristics associated with training, instructing, personal enjoyment and wellbeing.

**5.97** The Wayfare Group Limited suggests there is a short supply of community and recreation facilities but provides no further evidence of any supply needs in regard to these activities. They suggest that the conversion of large buildings in the Zone would be an efficient use of land. I disagree with this statement as it is known that Industrial and Service activities face challenges finding appropriate sites within the Zone. These types of activities are best located in zones with levels of amenity that are suitable for their unique characteristics. For these reasons I recommend rejecting submission points 3343.17 3343.24 3343.16 3343.18 3343.19.

### **Residential and Visitor Accommodation activities**

**5.98** The Breen Construction Company Ltd et al in their submissions request<sup>84</sup> that the restrictions on Residential and Visitor Accommodation activities be retained as notified. I recommend these submission points be accepted.

**5.99** The Southern District Health Board requests<sup>85</sup> that a staged approach be applied in removing residential activities from the Zone suggesting that people currently living within the Zone could be displaced. Existing residential activities

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84 Points 3234.3 3235.3 3266.3 3286.3 3298.3 3300.3  
85 Point 3109.2

within the Zone will have either existing use rights under section 10 of the Act (providing they were lawfully established) or will be provided for by way of a resource consent. The proposed Prohibited activity status will not apply retrospectively and therefore it is not considered that people currently living within the Zone will be displaced. Further, I am not aware of any efficient mechanism to stage the introduction of the provisions. On this basis I recommend this relief be rejected.

**5.100** A number of submissions have been received requesting<sup>86</sup> that a more enabling approach be applied to custodial residential units. Reavers (N.Z.) Limited<sup>87</sup> considers these uses appropriate within the Zone but does not provide any specific reasons or explanation as to the appropriateness of the use, and no other submitter provided further reasons that activities within the Zone, or more specifically those that comprise the District's industrial economy, require custodial residential units. I have described above in regard to Upper Clutha Transport Limited's relief<sup>7575</sup> my reasoning for rejecting their request relating to the provision of workers accommodation within the Zone. The same reasoning applies to this discussion and is not repeated here. For these reasons, I recommend these submission points be rejected. I note that the relief of the Cardrona Cattle Company Limited (Point 3349.2) in regard to this matter is related to their rezoning request at Gibbston which I have addressed later in my report.

**5.101** J. McMillan et al request<sup>88</sup> that Visitor Accommodation be provided for within the Zone as a Non Complying activity. While it is recognised that the visitor industry is a significant socioeconomic component of the District's economy<sup>89</sup> I do not consider Visitor Accommodation activities suitable within the Zone. PDP Strategic Objective 3.2.1.2 recognises the Queenstown and Wanaka town centres as the hubs of the visitor economy and PDP Strategic Policy 3.3.1 outlines that provision for the visitor industry should only be made '*at locations where this is consistent with objectives and policies for the relevant zone*'.

**5.102** I do not consider that the objectives and policies of the Zone provide for Visitor Accommodation activities, which are those of a commercial scale and will attract larger numbers of visitors and staff to the Zone along with large increases in

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86 Points 3340.6 3348.5 3349.2 3357.5

87 Submission 3340

88 Points 3348.4 3349.6, 3357.4

89 Strategic Objective 3.2.1.1

traffic and pedestrian movements. Further, Visitor Accommodation activities are highly sensitive uses of land which demand high levels of amenity that is in my view incompatible with the type of effects commonly associated with Industrial and Service activities. The Zone is not capable of supporting the needs of visitors such as those associated with Commercial, Retail, Recreational and other entertainment related activities. The co-location of these uses is likely to result in reverse sensitivity that will affect the long term operation and viability of existing Industrial and Service activities within the Zone. For these reasons I recommend submission points 3348.4, 3349.6 and 3357.4 be rejected. I note that the relief of the Cardrona Cattle Company Limited (Point 3349.6) in regard to this matter is related to their rezoning request at Gibbston which I have addressed later in my report.

### **Large Format Retail**

**5.103** Submissions have been received requesting that a more enabling framework be provided in regard to Large Format Retail activities. In their submissions Orchard Road Holdings Limited and Willowridge Developments Limited request<sup>90</sup> that the activity status for Large Format Retail be Non Complying. The submissions suggest that the Prohibited activity status limits the ability of the Zone to evolve and meet land demands. The submissions also acknowledge that the activity is probably best located on sites outside of the GIZ. The Henley Property Trust requests<sup>91</sup> that those objectives and policies that render Large Format Retail, Prohibited, be rejected and that they be provided for as a Discretionary activity. The Henley Property Trust suggests that in some circumstances, the activity would be appropriate within the Zone, but does not provide any further detail on the nature of these circumstances. The Breen Construction Company Ltd et al submissions request<sup>92</sup> that Large Format Retail be provided for as a Discretionary activity, but also note that the activity should be provided for 'lesser so' within the GIZ.

**5.104** Large Format Retail is identified in the PDP Chapter 2 (Definitions) as any single retail tenancy which occupies 500 m<sup>2</sup> or more GFA. I do not consider that these large retail activities are suitable activities within the Zone. I am of the opinion that they would have the same if not more severe impacts on the Zone to other Retail activities that would not fit the definition of Ancillary Retail activities simply

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90 3165.4 3201.4

91 3269.3 3269.10

92 3234.19 3235.19 3266.19 3286.19 3298.20 3300.19

on account of their scale and 'destination type' use characteristics that would attract large number of customers and staff and their associated vehicle and pedestrian traffic. Unlike Trade Suppliers, Large Format Retail is not likely to involve trade related customers and is not likely to require large areas of outdoor space for functional or operational requirements. These activities have a greater range of business enabled land in which to locate and are likely to impart a similar range of negative effects on the establishment, operation and long term viability of Industrial and Service activities to those described above in regard to non-ancillary Office, Retail and Commercial activities. Overall I consider Large Format Retail activities to be incompatible uses within the GIZ and recommend that these submission points be rejected.

### **Submissions on 'restrictive provisions'**

- 5.105** A number of submissions have been received commenting generally on the approach of the 'restrictive provisions' of the GIZ. Ms Macleod requests<sup>93</sup> that people's existing use rights not be taken away by way of the GIZ provisions. Existing use rights apply under the RMA and my understanding is they cannot be "taken away". I have already discussed the application of existing use rights and will not repeat it here. I have recommended amendments to provide a more enabling approach in regard to Trade Suppliers. On this basis, I recommend accepting Ms Macleod's relief in part.
- 5.106** Bright Sky Land Limited, Alpine Estates Ltd and the Cardrona Cattle Company Limited request<sup>94</sup> that areas with existing development within the GIZ have a more enabling framework with less Prohibited activities. I have discussed in detail earlier in this report my rationale for precluding the range of activities that are incompatible with the purpose of the Zone. However, I have also recommended changes to the way in which the Zone manages Trade Suppliers. On this basis, I recommend accepting this relief in part, with the exception of the Cardrona Cattle Company Limited relief which I reject as it relates to their rezoning request at Gibbston addressed later in this report. I consider that the notified provisions, in combination with the existing framework provided in Sections 10 and 127 of the Act, strike an appropriate balance between recognising and providing for the range of complementary non Industrial and Service Activities (i.e. ancillary Office Retail and Commercial activities), and

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93 Point 3015.2.

94 Point 3130.4, 3161.5, 3349.1.

maintaining the integrity of the GIZ in providing space for the establishment, operation and long term viability of Industrial and Service activities.

- 5.107** The New Zealand Transport Agency (**NZTA**) supports<sup>95</sup> a number of provisions within the notified provisions including Objective 18A.2.2 and Policies 18A.2.2.1, 18A.2.2.3 and 18A.2.2.5 on the basis that land uses incompatible with the Zone's purpose be excluded from the GIZ and taking into account the challenges of long term development capacity. This relief is accepted with the exception of point 3229.19 related to Policy 18A.2.2.1 which is accepted in part on the basis that I have recommend a more enabling approach to the establishment and operation of Trade Supplier activities within the GIZ. Overall, I do not consider that this more enabling approach in regard to the specific activity of Trade Suppliers will undermine the intent of Policy 18A.2.2.1 which will continue to provide an explicit expectation that incompatible land uses are avoided within the GIZ.
- 5.108** Breen Construction Company Ltd et al<sup>96</sup> request that some flexibility be applied to the GIZ provisions, particularly in Wanaka due to its location in respect to residential and business areas. I disagree that additional flexibility should be provided on this basis alone. The provisions are structured in a manner to ensure the amenity of other zones is not adversely affected (i.e. through Objective 18A.2.4 and its associated policies and corresponding methods). However, as discussed above I have recommended amendments to the provisions which do provide a more enabling approach in regard to Trade Supplier activities. In addition, established frameworks within the RMA offer potential flexibility for existing activities (ie Sections 10 and 127). Given this, I recommend accepting the relief of The Breen Construction Company Ltd et al in part.
- 5.109** Reavers (N.Z.) Limited requests<sup>97</sup> that the Prohibited activity status direction provided in Policy 18A.2.2.1 and those Prohibited activities identified in Table 18A.4 be rejected. As noted above, Trade Suppliers have been removed from Policy 18A.2.2.1 and a more enabling approach has been provided for their establishment and operation within the GIZ, including removing the Prohibited activity status from them in Table 18A.4. However, I have not recommended any

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95 Points 3229.18, 3229.19, 3229.20 and 3229.21.

96 Points 3234.2, 3235.2, 3266.2, 3286.2, 3298.2 and 3300.2.

97 Points 3340.5 3340.4

further changes to the Prohibited activity status direction provided in Policy 18A.2.2.1 and those Prohibited activities identified in Table 18A.4 for the reasons outlined earlier in this report. On this basis I recommend accepting the relief of Reavers (N.Z.) Limited in part.

**5.110** Reavers (N.Z.) Limited have requested<sup>98</sup> that further work be undertaken to understand the range of activities currently being undertaken in the Glenda Drive area of the GIZ in order to enable a more efficient and effective planning framework. In my view, the work undertaken as part of the S32 Evaluation, along with the work and technical evidence accompanying this report, provide a substantial insight into the range of activities present within the Notified GIZ. As discussed elsewhere in this report, the presence of non-Industrial and Service Activities is a critical resource management issue that is being addressed and it is considered that the Notified and recommended amended provisions for the GIZ are the most effective and efficient method to address this issue. I note that my recommended amendments to the approach to dealing with Trade Suppliers partly gives effect to the Submitter's relief.

**5.111** ORC supports<sup>99</sup> the restrictive arm of the Objectives and Policies, being Objective 18A.2.2 and Polices 18A.2.2.1 - 18A.2.2.5, requesting that they be retained as notified. ORC considers that this set of provisions gives effect to Policy 5.3.3(c) of the PORPS as they would *ensure that the industrial zone is not undermined by incompatible land uses*. I recommend accepting ORC's relief with the exception of Point 3342.52 relating to Policy 18A.2.2.1 to which I have recommended amendments in respect to providing a more enabling approach for Trade Suppliers. I do not consider that these recommendations would undermine the overall intent of the provisions to ensure that the Zone is not undermined by incompatible land uses. I therefore accept submission point 3342.52 in part.

#### **TOPIC 4: BULK AND LOCATION CONTROLS AND BUILDINGS**

**5.112** A number of submission points were received in regard to proposed bulk and location controls and general building controls within the GIZ.

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<sup>98</sup> Points 3340.15 and 3340.16

<sup>99</sup> Points 3342.51 3342.52 3342.53 3342.54 3342.55 3342.56

## Building Coverage

**5.113** Three submission points<sup>100</sup> were received in regard to building coverage. These submitters request that the maximum site coverage within the Zone be amended from 75% to 80%. No specific details were provided in the submissions to support this request. I do not consider it appropriate to increase site coverage from 75%. Increasing site coverage to 80% may result in the development of sites that are not able to provide for the functional and operational needs of Industrial and Service Activities, in particular, for the provision of onsite space for parking, manoeuvring and the storage of items used in association with the activities. The proposed provisions have provided for increased height limits within the Zone in order to enable the construction of buildings that may better suit the needs of Industrial and Service activities within the Zone such that additional building coverage is not necessary in terms of operational and functional flexibility. For these reasons, I recommend that submission points 3348.7, 3349.8 and 3357.7 be rejected. I note that the relief of the Cardrona Cattle Company Limited (Point 3349.7) in regard to this matter is related to their rezoning request at Gibbston which I have addressed later in my report.

## Design, colours and landscaping

**5.114** Mr Strain (**3136**) requests that Council not have control over the design, colours and landscaping of sites within the Zone<sup>101</sup>. It is important to recognise that the Zone is part of the District's urban environment within which businesses are located and to which people are attracted for employment and trade. It is not unreasonable to consider such an environment should strike an appropriate balance between quality and operational and functional usability. I consider that those parts of Chapter 18A providing control or discretion in regard to design, colours and landscaping will enable positive environmental outcomes in the form of buildings that are of an appropriate scale, appearance and location, and sites which when viewed from other locations within, and also outside, the Zone do not appear unsightly, and have positive relationships with other sites and public spaces. Further, it should be noted that the provisions have enabled buildings of a greater height within the GIZ. For these reasons I recommend that this relief be rejected.

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100 Points 3348.7 3349.8 3357.7  
101 Point 3136.5

## Engaging with the street

- 5.115** Breen Construction Company Ltd et al has requested<sup>102</sup> amendments to Policy 18A.2.3.2 relating to the direction provided for activities to engage with the street front and public spaces. This relief partly relates to the submitter's relief seeking a more enabling approach to Office, Retail and Commercial activities (that requesting removal from the Policy of reference to 'ancillary' Office, Retail and Commercial activities), and is addressed in other parts of this this report but also has wider implications.
- 5.116** In particular, the submitter's request that the direction provided by the policy be amended from one of 'control' to 'encourage' in regard to the extent to which ancillary Office, Retail and Commercial activities engage with the street front and public spaces. The requested amendment would remove the ability to control the location of ancillary Retail, Office, and Commercial activities within the Zone. I do not consider that this would result in good environmental outcomes. In particular, it may result in the location of ancillary Office, Retail and Commercial activities on sites that do not provide for the safe or efficient operation and function of Industrial and Service activities.
- 5.117** Visitors, customers and staff associated with ancillary Office, Retail and Commercial activities should be able to access these ancillary activities directly from street frontages and other public spaces in order to avoid unsafe and undesirable interactions with other parts of sites that may be used for outdoor storage and the movement of vehicles and other equipment. Further, the requested relief fails to recognise that the location of ancillary activities is important in business Zones to provide a pleasant place to visit. For these reasons I recommend that this relief be rejected.
- 5.118** Upper Clutha Transport Limited has requested changes<sup>103</sup> to Policy 18A.2.3.2 to include reference to 'workers accommodation'. This partly relates to other relief seeking to provide for ancillary worker's accommodation within the Zone as a permitted activity. This specific relief has been addressed elsewhere in this report. Given my recommendation to reject the submitter's relief in respect to worker's accommodation, due to its unsuitability within the GIZ, I also recommend that his relief relating to Policy 18A.2.3.2 be rejected.

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102 Points 3234.16 3235.16 3266.16 3286.16 3300.16 3298.17  
103 Point 3256.5

## Height

- 5.119** Rae and Dave Wilson (**3017**) have requested that the current building height of 7 metres be retained for the existing Industrial B Zone located between Gordon Road and Frederick Street in Wanaka<sup>104</sup>, and that a 7 metre height limit also apply to any high visible land<sup>105</sup>. Shona and Bob Wallace have similarly requested that a 7 metre height limit apply to the high plateau of land between Gordon Road and Frederick Street in Wanaka<sup>106</sup>. These are essentially requests for site/area specific height standards. The submission of Rae and Dave Wilson outlines that the height limits and other mitigation was required through Plan Change 36 to mitigate the effects on neighbouring properties. I note that requirements in regard to the subdivision and development of sites in the Wanaka GIZ have been included in the notified variation to Chapter 27 (Subdivision and Development), including Building Restriction Areas illustrated in Structure Plans and provisions relating to landscaping and mounding. I consider these provisions sufficient to address those concerns of the submitters in regard to building height and overall built form in this part of the GIZ.
- 5.120** Further, the submitter's have not provided any landscape related evidence outlining that urban type development in this location (being an existing area zoned for business user) would result in adverse landscape or visual related effects. As such, I recommend these points be rejected.
- 5.121** Breen Construction Company Ltd et al have requested<sup>107</sup> that Rule 18A.5.5 be amended to provide for a Permitted height limit of 12 metres. The Submitter outlines that a 12 metre height limit would provide for three storey buildings. The proposed height within the GIZ has been increased from 6 metres in the ODP Industrial Zone and 7 metres in the ODP Industrial B Zone to 10 in the notified GIZ. It is considered that the additional provision of 3 - 4 metres height within the Zone offers a sufficient degree of flexibility in regard to the scale of built. It is not clear from the submissions what type of Industrial or Service activity would require three storeys for operational and functional requirements. Observations during the ground truthing site visits indicated few buildings with more than a single storey, albeit a tall building with provision for tall objects to enter the

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104 Point 3017.1

105 Point 3017.2

106 Point 3154.1

107 Points 3234.24 3235.24 3266.24 3286.24 3298.25 3300.24

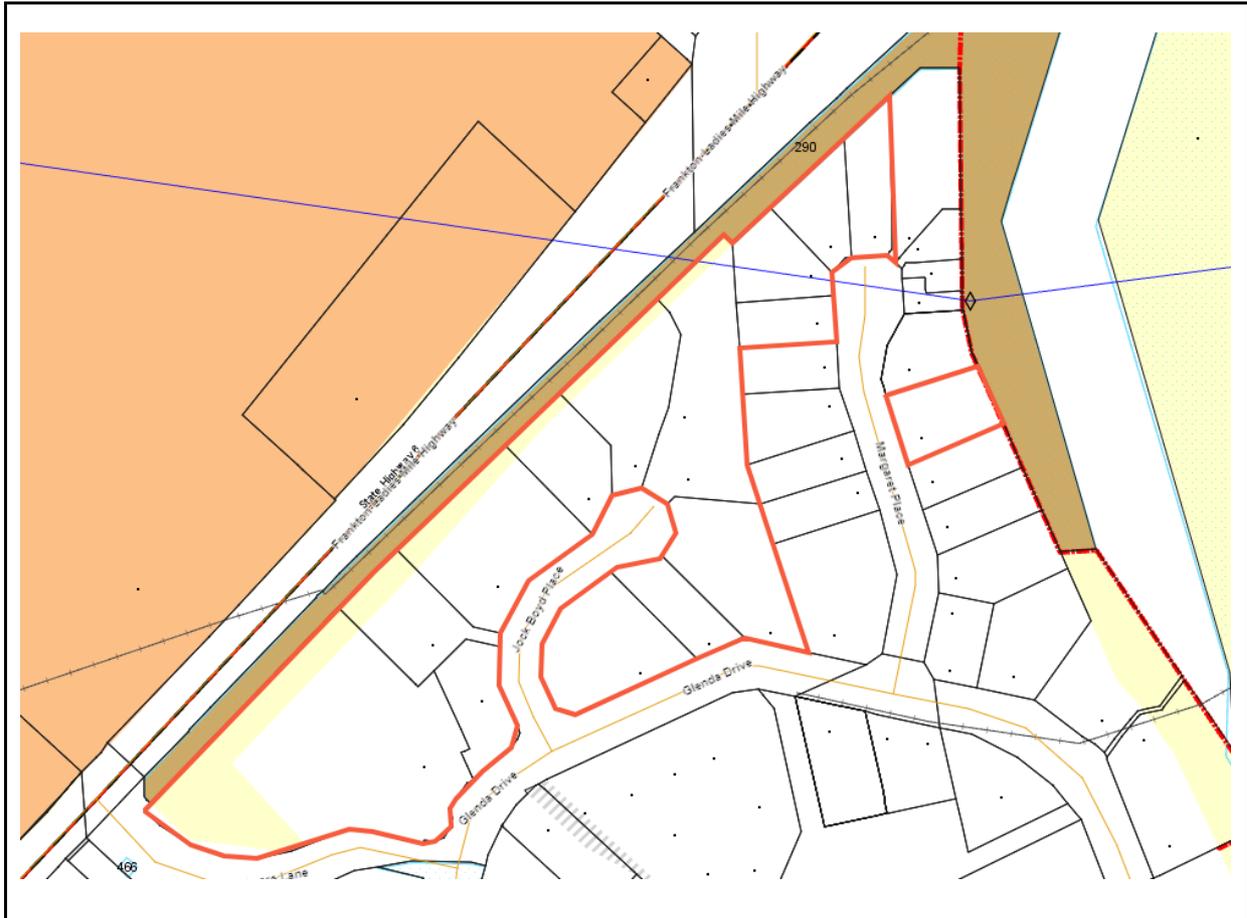
building. A 12 metre height limit is provided for within the BMUZ where it is necessary to enable multiple storeys containing multiple different uses. This situation is not anticipated or promoted within the GIZ. For these reasons I recommend rejecting this relief.

**5.122** The Queenstown Airport Corporation has requested<sup>108</sup> that the height limit for buildings be restricted to 6 metres. QAC outlines that height limits within the Zone should align with the restrictions imposed by the 'Approach and Land Use Control' designation for the Queenstown Airport. This is recognised within PDP Chapter 37 (Designations) as Designation 4. The conditions and location description for Designation 4 are contained within 'D3' of Chapter 37. QAC's relief would apply to the GIZ in its entirety as opposed to a specific area. I do not consider such a blanket height reduction would enable effective or efficient development outcomes within a Zone which extends much wider than the area subject to Designation 4. I am of the view that the effect of Designation 4 under Section 176 of the Act and the associated annotations on the Council's maps are sufficient to appropriately control building height in the relevant areas. Given this, I recommend that the submitter's relief be rejected.

**5.123** Reavers (N.Z.) Limited requests<sup>109</sup> clarification in regard to the application of Rule 18A.5.6 to the submitters land (Figure 1 below) at the northern end of Glenda Drive which is separated from a residential zone by a road (SH6), but between which exists an area of Informal Recreation Zone/reserve. Much of the subject land would not be captured by the lesser height limits applied under Rule 18A.5.6 as the sites are not adjoining a road by virtue of the location of the Recreation Zone/reserve. I note however that there is a very small section of one property (Lot 1 DP 540520) that technically adjoins a road (over a distance of approximately 5 metres). While this would technically trigger the requirement for the lesser height limit, I am of the view that any such breach is likely to have limited effects. However, I do acknowledge that any such consent would need to be considered on its merits and it is appropriate that this assessment takes place. I do not consider that it would be efficient or effective to create a special carve out rule for this specific site on account of these unique circumstances.

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108 Point 3316.17  
109 Point 3340.13



**Figure 1** - Stage 1 and 2 decisions map – Orange = Medium Density Residential Zone, Brown = Informal Recreation Zone, Yellow = Rural Zone, Red outlined land = submitter’s land in the subject area, Red star = Lot 1 DP 540520

**5.124** Six submission points<sup>110</sup> were received requesting that the notified height limit in Rule 18A.5.5 be retained as notified, and one submission point<sup>111</sup> was received requesting that the height provisions relating to sites adjoining a residential zone be retained as notified (Rule 18A.5.6). I have not recommended any changes to Rule 18A.5.5 or Rule 18A.5.6, and therefore recommend that these points be accepted, with the exception of the request by the Cardrona Cattle Company Limited (Point 3349.9) in regard to this matter which is related to their rezoning request at Gibbston and which I have addressed later in my report.

110 Points 3269.4 3288.9 3340.12 3357.8 3349.9 3348.8  
 111 Point 3288.10

## Setbacks

**5.125** The Breen Construction Company Ltd et al request<sup>112</sup> that Rule 18A.5.3(a)(ii) be amended to provide a 3 metre minimum setback from all other road and state highway boundaries. The submitters suggest that a 3 metre setback would be sufficient for landscaping and circulation area. Mr Strain similarly requests<sup>113</sup> a reduction in the setback, but that it remain 2 metres as provided for 'all other road boundaries' in the ODP Industrial Zone. Reavers (N.Z.) Limited requests that Rule 18A.5.3(a)<sup>114</sup> be rejected as they do not consider that it would facilitate the efficient use of sites within the Zone and it is not necessary to control street scene outcomes. J. McMillan and The Station at Waitiri Limited (2) in their submissions request<sup>115</sup> that the setback rules be amended to provide for a 5 metre setback from SH6 and 2 metres from all other boundaries. In a different submission relating to the request for rezoning at Gibbston (which I have addressed later in my report), the Cardrona Cattle Company Limited requests<sup>116</sup> that the setback rules be amended to provide for a 10 metre setback from SH6 and 2 metres from all other boundaries..

**5.126** The proposed setback related provisions within the GIZ represent a considerable rationalisation of setback controls compared to that contained within the respective ODP Industrial Zones and in some cases (i.e. in regard to setbacks from residential zones and state highways etc represents a relaxation of those provisions within the ODP. It is acknowledged however that a larger setback has been applied in the Zone in respect to 'all other roads', being 2 meters in the ODP. Further, the Industrial B Zone only applies setbacks from residential zones. While the Zone aims to provide a level of amenity that makes it a pleasant, healthy and safe place to work in and visit, it is also acknowledged that the type of amenity experienced within the Zone will be lower than in other Zones.

**5.127** Given this, I consider that a reduction in the setback to 3 metres from 'all other road boundaries' only to be acceptable. I consider that this would still enable development within the Zone to provide an acceptable level of amenity, in particular landscaping can be provided in this setback space, it will ensure that buildings when viewed from street will not be overly obtrusive given the greater

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112 Points 3234.23 3235.23 3266.23 3286.23 3298.24 3300.23  
113 Point 3136.3  
114 Point 3340.10  
115 Points 3348.6 3357.6  
116 Point 3349.7

building height enabled within the Zone, and will facilitate sufficient levels of amenity for ancillary Office, Retail and Service activities that interact with the street front. Further, this reduced setback will also enable more flexible and efficient use of sites where space is often required for outdoor storage and movement of vehicles and other bulky items. Given this, I accept in part the relief requesting changes to the street scene setback, with the exception of Point 3349.7 which I reject as it relates to the Submitter’s rezoning request. I have provided recommended changes to the Rule 18A.5.3 below (deletions shown in ~~strike through~~ and additions underlined):

|                       |  |  |
|-----------------------|--|--|
| <p><b>18A.5.3</b></p> | <p>Minimum Boundary Setbacks</p> <p>a. Road boundary setbacks</p> <p>i. fronting any residential zone (including the Meadow Park Special Zone and the Large Lot Residential Zone) – 7m</p> <p>ii. <u>all other road boundaries – 3m and State Highway boundaries – 5m</u></p> <p>iii. <u>State Highway boundaries – 5m</u></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> |
|-----------------------|--|--|

**5.128** Reavers (N.Z.) Limited also request<sup>117</sup> that Rule 18A.5.3(b)(i) relating to 7 metre setback where a site adjoins any other zone outside of the GIZ be rejected. The submitter suggests this will have an impact on its properties which adjoin an Informal Recreation Zone. It is noted that a number of larger existing buildings on the Submitter’s properties are already setback greater than 7 metres from the Informal Recreation Zone, however, other smaller buildings are closer. I do not consider that this setback would impose significant or unreasonable impacts on the subject properties. Given the greater building height provided for within the Zone and the wider purpose of the Informal Recreation Zone. Given this I recommend that this relief be rejected.

117 Point 3340.11

## Buildings

- 5.129** Ten submission points were received in regard to the proposed approach to managing Buildings within the GIZ.
- 5.130** In their submission, Aurora requests that amendments be made to the matters of discretion for buildings in order to ‘recognise the functional needs of electricity infrastructure.’ This includes adding ‘electrical supply’ to 18A.4.5(f)<sup>118</sup> and an additional matter of discretion as (k) relating to consideration of effects on electricity distribution infrastructure<sup>119</sup>. The matter of electricity supply is one that will be considered at the time lots are created through the subdivision and is provided for within Chapter 27 (Subdivision and Development).
- 5.131** Rule 27.5.7, which relates to all urban subdivision, contains ‘*energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks*’ as a matter of discretion. However, Rule 27.7.15.4 is more directive in regard to this matter stating that ‘*electricity reticulation must be provided to all allotments in new subdivisions*’. Additionally, consideration of ‘*whether effects on electricity and telecommunication networks are appropriately managed*’ is included in 27.9.3.1(i) as an assessment matter for urban subdivision activities and it is anticipated that effects of future land uses on the sites will be considered in respect to this matter.
- 5.132** The servicing of lots for electricity is considered sufficient in respect to the provisions of buildings. I do not consider it necessary to also assess if buildings are connected to electricity. A building can exist on the site, not be connected to electricity infrastructure and not create any adverse effects on the environment or to people’s health and safety. On the other hand, adverse effects on the environment, and to health and safety, can arise from buildings not being connected to water, stormwater or wastewater infrastructure in an urban environment and therefore it is appropriate that these form matters of discretion. For these reasons I recommend rejecting submission point 3153.1.
- 5.133** In regard to the additional matter of discretion proposed at (k), Aurora outlines that this relief mirrors that agreed in mediation on PDP Stage 1 Topic 17 for

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118 Point 3153.1  
119 Point 3153.14

inclusion in all zone chapters in PDP Stage 1 and 2, and inclusion of the relief will provide a consistent approach across the PDP. I understand that Council has agreed to apply an approach consistent with this agreement in Stage 3 of the PDP. A key consideration in relation to this relief is whether any of its infrastructure is identified within the GIZ. The submitter notes that there are a number of instances where Electricity Sub-Transmission Infrastructure (**ESTI**) or Significant Electricity Distribution Infrastructure (**SEDI**) pass through the GIZ without identifying any specific locations. The Planning Maps do show an Aurora Distribution Line passing through the GIZ at the northern end of Glenda Drive and within the Riverbank Road adjoining part of the notified GIZ in Wanaka. The Planning Maps do not show any other locations containing ESTI or SEDI. As such, I recommend that point 3153.14 be accepted. I have shown the recommended amendments to Notified Rule 18A.4.5 below (deletions shown in ~~strike through~~ and additions underlined):

|                       |   |           |
|-----------------------|---|-----------|
| <p><b>18A.4.5</b></p> | <p>Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. external appearance, including materials and colours;</li> <li>b. landscaping at the interface of the site with adjacent roads and public places;</li> <li>c. signage platforms;</li> <li>d. lighting;</li> <li>e. the external appearance and proximity to the street front of any ancillary activities, including Office, Retail and Commercial activities;</li> <li>f. servicing, including water supply, stormwater and wastewater;</li> <li>g. access, manoeuvring, loading and car parking;</li> <li>h. location and provision of waste and recycling storage space;</li> <li>i. the contribution the building makes to the safety of the General Industrial Zone through adherence to CPTED principles; <del>and</del></li> <li>j. natural hazards; <u>and</u></li> <li>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></li> </ul> | <p>RD</p> |
|-----------------------|---|-----------|

- 5.134** A number of submissions requested<sup>120</sup> that the activity status for buildings be amended from Restricted Discretionary to Controlled. Buildings were provided for as Controlled activities within the ODPs industrial planning framework. Submissions on this matter suggest that other standards are sufficient to provide for the type of buildings within the Zone and that this approach is not enabling of development.
- 5.135** I disagree that standards are sufficient to provide positive outcomes for the matters over which discretion is restricted in Rule 18A.4.5. There are a number of examples of poor quality built form within the Zone, particularly within the Glenda Drive GIZ, and while it is acknowledged that a lower level of amenity might be anticipated within the Zone, it is also an urban location which should provide for a pleasant, health and safe place to work within and visit. It is considered that a Restricted Discretionary activity status will encourage more appropriate building proposals within the Zone and allow Council to refuse applications which do not achieve the intent of the Zone in regard to both its operational, functional and amenity related outcomes. Further, it is considered that the matters of discretion provide a clear set of items that need to be considered for development proposals, offering a degree of certainty for both applicants and the Council in terms of what built form should be expected within the Zone. The non-notification clause relating to building also supports the position that the provisions are suitably enabling of development. For these reasons I recommend that this relief be rejected. I note that the relief of the Cardrona Cattle Company Limited (Point 3349.3) in regard to this matter is related to their rezoning request at Gibbston which I have addressed later in my report.
- 5.136** QAC has requested<sup>121</sup> that an additional matter of discretion be added to Rule 18A.4.5 relating to the achievement of adequate indoor sound insulation from aircraft noise. This matter has been addressed in other parts of the Zone where activities are proposed which are sensitive to aircraft noise and it is not considered necessary to included it in this rule. For this reason, I recommend rejecting this submission point.

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120 Point 3165.3 3201.3 3288.7 3340.7 3348.1 3349.3 3357.1  
121 Point 3316.13

## TOPIC 5: SUBDIVISION WITHIN THE GIZ

### Lot Size

- 5.137** A number of submissions were received relating to the minimum lot size for the Zone proposed through the variation to Chapter 27 (Subdivision and Development). The resource management issue associated with lot sizes within the proposed GIZ is outlined in detail in 'Issue 6 – Minimum lot size within the Industrial Zones'<sup>122</sup> of the S32.
- 5.138** Four points of relief<sup>123</sup> requested that no minimum lot size be specified for the Zone. Reavers NZ Limited consider that specifying a minimum lot size within the Zone may lead to inefficient outcomes for industrial land development. No other reasons were provided in other submissions. I disagree with Reavers NZ Limited suggestion that specifying minimum lot sizes will result in inefficient outcomes. In contrast, by not specifying minimum lot sizes, lots within the Zone could be created at a scale that divorces it from efficiently and effectively fulfilling its purpose to provide for the establishment, operation and long term growth of Industrial and Service activities. I further consider that lots which are too small are not likely to provide for the necessary space buildings and outdoor areas needed for the storage of materials, parking and movement of vehicles commonly associated with Industrial and Service activities. Further, an analysis of lot sizes within the ODP industrial zones<sup>124</sup> indicates that the proposed provisions strike the right balance between flexible use and providing for a range of site sizes that meet the needs of the District's industrial economy. For these reasons I recommend rejecting these submission points. I note that the relief of the Cardrona Cattle Company Limited (Point 3349.11) in regard to this matter is related to their rezoning request at Gibbston which I have addressed later in my report.
- 5.139** The Breen Construction Company Ltd et al request<sup>125</sup> that Rule 27.6.1 be amended to specify that any subdivision less than 1,000 m<sup>2</sup> be provided for as a Restricted Discretionary activity and that the Non Complying activity status for lots less than 500 m<sup>2</sup> be deleted. While it is acknowledged that some demand may exist within the District's industrial economy for lots smaller than 1,000 m<sup>2</sup>,

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122 Para 7.77 – 7.84, Section 32 Evaluation, General Industrial Zone

123 Points 3340.14 3348.10 3349.11 3357.10

124 Figures 24 – 27 and Table 8, Section 32 Evaluation, General Industrial Zone

125 Points 3234.29 3235.29 3266.29 3286.29 3298.30 3300.29

it is also considered necessary to carefully manage consenting avenues for the creation of these smaller lots due to the limitations they are likely to impose on the efficient and effective operation on Industrial and Service activities. It is considered that the proposed provisions provide a sufficient degree of flexibility for the creation of smaller lots between 1,000 m<sup>2</sup> – 500 m<sup>2</sup>. The reasons given in the submissions are that it would reflect existing patterns of development.

- 5.140** I do not agree that this is the case. The lot size analysis in the S32 <sup>124</sup> shows that the proposed subdivision limits are appropriately reflective of the distribution of lot sizes within the Zone with 66% of lots being greater than 1,000 m<sup>2</sup> and only 16.2% of lots being 600 m<sup>2</sup> or less. I recommend that submission points 3234.29, 3235.29, 3266.29, 3286.29, 3298.30 and 3300.29 be rejected.

### **Variations to Chapter 27 (Subdivision and Development)**

- 5.141** A number of other submissions were received in regard to the variations to Chapter 27. Breen Construction Company Ltd et al request<sup>126</sup> that Provisions 27.3.13.8, 27.7.11 and 27.7.11.2 be deleted. These provisions relate to subdivision associated with the Ballantyne Rd structure plan. The submissions seek the deletion of reference to the structure plan as it sits in the ODP and that the new zoning should override this. The submissions suggested another mechanism could be used, but did not provide details of what this might be. I recommend this relief be rejected on the basis that the structure plan (which is included with the GIZ variations to Chapter 27) and its associated provisions will assist in facilitating positive environmental outcomes relating to roading layout provision and location of walkways and the green network and building restriction areas. It is noted that the identification of the building restriction area in this location is necessary to provide for the amenity of the adjoining land and avoid reverse sensitivity effects.

- 5.142** The Breen Construction Company Ltd et al also requests that Policies 27.3.13.1 and 27.3.13.2 be amended in order to incorporate a more enabling approach to the management of Office, Commercial and Retail activities. This matter is discussed in earlier sections of this report and is not repeated here. I therefore recommend these submission points be rejected.

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126 Points 3234.31 3234.32 3234.33 3235.31 3235.32 3235.33 3266.31 3266.32 3266.33 3286.31 3286.32 3286.33

**5.143** NZTA request<sup>127</sup> that Rule 27.5.7(c) be amended to include the words 'safety of the transport network'. It is noted that any amendments to the various limbs of Rule 27.5.7 would impact subdivision activities across the range of zones referenced in the rule. The primary purpose of this specific variation is to introduce the GIZ to Chapter 27 and relevant locations. I am of the view that the matter raised by the Submitter is sufficiently addressed in other parts of Chapter 27, including Objective 27.2.5 and its suite of policies. In particular Policies 27.2.5.1 and 27.2.5.2 make specific reference to the integration of subdivision activities with the transport network and infrastructure in a 'safe and efficient' manner. The specific wording of the matters of discretion associated with this rule would have been considered through Stage 1 of the PDP review and therefore I do not recommend any changes to these. For this reasons I recommend rejecting this submission point.

**5.144** Submissions were also received supporting Policies 27.3.13.4<sup>128</sup>, 27.3.13.5<sup>129</sup>, and Rule 27.5.7b<sup>130</sup>. I recommend these points be accepted.

## **6. TOPIC 6: AMENITY WITHIN AND OUTSIDE OF THE GIZ**

**6.1** A number of submission points were received in regard to amenity related matters and provisions within Chapter 18A.

**6.2** Ms Vogal has requested<sup>131</sup> that clean air be provided around schools and retirement villages in respect to the GIZ. M Wheen requests<sup>132</sup> that the Zone be located away from residential areas, and M McConnell requests<sup>133</sup> that GIZ be rezoned BMUZ close to residential areas. While it is recognised that the GIZ will provide space for land uses that are commonly associated with dust, odour and other similar effects, it is not considered that the Zone would adversely affect air quality around schools and retirement villages. In particular, it is noted that Policy 18A.2.4 sets out an expectation that activities and development within the Zone will not adversely affect the amenity in other zones. Further, the S32 outlines that activities within the District's industrial economy do not comprise those more heavy type industrial activities that are more likely to produce high

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127 Point 3229.25  
128 Point 3229.22  
129 Points 3153.3 3153.22 3229.23  
130 Point 3229.24  
131 Point 3070.5  
132 Point 3137.3  
133 Point 3034.2

levels of emissions to air<sup>134</sup>. Given this, I recommend that these submission points be rejected.

**6.3** Relief<sup>135</sup> sought by The Breen Construction Company Ltd et al in regard to Policy 18A.2.3.3, relating to the principles of Crime Prevention through Environmental Design (**CPTED**), seeks to assist in implementing the submitter's more enabling approach to Office, Retail and Commercial activities. For the reasons outlined earlier in this report I do not support this more enabling approach and therefore recommend that these submission points be rejected.

**6.4** The Breen Construction Company Ltd et al also request<sup>136</sup> changes to Rule 36.5.13 regarding acoustic insulation. In particular, the submitters seek additional text in regard to the internal acoustic standard for Office activities only. No specific reasons are offered in the submission in regard to this relief. The relief is likely related to the submitter's requests for a more enabling approach to Office, Retail and Commercial activities within the Zone. I have rejected this approach elsewhere in this report. Further I do not consider this rule necessary as the variation to Table 5 of Chapter 36 (Noise) identifies the GIZ as a zone requiring consideration in regard to effects on critical listening environments. For these reasons I recommend rejecting these points of relief.

**6.5** Upper Clutha Transport Limited requests<sup>137</sup> that Policy 18A.2.2.4 relating to reverse sensitivity effects be amended to provide for workers accommodation. This relief relates to the submitter's request to provide for worker's accommodation within the Zone. I have discussed and recommended rejecting this relief elsewhere, and therefore, I also recommend rejecting this additional relief here.

**6.6** J. McMillan, the Cardrona Cattle Company Limited and The Station at Waitiri Limited (2) request<sup>138</sup> adherence to noise standards measured at any point outside of the zone, including for the Cardrona Cattle Company Limited rezoning request at Victoria Flats in the Gibbston Valley. The variation to Chapter 36 (Noise) sets out that the location for assessment of sound from activity within the Zone will be at any point within any site located in any other zone.

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134 Page 13, Section 2.3, Economic Assessment of Queenstown Lakes District's Industrial Zones, Stage 3 District Plan Review, May 2019  
135 Points 3234.17 3235.17 3266.17 3286.17 3298.18 3300.17  
136 Points 3234.30 3235.30 3266.30 3286.30 3298.31 3300.30  
137 Point 3256.4  
138 Points 3348.9 3349.10 3357.9

Therefore, I consider that the relief is being given effect to and as such recommend rejecting of these submission points. I note that the relief of the Cardrona Cattle Company Limited (Point 3349.10) in regard to this matter is related to their rezoning request at Gibbston which I have addressed later in my report.

- 6.7** Eight submission points<sup>139</sup> were received from ORC supporting the amenity related provisions within Chapter 18A. ORC outline that Objective 18A.2.3 and Policies 18A.2.3.1 – 18A.2.3.4 would give effect to limbs (a) and (d) of Policy 4.5.3 of the RPS2019. Further, ORC consider that Objective 18A.2.3 and Policies 18A.2.3.1 – 18A.2.3.2 limbs (a) and (b) of Policy 4.5.3 of the RPS2019. I have not suggested any changes to these provisions, and therefore recommend accepting these submission points.

## **7. TOPIC 7: OTHER MATTERS**

### **Queenstown Airport**

- 7.1** QAC have requested changes relating to possible effects of the GIZ on the operation of airport activities. These are addressed in turn below excluding those relating to height and buildings which are addressed in the relevant sections above.
- 7.2** QAC request<sup>140</sup> that the GIZ Purpose statement be amended to acknowledge the proximity of the Zone to the Queenstown Airport (**the Airport**). I do not consider it necessary to specifically identify a geographically and administratively isolated constraint on the Zone within its associated purpose statement. I consider it more effective and efficient to recognise any such issue within the provisions of the Zone. It is noted that other purpose statements of PDP zones in close proximity to the Airport do not include such references. For these reasons I recommend rejecting this submission point.
- 7.3** QAC also requests a number of amendments associated with Policy 18A.2.3.4<sup>141</sup> seeking to restrict activities that could affect/may be affected by airport operations. Policy 18A.2.3.4 identifies that activities and development will be controlled to ensure they are not significantly adversely affected by

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139 Points 3342.57 3342.58 3342.59 3342.60 3342.61 3342.62 3342.63 3342.64

140 Point 3316.5

141 Points 3316.6 3316.7 3316.8 3316.9

airport noise. Corresponding methods within the Zone flow from this, including 18A.4.6 (alterations and additions to existing buildings that contain an Activity Sensitive to Aircraft Noise (**ASAN**) within the Queenstown Airport Outer Control Boundary or the Queenstown Airport Air Noise Boundary – Restricted Discretionary activity) and 18A.4.13 (ASAN within the Queenstown Airport Outer Control Boundary or the Queenstown Airport Air Noise Boundary – Prohibited activity). This approach is consistent with the ODP.

**7.4** It is acknowledged that other zones located in close proximity to the airport do set out a separate objective and policy framework in regard to airport related matters. It is desirable for the PDP apply a consistent approach in regard to the management of discrete resource management issues such as that associated with land use and development in proximity to the Airport. Further, I consider that additional amendments to the provisions would better provide linkage to the methods described above and give effect to the direction provided in PDP Chapter 3 at Policy 3.3.5. Given this, I recommend accepting QAC’s relief in part and my recommended amendments are outlined below (deletions shown in ~~strike through~~ and additions underlined):

Objective 18A.2.3.x

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.

Policy 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.

Policy 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.

**7.5** I consider that recommended Objective 18A.2.3.x would be the most appropriate way to give effect to the Act. In particular, it recognises that the GIZ

contains land located in close proximity to the airport and seeks to ensure that new ASAN are excluded from locating within it. In excluding ASAN from the Zone, the recommended objective ensures that the Zone does not enable activities that, given their proximity to the airport, compromise people's health and safety. The objective goes on to set out that existing ASAN will be managed where necessary to address potential effects. The recommended policies are the most appropriate, efficient and effective way to achieve the objective as it would facilitate a planning framework that assists QLDC in carrying out its functions and in achieving the purpose of the Act. The provisions would provide for positive environmental outcomes for persons who might own land, live or operate a business within the zone. They would also assist in avoiding the occurrence of reverse sensitivity effects on the airport.

- 7.6** QAC also requests<sup>142</sup> that Objective 18A.2.4 be amended to recognise the airport. I do not consider this amendment necessary on account of those recommended amendments regarding the airport outlined above. Given this, I recommend rejecting this point.
- 7.7** QAC requests<sup>143</sup> that amendments be made to the GIZ in relation to the management of dust and glare effects on airport related activities. I do not disagree that there is potential for effects from these matters. However, in my view the method sought by QAC is inefficient as it would require the effects on aircraft operations to be considered in all locations, rather than an approach that is targeted to land in proximity to airports. I do not have sufficient information regarding aircraft operations to propose an alternative method to address this issue and am unable to recommend accepting the relief sought by QAC in its current form.
- 7.8** QAC requests<sup>144</sup> that a new interpretation note be added to 18A.3.2 relating to the need to obtain QAC approval under section 176 of the Act. I do not consider it necessary to repeat this section of the Act in regard to this matter. The Section 176 obligation exists for all designations across all zones and this is not an approach that has been repeated elsewhere in the PDP. It would be inefficient and inconsistent to include the relief in a single instance. On this basis I recommend that this relief be rejected.

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142 Point 3316.10

143 Point 3316.11 3316.18 3316.19

144 Point 3316.12

**7.9** QAC requests<sup>145</sup> that Rule 18A.4.6 (relating to buildings in the Outer Control Boundary) be deleted and replaced with a new rule specifying indoor design sound levels. I recommend that this relief be accepted in part. The wording proposed in QACs relief replicates the ODP Industrial Zone approach to managing alterations and additions to buildings containing ASAN which is also the approach promulgated through Plan Change 35 (Queenstown Airport Air Noise Boundaries). I recommend the following amendments to Rule 18A.4.6 (deletions shown in ~~strike through~~ and additions underlined):

|                       |   |           |
|-----------------------|---|-----------|
| <p><b>18A.4.6</b></p> | <p><u>Buildings within the Outer Control Boundary</u></p> <p>a. <del>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.</del></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> | <p>RD</p> |
|-----------------------|---|-----------|

**7.10** I consider that the recommended amendments to Rule 18A.4.6 would be the most appropriate, efficient and effective way to achieve the new objective I have recommended above in regard to ASAN as it would facilitate a planning framework that assists QLDC in carrying out its functions and in achieving the purpose of the Act. The provision would provide for positive environmental outcomes for persons who might own land, live or operate a business within the

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145 Point 3316.14

zone. They would also assist in avoiding the occurrence of reverse sensitivity effects on the airport.

- 7.11** QAC requests<sup>146</sup> that Rule 18A.4.13 and Rule 18A.6.2.1 be retained as notified. No amendments are recommended to this provision and I recommend this relief be accepted.

### **Provisions enabling of Industrial and Service activities**

- 7.12** ORC requests<sup>147</sup> that Objective 18A.2.1 and Policies 18A.2.1.1 – 18A.2.1.5 be retained as notified. ORC considers that this set of provisions give effect to Policies 5.3.2, 5.3.3 and limbs (h) and (i) of Policy 4.5.3 of the PORPS. ORC outline that these provisions will support the establishment of a zone that provides for a diverse range of Industrial and Service activities. While I have recommended an additional policy be added to this suite of provisions (in regard to the establishment of Trade Suppliers within the GIZ), I have not recommended any other changes to the objective and policies supported by ORC and therefore recommend these points be accepted.

- 7.13** The Henley Property Trust request<sup>148</sup> that the GIZ give effect to Policy 5.3.3 of the PORPS and to 3.2.6 and Strategic Policies 3.3.8, 3.3.10 and 3.3.11 of Chapter 3 (Strategic Direction). As outlined above by ORC, I am of the view that the Notified GIZ provisions do give effect to the direction of Policy 5.3.3. I have discussed the effect of the GIZ. In respect to Chapter 3 elsewhere in this report and overall consider that the GIZ is the most effective and efficient mechanism to give effect to Chapter 3 and other higher order chapters of the PDP. **I therefore reject this submission point be rejected.**

### **Frankton Flats Master Plan**

- 7.14** Ms Macleod<sup>149</sup> requests that consideration be given to the tension between the extent of GIZ in Glenda Drive and the Frankton Flats Master Plan (**FFMP**). It is acknowledged that the FFMP illustrations show a mixture of residential zones at the northern end of Glenda Drive and identifies this as a 'key action'<sup>150</sup>. However, it is noted that this is a draft plan and does not have any statutory

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146 Point 3316.16 3316.20  
147 Points 3342.45 3342.46 3342.47 3342.48 3342.49 3342.50  
148 Point 3269.6 3269.7  
149 Point 3015.4  
150 Page 11, Scuttlebutt, June/July 2019, Issue 132

weight. It is described as '*conceptual – it illustrates how Frankton could look by 2048*'<sup>151</sup> and was used for consultation purposes only. Feedback from the consultation has been gathered and will assist in finalising the master plan and business case with the various partners. The FFMP offers an aspirational outlook of future land use in this area 30 years into the future and is not intended to direct decisions on the PDP. Given this, I acknowledge this tension, but taking into account my wider discussions on the resource management issues being addressed by the GIZ I recommend rejecting this submission point.

- 7.15** Ms Macleod also requests<sup>152</sup> that consideration be given to the 'alternative masterplan' included in the submission. This masterplan included in the submission covers land not subject to the GIZ or Stage 3 PDP and is therefore out of scope. I recommend the Panel strike out the submission point under section 41D RMA.

#### **Other matters and provisions**

- 7.16** Ms Vogel requests<sup>153</sup> that there be no 'heavy industry' within the GIZ. It is noted that activities which might be considered heavy industry are uncommon in the District's industrial economy and that a status quo type of development within the GIZ is likely to continue with manufacturing type uses being limited to businesses supplying local consumers and service oriented industrial activities, particularly for the construction sector<sup>154</sup>. However, the GIZ does provide space for such activities and it is considered appropriate for any such activities to be located within the Zone on account of the type of effects they are likely to produce. However, the Zone provisions are designed to ensure any effects associated with such activities do not adversely affect the amenity of other zones. For these reasons I recommend this relief be rejected.

- 7.17** Transpower New Zealand (**Transpower**) requests<sup>155</sup> that Provision 18A.3 be amended to include an advice note drawing attention to Chapter 30 (Energy and Utilities) where activities are located within the National Grid Yard. Provision 18A.3.1 draws attention to the range of other Chapters in the PDP that are relevant to decision making in respect to the GIZ including Chapter 30.

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151 Frankton Flats Masterplan consultation webpage - <https://letstalk.qldc.govt.nz/frankton-masterplan>

152 Point 3015.3

153 Point 3070.3

154 Para 7.21, Section 32 Evaluation, General Industrial Zone

155 3080.1

Therefore, I do not consider this relief necessary and recommend that it be rejected.

**7.18** Queenstown Lakes District Council requests<sup>156</sup> that Table 31.6 of Chapter 31 (Signs) be amended to include specific provisions relating to the management of signs within the GIZ. I agree with QLDC’s corporate submission, that it is necessary to vary Chapter 36 to ensure signage within the Zone is managed appropriately. I adopt the assessment and reasoning included within the submission and recommend that the relief be accepted. Although no variation was notified to Chapter 31, I understand there is scope for this submission as through the notification of the GIZ, the PDP district wide chapters apply to it, and zone specific rules can be added to the district wide chapter. It appears Chapter 31 was inadvertently not varied at notification.

**7.19** I therefore recommend that the following amendments be made to Table 31.6.

| <b>Table 31.6 – Activity Status of Signs in Commercial Areas</b> |   | <b>General Industrial Zone</b> |
|--|---|--------------------------------|
| <b>31.6.1</b>  | <b>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.</b><br>Control is reserved to the matters set out in Rule 31.14. | C                              |
| <b>31.6.2</b>  | <b>Arcade directory signs.</b>  | P                              |
| <b>31.6.3</b>  | <b>Upstairs entrance signs.</b>   | P                              |

156 Points 3129.1 3129.2 3129.3 3129.4 3129.5 3129.6 3129.7 3129.8 3129.9 3129.10

| <b>Table 31.6 – Activity Status of Signs in Commercial Areas</b> |   | <b>General Industrial Zone</b> |
|--|---|--------------------------------|
| <b>31.6.4</b>  | <b>All signs located within the ground floor facade of a building</b><br>In those zones where this is a controlled activity, control is reserved to the matters set out in Rule 31.14.<br>Note: Parts 31.3.2 and 31.16 of this Chapter explain and illustrate the application of this rule. | <u>C</u>                       |
| <b>31.6.5</b>  | <b>Above ground floor signs.</b><br>In those zones where this is a controlled activity, control is reserved to the matters set out in Rule 31.14.<br>Note: Part 31.16.7 of this Chapter has a diagram which illustrates the application of this rule.                                       | <u>C</u>                       |
| <b>31.6.6</b>  | <b>Digital signage platforms within the ground floor facade of a building</b>   | <u>PR</u>                      |
| <b>31.6.7</b>  | <b>Digital signage platforms above ground floor level</b>   | <u>PR</u>                      |
| <b>31.6.8</b>  | <b>Digital signs not located within a digital signage platform</b>  | <u>PR</u>                      |
| <b>31.6.9</b>  | <b>Billboard signs</b>  | <u>PR</u>                      |
| <b>31.6.10</b>   | <b>Any sign activity which is not listed in Table 31.4 or Rules 31.6.1 to 31.6.9 inclusive</b>  | <u>D</u>                       |

**7.20** The Ministry of Education requests<sup>157</sup> that the provisions be amended to enable educational facilities to establish within the GIZ. I do not consider the GIZ to be a suitable location for educational facilities. Educational facilities would be sensitive to the types of effects produced by Industrial and Service activities and are likely to result in reverse sensitivity effects to the extent that they may undermine the purpose of the Zone. Educational facilities often require large areas of land for the purpose of playing fields and classrooms, and attract large

volumes of traffic and pedestrians, including children, which would be required to interact with large numbers of heavy vehicle movements.

**7.21** Given the finite nature of industrially zoned land within the District, I consider that the requested amendments would result in an inefficient use of land within the Zone. I consider that a consenting pathway exists as a non-complying activity in those rare cases where educational facilities may be consistent with the objectives and policies of the Zone or where their adverse effects will be minor. Such facilities are better located in other Zones. I also note that Community Activities as defined in the PDP, (which captures education uses) are identified as ASANs and would therefore be precluded from parts of the Zone within Glenda Drive. For these reasons I recommend rejecting these points.

**7.22** Aurora requests<sup>158</sup> that an advice note relating to the New Zealand Electrical Code of Practice for Safe Distances be included in Chapter 18A. . This relief relates to their request<sup>119</sup> to include a matter of discretion in respect to buildings in regard to electricity infrastructure. I have recommended that this relief be accepted as discussed earlier in my report. The submitter outlines that the same advice note has been included in multiple other PDP chapters. I am aware that this advice note is also contained within the mediation on PDP Stage 1 Topic 17. Given this, and taking into account my earlier recommendation, I recommend that this relief be accepted in part (to the extent that it is consistent with the mediation on PDP Stage 1 Topic 17. I have included the recommended amendment to 18A.3.2 below (deletions shown in ~~strike through~~ and additions underlined):

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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158 Point 3153.15

**7.23** Aurora also request<sup>159</sup> that additional amendments (related to that described above) be made in regard to the non-notification provisions to ensure any resource consent for buildings within the GIZ where ESTI or SEDI are relevant are considered as an affected person. As per my comments above, I recommend that this relief be accepted as it is consistent with the mediation on PDP Stage 1 Topic 17. I have included the recommended amendment to 18A.6 below (deletions shown in ~~strike through~~ and additions underlined):

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.X 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.

**7.24** Fire and Emergency New Zealand requests<sup>160</sup> a change to 18A.6.1.1 consequential to their relief<sup>162</sup> regarding emergency service facilities within the Zone. I have recommended that this earlier relief be rejected and therefore also recommend that this additional relief be rejected.

**7.25** QAC requests<sup>161</sup> that the words '*and refuse collection and disposal*' be removed from Rule 18A.4.10. QAC cites Civil Aviation Authority guidance material<sup>162</sup> in their submission. This guidance references another document produced by the International Civil Aviation Organization<sup>163</sup> which recommends that refuse dumps or landfills be located 13 km or more from airports. The potential issue associated with these activities appears to be with their capacity to attract wildlife which can impact airport activities. However, it is noted that Civil Aviation Authority guidance also states that proper planning of these activities should be

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159 Point 3153.2

160 Point 3288.11

161 Point 3316.15

162 Guidance material for land use at or near aerodromes, June 2008

163 Airport Services Manual, Part 3 Wildlife Control and Reduction, 2012 <http://www.birdstrike.org/wp-content/uploads/2014/10/ICAO-AirportServicesManual-Part3-FourthEdition-2012.pdf>

undertaken and that consultation with the aerodrome operator should occur as early in the planning process as possible.

- 7.26** While it is recognised that birds in particular can affect airport activities I do not consider it necessary to specifically exclude refuse collection and disposal activities from Rule 18A.4.10 on the basis that the status for this activity is non-complying. The effects such as those raised by QAC can be taken into account in the consenting process, particularly if such activities are located in close proximity to the airport. I am not aware of any specific issues that wildlife attracted to the existing refuse centre in Glenda Drive causes to the airport and welcome any specific advice on this matter and its management from the submitter. On this basis I recommend rejecting the submission point.
- 7.27** J. McMillan and The Station at Waitiri Limited (2) request changes to the way Outdoor Storage is managed. The submitter's request<sup>164</sup> that Outdoor Storage areas are permitted. I note that Outdoor Storage is in fact provided for as a Permitted activity under Rule 18A.4.4. I recommend that this relief be accepted.
- 7.28** In regard to their request relating to the rezoning at Victoria Flats, the Cardrona Cattle Company Limited requests<sup>165</sup> that storage areas located within any street scene setback are Controlled. The matter of Outdoor Storage is discussed in the S32 at '*Issue 7 – Amenity within and outside of the Industrial Zones*' which makes reference to '*numerous examples of unsightly outdoor storage located where they are highly visible from roads, adjoining sites and other public places*'<sup>166</sup>. I do not consider that a permitted or controlled activity status is appropriate to deal with breaches of these standards if the Zone is to achieve an appropriate balance between environmental and social outcomes that are conducive to attracting employees and trade. In addition, I note that the site of the requested Victoria Flats rezoning is located in a more sensitive environment than the existing urban areas of GIZ. Therefore, I recommend that this relief be rejected. I note that this relief is related to the Submitter's rezoning request at Gibbston which I have addressed later in my report.
- 7.29** Mr Taylor requests<sup>167</sup> that a minimum of 100 additional car parks be installed in the Glenda Drive area. Mr Taylor correctly identifies that car parking issues are

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164 Points 3348.2 3357.2

165 Point 3349.4

166 Para 7.94, Section 32 Evaluation, General Industrial Zone

167 Point 3047.1

present within the Glenda Drive area and this was addressed at '*Issue 6 – Minimum lot size within the Industrial Zones*'<sup>168</sup> of the S32. I consider this symptomatic of the higher number of Office, Commercial and Retail activities in this area and the high number of staff, visitors and customers they attract. Although much of Glenda Drive is developed, it is considered that the notified regime to managing non-Industrial and Service activities within the Zone will assist in addressing the high number of destination type activities present and their associated parking demands. However, this review cannot require the provision of car parking spaces other than as they might relate to calculated demand associated with specific activities. The public provision of parking not generated with such activity specific demand is a matter for Council's long-term plan. Chapter 29 (Transport) was addressed in Stage 1 of the PDP review including parking standards for specific activity types. Therefore, I recommend this relief be rejected.

**7.30** The Breen Construction Company Ltd et al request<sup>169</sup> that Policy 18A.2.2.2 be rejected. This relief is related to the overall intent of the submissions to provide a more enabling regime for Office, Commercial and Retail activities within the GIZ. This matter has been discussed at length elsewhere in this report. Policy 18A.2.2.2 gives effect to the strategic level objectives and policies outlined in Chapter 3 (Strategic Direction) and Chapter 4 (Urban Development) in regard to the crucial commercial, civic and cultural function played by the District's town centres and the need to ensure this role is not undermined. On this basis, I recommend these points of be rejected.

**7.31** Reavers (NZ) Limited requests<sup>170</sup> that Chapter 18A and all associated amendments be rejected and P Bullen requests<sup>171</sup> that the ODP Industrial B Zone be retained. This relief would result in a reversion back to the ODP industrial zoning framework. The resource management issues associated with this zoning framework are set out in the S32. This would not enable Council to implement the purpose of the Act. Therefore, I recommend this point be rejected.

**7.32** Chorus New Zealand Limited, Spark New Zealand Trading Limited and Vodafone New Zealand Limited (**Telecommunication Companies**) have

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168 Para 7.85 – 7.92, Section 32 Evaluation, General Industrial Zone  
169 Points 3234.12 3235.12 3266.12 3286.12 3298.13 3300.12  
170 Point 3340.1  
171 Point 3004.1

requested<sup>172</sup> that a new clause be added to Rule 30.5.6.6(a) to provide for an 18 metre height limit for poles in the GIZ. I consider the requested height of 18 metres to be too high in this location when compared to the building height limits set within the GIZ (being 10 metres), particularly given the submitter outlines that this additional height is necessary for clearance above allowable building heights. I consider 13 metres to be an appropriate height for telecommunications poles within the GIZ taking into account allowable building heights, and recommend that Rule 30.5.6.6(d) be amended to include the GIZ. I therefore recommend that the relief is accepted in part.

### **GROUP 3: RE-ZONING REQUESTS**

#### **8. TOPIC 8: WANAKA REZONING REQUESTS**

**8.1** The following sections of my report respond specifically to rezoning requests. I have grouped my responses into the following categories:

- (a) Topic 8 Wanaka rezoning requests. This includes requests in wider the Wanaka ward that might fall outside of the direct urban area of Wanaka;
- (b) Topic 9: Queenstown rezoning requests. As above, this includes requests in wider the Wakatipu ward that might fall outside of the direct urban area of Queenstown; and
- (c) Topic 10: Arrowtown rezoning requests.

**8.2** In assessing the respective rezoning requests I have followed the direction set out within the Mr Barr's Strategic Evidence, including Colonial Vineyards, 'the council's approach to zoning' and those 'assumptions used to calculate development yield'<sup>173</sup>.

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172 Point 3032.1

173 Part B, Approach To Requests To Rezone Land, Statement Of Evidence Of Craig Barr, Strategic Overview For All Of Stage 3, March 2020

## TUSSOCK RISE LIMITED (3128) AND OTHERS AS LISTED IN TABLE BELOW

- 8.3** A number of submission points have been received requesting a revised zoning framework in the GIZ area in Wanaka. These rezoning requests broadly seek the same relief as that set out by Tussock Rise Limited. Given this, I will consider these submissions as a group and refer to them as Tussock Rise Limited et al.
- 8.4** The Tussock Rise Limited relief is perhaps the most explicit in terms of the nature of rezoning sought. This submitter seeks that the areas in the ODP Industrial and Industrial B Zones on both sides of Frederick Street and to the north of Frederick Street, including the submitter's land at Lot 2 DP 477622, be rezoned from GIZ to BMUZ. Alternative relief is also requested but in regard to the submitter's land only, being that the primary relief be accepted, however Lot 2 DP 477622 be split zoned Lower Density Suburban Residential Zone (**LDSRZ**) and BMUZ. Tussock Rise Limited request a number of other specific points of rezoning relief relating to the wider GIZ and ODP Three Parks Business precinct in this part of Wanaka. However, any such specific relief will be addressed directly in the Section 42a reports relating to the Three Parks or 101 Ballantyne Road topics and I will not repeat this in my report.
- 8.5** Other submission points detailed below either directly support the Tussock Rise Limited relief or more generally request the application of a BMUZ approach within the Wanaka GIZ.
- 8.6** It should be noted that the Tussock Rise Limited relief was circulated publicly in the Wanaka Messenger on 6 November 2019<sup>174</sup>. This may account for the range of additional submissions related to the Tussock Rise Limited relief, a number of which reference the publication.

| Submission and property information |   |
|-------------------------------------|---|
| Submission number and name          | 3128.1 3128.3 Tussock Rise Limited<br>3044.1 M Hetherington<br>3079.2 G Cotters<br>3130.1 Bright Sky Land Limited<br>3132.1 E Barker<br>3134.2 I Piercy<br>3137.1, 3137.2 M Wheen<br>3147.1 M Barton<br>3161.1, 3161.8 Alpine Estates Ltd<br>3283.1 N Perkins |

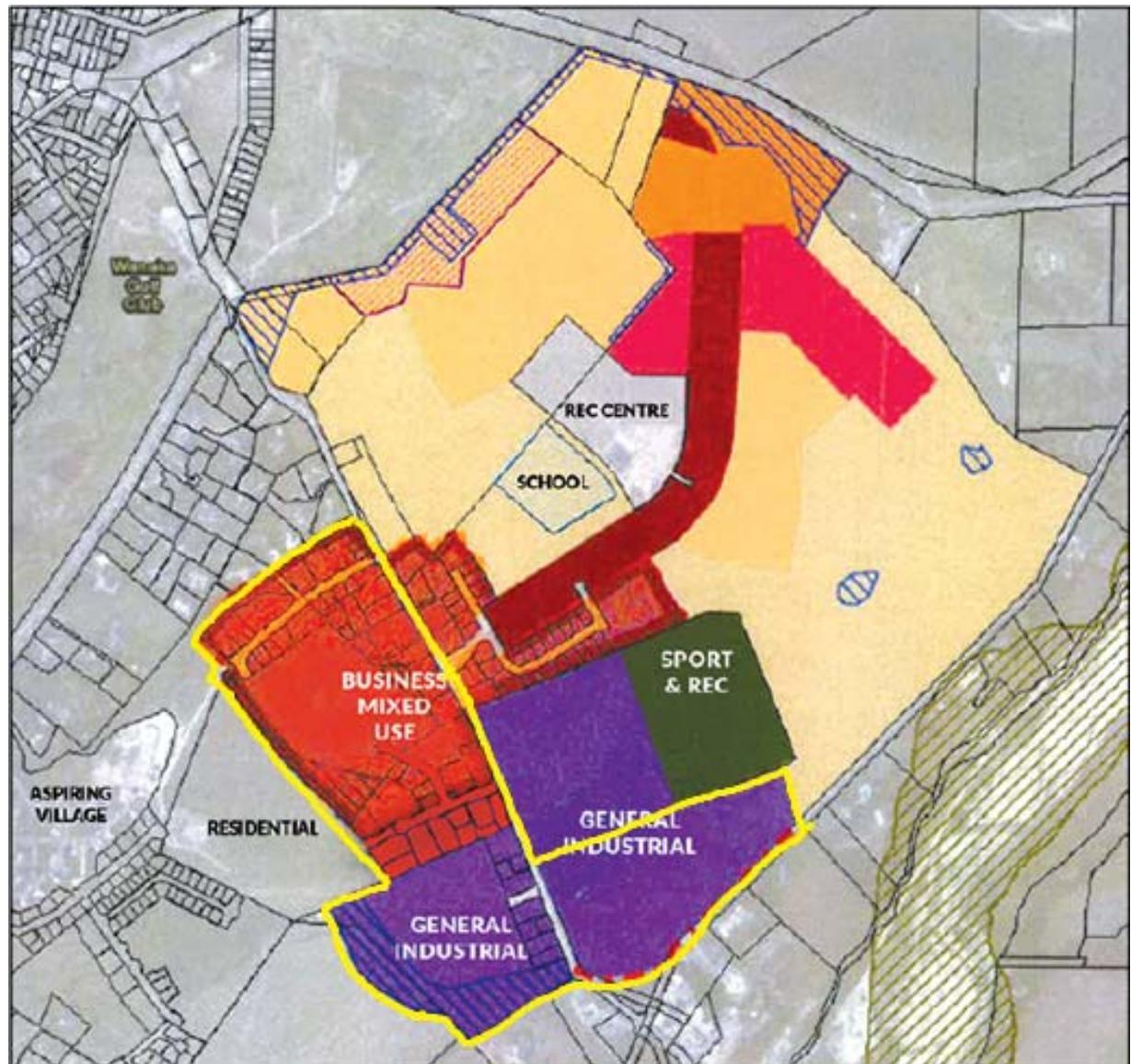
|  |  |
|--|--|
|  | 3034.1 A McConnell<br>3049.1 P Wheen<br>3070.2, 3070.4 S Vogel<br>3381.1 D Murdoch<br>3298.5 NPR Trading Limited |
| Zone requested                               | BMUZ<br>GIZ<br>LDSRZ<br>Active Sport and Recreation  |
| Area of re-zone request                      | Large number of properties as indicated in the site plan below   |
| Request referred to in report as             | The Tussock Rise land  |
| ODP Zone and mapping annotation              | NA   |
| Stage 1 or 2 PDP Zone and mapping annotation | NA   |
| Legal Description                            | Large number of properties as indicate in the site plan below  |
| Total area of property                       | Large number of properties as indicate in the site plan below  |
| QLDC Property ID                             | Large number of properties as indicate in the site plan below  |
| QLDC Hazard Register                         | Potentially contaminated sites<br>Liquefaction<br>Cardrona Hawea fault   |
| Supporting information provided by applicant | NA   |
| Position of Council experts                  | Economic (Natalie Hampson) – Oppose  |

**Aerial photograph of the site**



**Figure. 2** Aerial photo of subject site showing area of re-zoning request outlined in red. Note this figure indicates the land subject to the submissions that is addressed in this report. Other land subject to this relief (as indicated in Figure 3 below) is addressed in other Section 42a topics relating to 101 Ballantyne Road and Three Parks.

**Area of requested re-zoning (from submission)**



**Figure. 3** Zoning relief sought by Tussock Rise Limited (and others). Note this figure shows the entirety of the rezoning relief sought by submitter's, the land subject to this report is outlined above in yellow. This Section 42a report does not therefore address all parts of this rezoning relief.

**8.7** Tussock Rise Limited outline in their submission that the GIZ fails to recognise the existing nature of the Wanaka industrial areas, and considers that Industrial and Service activities are not the dominant land uses in this area. The ground truthing results conducted as part of the S32 in fact demonstrate that 53.3% of all recorded predominant activities within the Wanaka ODP Industrial Zone comprised Service activities and Light Industrial activities<sup>175</sup>. Offices and other

non-industrial activities represent 33.8% of all recorded predominant activities<sup>175</sup>. In the Industrial B Zone, the ground truthing results demonstrated that industrial type activities (comprising Service and Light Industrial activities) represented 58.3% of all recorded activities<sup>176</sup>. Given this, I disagree with the suggestion that the Wanaka GIZ is not predominantly industrial in character. While there may be other non-industrial related activities occurring within the Wanaka GIZ, I do not consider that a BMUZ zoning or a GIZ more enabling of non-industrial related activities would be more representative of the current situation within the Zone.

- 8.8** Given that the GIZ in Wanaka continues to be predominantly industrial in character and support a large number of Industrial and Service activities, I am of the opinion that it plays an important role in providing for the overall wellbeing of the District's residents and communities. This view is nested in the context that the District's industrial economy, comprising predominantly of Industrial and Service activities, is *'growing rapidly and has demonstrated growth rates faster than the rest of the district's economy'*<sup>177</sup> and therefore plays an important role in providing for the overall wellbeing of the District's residents and communities.
- 8.9** The application of a BMUZ would provide a much more enabling framework for a wide range of activities, including Office, Commercial, Retail and Residential activities, that are known to have adverse effects on the establishment, operation, and long term growth of Industrial and Service activities. These include reverse sensitivity effects, competitive market disadvantages (in terms of m<sup>2</sup> profitability and land value increase within the proposed GIZ), increased vehicle/pedestrian related traffic conflicts between the different uses, their customers and staff, and the resulting loss of industrially zoned development capacity. The submitters relief would therefore be contrary to Policies 3.2.1 and 3.2.1.6 of Chapter 3 (Strategic Direction) PDP, which set out that the District's economy should be managed in a way that provides prosperity, resilience and equity as well as for diversification.
- 8.10** In her evidence, Ms Hampson provides additional context in regard to the economic benefits of implementing a more restrictive planning framework within the GIZ. In particular, the primary benefits arise from better protecting those large number of existing Industrial and Service activities located within the Zone,

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176 Para 7.39, Section 32 Evaluation, General Industrial Zone

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

and providing them with a zoning framework that will enable them to sustain their operations and provide opportunities for long term growth<sup>178</sup>. In addition, the Zone provisions will ensure that any remaining vacant capacity is made available for Industrial and Service activities. Ms Hampson considers that the application of BMUZ in the Wanaka GIZ would significantly reduce the likelihood that vacant sites within the GIZ will be developed for Industrial or Service activities<sup>179</sup> and would put greater pressure on the commercial viability of existing industrial and yard based businesses as they would drive land values further upwards<sup>180</sup>. In Ms Hampson's view, any likely economic benefits associated with land uses associated with activities likely to develop from a BMUZ regime in this location are marginal when multiple other zones in Wanaka do the same and in more efficient locations.

**8.11** Turning to the land at Lot 2 DP 477622 (as shown in Figure 4 below) specifically, in their submission, Tussock Rise Limited (and others) consider the GIZ better suited to the application of genuine greenfield land yet to be developed. I note that Lot 2 DP 477622 is in fact a vacant greenfield site, which Ms Hampson describes as being commercially feasible for development in accordance with the GIZ provisions<sup>181</sup>. The submission offers little discussion on the rationale of separating this vacant piece of land. PDP Policy 4.2.2.2 offers a set of matters that should be taken into account when considering the allocation of land within UGBs into zones. Alongside other fundamental considerations such as topography, natural hazards and cultural considerations, it sets out that zones should have connectivity and integration with existing urban development (PDP 4.2.2.2(d)). The land at Lot 2 DP 477622 is surrounded to the north, east and south with largely developed Industrial and Service activities. It is not considered that the application of a BMUZ or split BMUZ and LDSRZ zoning regime in this location enabling a range of more sensitive land uses would meet the expectations in PDP Policy 4.2.2.2(d).

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178 Para 16.5, Natalie Hampson Evidence  
179 Para 16.9, Natalie Hampson Evidence  
180 Para 16.10, Natalie Hampson Evidence  
181 Para 16.12, Natalie Hampson Evidence



**Figure. 4** The Tussock Rise Limited land at Lot 2 DP 477622 shown outlined in red.

**8.12** PDP Policy 4.2.2.2(i) sets out that the function and role of industrial areas (among others) as set out in Chapter 3 (Strategic Direction) should be had regard to when allocating land within UGBs. Chapter 3 sets out perhaps some of the strongest direction in regard to the role of industrial areas in Strategic Policy PDP 3.3.8, but also states at PDP Strategic Objective 3.2.1.5 that local service and employment functions serviced by industrial areas outside of the Town Centres Zones are sustained. It is considered that the requested BMUZ or BMUZ and LDSRZ zoning regime on Lot 2 DP 477622 would fail to recognise the adverse reverse sensitivity effects that could arise on adjoining GIZ land and activities in this location to the extent that they could undermine their that local service and employment functions.

**8.13** Further, I am not of the view that development on the land in accordance with the GIZ would adversely affect surrounding residentially zoned land. In particular, it is noted that the land is suitably buffered from adjoining land to the west through the application of building protection areas imposed by the variation to Chapter 27 (Subdivision and Development). In addition, the planning framework for the Zone has been developed to ensure that activities and

development within the Zone do not adversely affect the amenity of other Zones. It is also noted that the District's industrial economy is not comprised of those traditional heavier types of industrial activities that might be more likely to result in adverse effects that spread across larger areas.

**8.14** In their submission, Tussock Rise Limited outline that the provision of sufficient development capacity for industrial purposes within the Wanaka Ward supports their relief. Ms Hampson has provided an update of the BDCA modelling for the District which also takes into account the notified Stage 3 zoning regime. This update continues to demonstrate sufficient long term industrial, commercial and retail development capacity in the Wanaka Ward<sup>182</sup>. Removing the GIZ land subject to the Tussock Rise Limited et al relief from zoned capacity within the updated BDCA model, Ms Hampson shows that only marginal capacity would remain available over the long term<sup>183</sup>. She considers that this overall loss of vacant capacity combined with the model's uncertainties makes a short-fall of capacity more likely in the long-term than is able to be shown in the BDCA.

**8.15** As noted elsewhere in this report, the NPS-UDC does not require the Council to Zone land which is required to meet long term capacity, but simply have it identified in relevant plans (which can be, for example, the Future Development Strategy, or other local government plans,). Tussock Rise Limited also outline that industrial land needs in Wanaka can be met by capacity in other parts of the District and in Cromwell. Ms Hampson notes in her evidence that only minor trade occurs between industrial goods and services from Cromwell to Wanaka Ward and that Cromwell is not a solution for a shortfall of industrial land supply in the District<sup>184</sup>. Nor is it the case that the Wakatipu and Wanaka wards are capable of meeting each other's capacity on account of their focus on supplying local demand.

**8.16** In my view, the provision of capacity for industrial business demand is only one part of the discussion that should be had in regard to the overall intent and integrity of the planning regime proposed by way of the GIZ. I am not of the view that the provision of sufficient capacity alone is a sound resource management reason in and of itself to undermine the overall intent of the GIZ provisions, nor to promote the transition of established industrial zoning to other types of business land. This appraisal seems counter intuitive in that it would on balance

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182 Para 16.3, Natalie Hampson Evidence

183 Para 16.10, Natalie Hampson Evidence

184 Para 16.3, Natalie Hampson Evidence

compromise overall existing capacity. As discussed elsewhere in this report, this position would also undermine the important contribution that existing Industrial and Service activities provide to the District's overall economic wellbeing and resilience. Further, the position assumes that it is also appropriate to promote a planning framework which over delivers commercial and retail related business capacity. This position does not fit well with the direction set out in PDP Chapter 3 (Strategic Direction) to deliver a prosperous, resilient and equitable economy.

**8.17** Taking into account the matters discussed above, I recommend rejecting the relief of Tussock Rise Limited et al requesting a revised zoning framework over Wanaka's GIZ. However, I note that other amendments I have recommended to the Zone's provisions relating to Trade Suppliers does partially give effect to the intent of the relief to provide a more flexible Zone that recognises and provides for existing non Industrial and Service activities.

#### **WILLOWRIDGE DEVELOPMENTS LIMITED (3201)**

**8.1** Willowridge Developments Limited seek to extend the notified GIZ to include the entirety of the site at 135 Ballantyne Road. The consequence of this relief is that land in the southern corner (contained within the PDP Rural Zone and identified as Area 1 in Figure 5 below) be rezoned to GIZ. The submitter has not sought that the Urban Growth Boundary (**UGB**) be extended to include this area.

**8.2** The submitter also requests that land in the eastern corner of the site (contained within the Notified LDSRZ (Three Parks) and identified as Area 2 in Figure 5 below) be rezoned to GIZ. It is noted that this relief (eastern corner) was not included in the summary of submissions and that it has now been included and notified for further submissions.

| <b>Submission and property information</b> |   |
|--|---|
| Submission number and name                 | 3201.1 Willowridge Developments Limited   |
| Zone requested                             | GIZ                                       |
| Area of re-zone request                    | 0.35 Ha (area 1) and 0.59 Ha (area 2)     |
| Request referred to in report as           | The Willowridge Developments Limited land |

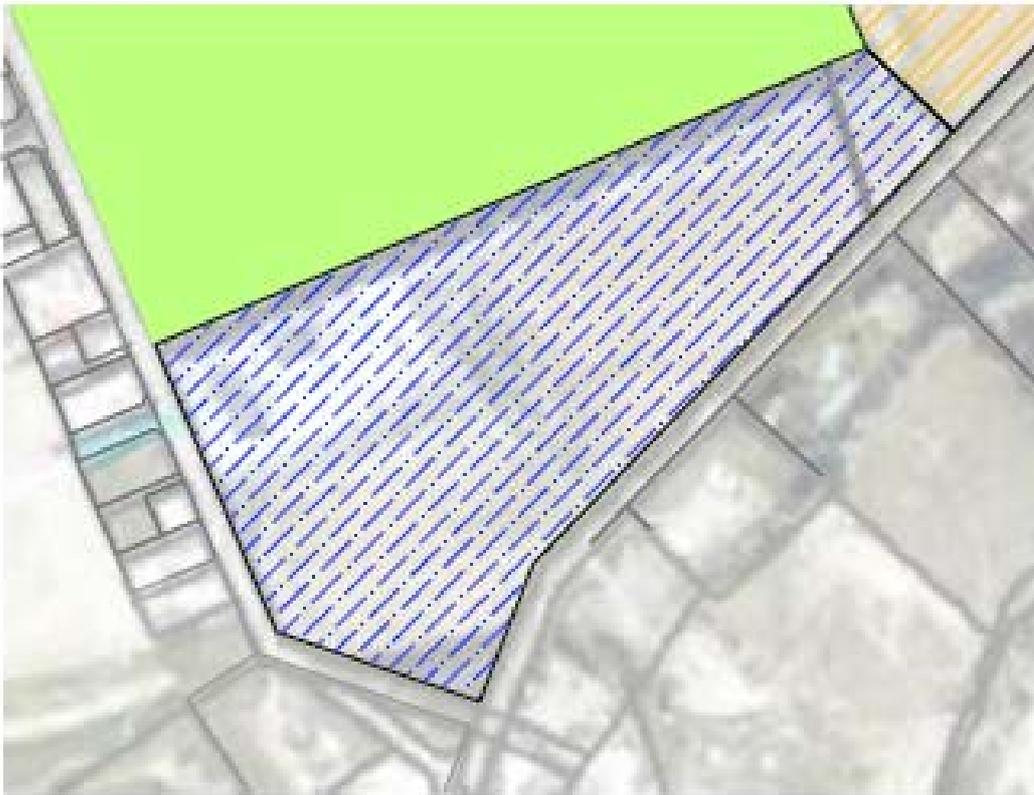
|  |  |
|--|--|
| ODP Zone and mapping annotation              | NA   |
| Stage 1 or 2 PDP Zone and mapping annotation | Area 1: Stage 1 – Rural Zone - Rural Character Landscape<br>Area 2: Stage 3 - Low Density Suburban Residential Zone<br>Stage 1 appeal - ENV-2018-CHC-115 (seeking Industrial B Zone) |
| Legal Description                            | Area 1: Lot 3 DP 17123 (135 Ballantyne Road)<br>Area 2: SEC 2 SO 519746 (10 Sir Tim Wallis drive)  |
| Total area of property                       | 12.3 Ha  |
| QLDC Property ID                             | 27614  |
| QLDC Hazard Register                         | Potentially contaminated site - Mount Iron Farms Workshop<br>Liquefaction<br>Cardrona Hawea fault  |
| Supporting information provided by applicant | NA   |
| Position of Council experts                  | NA   |

**Aerial photograph of the site**



**Figure. 5** Aerial photo of subject site showing area of re-zoning request outlined in red.

**Area of requested re-zoning (from submission)**



**Figure. 6** Total zoning sought by Willowridge Developments Limited identified as blue hatching.

- 8.3** The Submitter suggests that Area 1 (currently within the PDP Rural Zone) is too small (0.35ha) to serve any useful purpose for rural zone related activities, that it is surrounded by industrial activity, and that it is therefore more appropriately located within the GIZ. The surrounding land uses consist of the QLDC animal control pound, Wanaka Wastebusters, Wanaka Landfill Ltd and the ORC yard. As shown in Figure 6 above this portion of the site is also next to Designation ref 571 (Purpose: Electricity Substation and Ancillary Purposes) and Designation ref 50 (Purpose: Closed landfill and Transfer Facility).
- 8.4** There is an unformed legal road and a portion of Council owned land subject to Designation ref 571 between the formed road intersection and the submitter's property which is unlikely to be developed due to the intersection between Ballantyne Road and Riverbank Road being formed more to the south. An electricity substation has also already been constructed to the south of the formed road.

- 8.5** The relief would result in an extension of the GIZ to a prominent intersection (at Ballantyne Road and Riverbank Road). In regard to this matter, the notified GIZ provisions considers effects that development within the GIZ has on amenity on other zones. The recommended provisions propose a boundary setback for buildings from roads of 5 metres (notified) and 3 metres (recommended amendment); discretionary matter 18A.4.5 for buildings to have landscaping at the interface of the site with adjacent roads, and visual effects as viewed from roads being matters of discretion for breaches. The part of the land at Area 1 is also slightly lower in elevation compared to the remaining part of the land. In my view, given the above, amenity as experienced from the adjoining areas would be appropriately managed by the GIZ provisions.
- 8.6** In addition, I do not consider that this small area of land is likely to be efficiently utilised for rural production related purposes. The efficient use of the site is more likely to be achieved through its inclusion within the GIZ.
- 8.7** Taking into account those matters outlined above, I am of the opinion that the land at Area 1 should be included within the GIZ. I consider that an urban zone in this location would be consistent with Strategic Objective 3.2.2.1(b) and (e) as it would build on historical urban settlement patterns and would not constitute sporadic or sprawling development on account of its proximity to nodes of notified business land.
- 8.8** Given my view that an urban rezoning is appropriate on the site, it is considered that a consequential extension of the UGB to include Area 1 would be necessary. Turning to those matters to be considered in Chapter 4 (Urban Development) when defining UGBs, I am of the view that the recommended rezoning would promote a compact urban form (Policy 4.2.1.4(e)) and avoid sporadic and sprawling development (Policy 4.2.1.4(f)). GIZ in this location would also be well integrated with existing infrastructure in accordance with Policy 4.2.2.1. In addition, I note that the land is located within a Rural Character Landscape (**RCL**). Policy 4.2.1.4(c) states that landscape significance should be taken into account when defining UGBs. Chapter 6 outlines that adverse effects on landscape quality or character and visual amenity should be had regard to when considering development within RCLs. Taking into account the receiving environment and its proximity to urban zoned land, I am not of the opinion that a GIZ rezoning in this location would compromise the sites landscape significance.

On balance, I consider that the relief sought for Area 1 better achieves the PDP Strategic Direction and Urban Development Objectives than the notified provisions, and as such, I recommend that the relief be accepted.

- 8.9** For the area to the east (Area 2), where it is sought to rezone notified LDSRZ land to GIZ, Willowridge submits that in order to achieve the best urban design outcome, the boundary of the GIZ should move further to the east in line with the land at 101 Ballantyne Road so as not to create a strip of residential activity that may be adversely affected by future industrial activity. Whether there is adequate separation between incompatible land uses is a relevant rezoning principle to consider.
- 8.10** In my view the relief sought does not improve on the notified provisions, other than having a marginally smaller shared boundary. The notified GIZ provisions require a 7 metre setback for buildings between zones and the noise provisions of the adjoining zone would apply as it is measured within the zone which it could effect. No building setback between zones are required where a site adjoins other sites within the GIZ. Further, Objective 18A.2.4 and its associated policies set out that activities and development within the GIZ are to be undertaken in a way that does not adversely affect the amenity of other zones.
- 8.11** I also note that the submitter has not considered the effect of the access strip (approximately 3.5 metres in width) from Riverbank Road over their site due to this strip being notified as GIZ (this is considered a mapping error and the 101 Ballantyne Road S42A report recommends that it be zoned Active Sports and Recreational Zone (ASRZ) through the use of clause 16(2) of Schedule 1 of the Act as a minor amendment). This access strip, by virtue of it being located within a different zone would result in an GIZ activity being setback further from the subject LDSRZ land.
- 8.12** In addition, I note that the relief for Area 2 would result in the split zoning of the larger site. I do not consider that this is an efficient or effective outcome.
- 8.13** Taking into account the above, for Area 2, on the eastern side of the subject land, I recommend that the relief be rejected.

## UPPER CLUTHA TRANSPORT LIMITED (3256)

**8.14** Upper Clutha Transport Limited (**UCT**) seeks to change the zoning of 8.2 hectares of a 13.89-hectare site in Luggate from Rural Zone to GIZ.

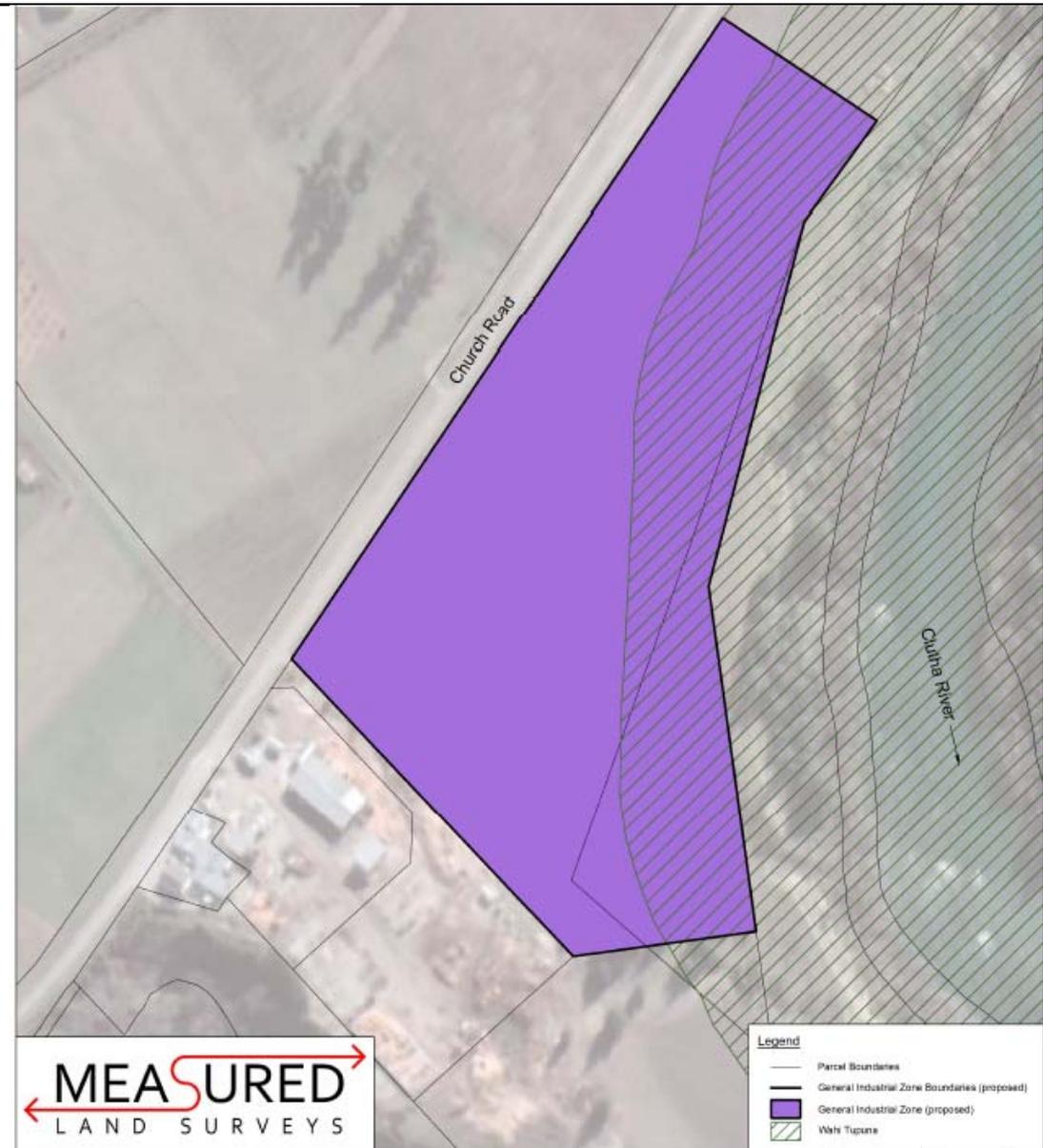
| <b>Submission and property information</b>   |   |
|--|---|
| Submission number and name                   | 3256.1 Upper Clutha Transport Limited   |
| Zone requested                               | GIZ   |
| Area of re-zone request                      | 8.02 Ha   |
| Request referred to in report as             | The Upper Clutha Transport Limited land   |
| ODP Zone and mapping annotation              | NA  |
| Stage 1 or 2 PDP Zone and mapping annotation | Stage 1 – Rural Zone<br>Rural Character Landscape<br>Stage 1 appeal - ENV-2018-CHC-118 (seeking Rural Lifestyle)  |
| Legal Description                            | Lot 1 DP 300025 and Lot 1 DP 475297   |
| Total area of property                       | 13.89 Ha  |
| QLDC Property ID                             | 27,614  |
| QLDC Hazard Register                         | Potentially contaminated site - Former Luggate Landfil  |
| Supporting information provided by applicant | NA  |
| Position of Council experts                  | Economic (Natalie Hampson) – Support<br>Landscape (Matthew Jones) – Support subject to further assessment<br>Traffic (Michael Smith) – Oppose<br>Infrastructure (Richard Powell) – Oppose |

**Aerial photograph of the site**



**Figure. 7** Aerial photo of subject site showing area of re-zoning request from Upper Clutha Transport Limited outlined in red.

**Area of requested re-zoning (from submission)**

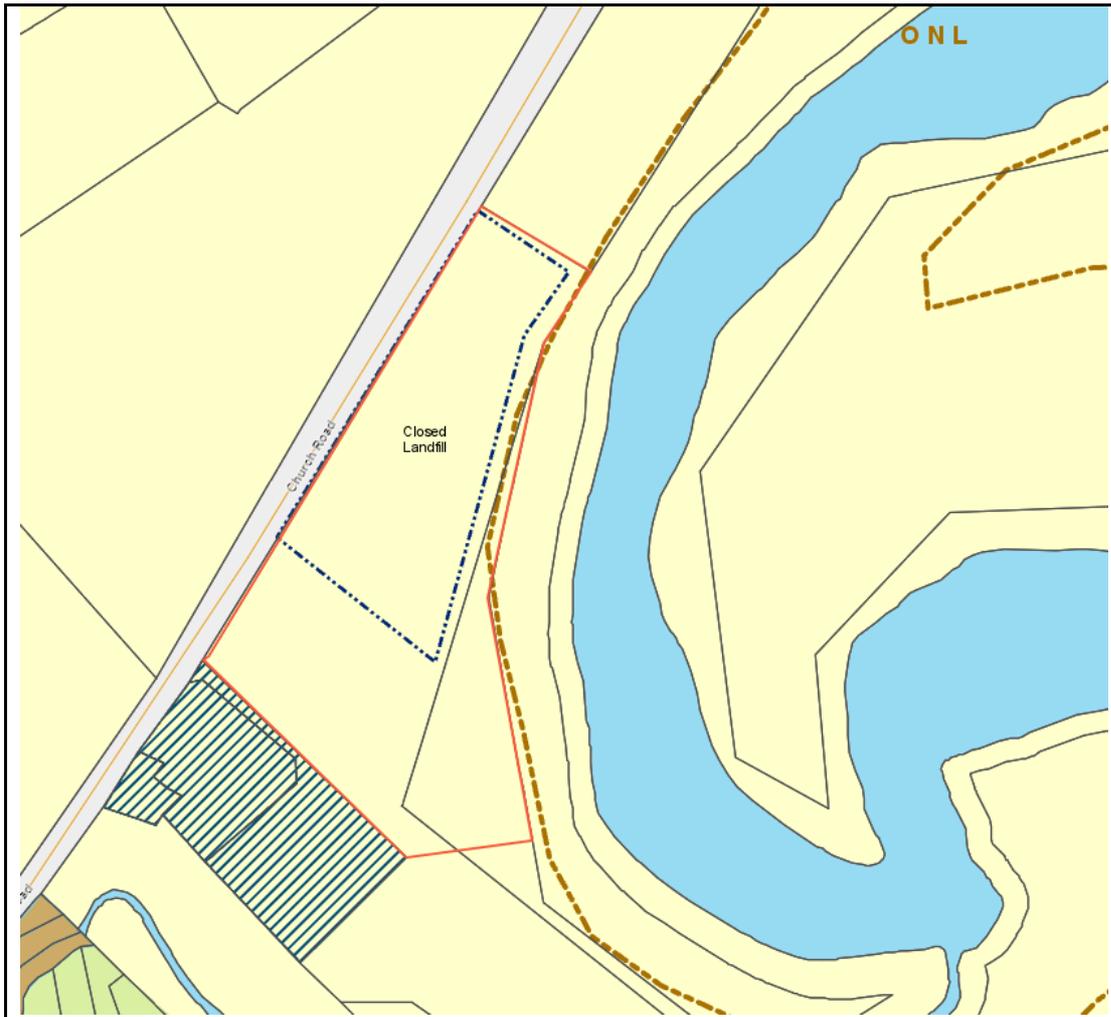


**Figure. 8** Zoning sought by Upper Clutha Transport Limited.

**8.15** UCT seeks that the land is zoned GIZ to provide for the relocation of their existing activities at 144 Main Road, Luggate. The submitter has not provided expert evidence in support of the submission.

**8.16** A long thin portion of the subject land located on the site's eastern boundary is identified as being located within the ONL line (see Figure 9 below). The remaining parts of the subject land are located within the RCL. Mr Jones has undertaken an assessment of submission in respect to landscape matters. He notes the existing landscape characteristics at paragraph 6.5 of his evidence. He notes that the localised and wider setting of the subject land to the north,

east and west is largely characterised by agricultural land uses, interspersed with industrial activities to the north and southwest<sup>185</sup>. Mr Jones goes on to consider that the land does have capacity to accommodate the type of development anticipated within the GIZ subject to the provision of a detailed landscape analysis and assessment<sup>186</sup>. Mr Jones also notes that in order to protect the landscape values of the ONL, any future development on the site avoids that area which is included within the ONL<sup>187</sup>.



**Figure. 9** PDP Stage 1 and 2 decisions version Planning Map showing the land requested by Upper Clutha Transport Limited to be GIZ (outlined in red) and the ONL line (brown dashed line).

**8.17** Ms Hampson, states the following in regard to the Submitter's relief:

*I support the relief to rezone the proposed site GIZ on economic grounds. While the activity can continue to operate as a lawfully established business in*

185 Para 6.7, Natalie Hampson Evidence  
186 Para 6.9, Natalie Hampson Evidence  
187 Para 6.11, Natalie Hampson Evidence

*the PDP Settlement Zone, relocation to the GIZ would provide an ability for this business to operate more sustainably over the long term (with reduced reverse sensitivity effects) and potentially expand in the future. It also maintains employment opportunities in the Luggate area and consolidates industrial activities within Luggate (i.e., industrial and service activities neighbouring the proposed GIZ site). This may increase the potential for synergies (agglomeration benefits) between neighbouring activities. I also agree that the GIZ is an efficient use of a decommissioned landfill contained within the site.<sup>188</sup>*

**8.18** It is also important to note that, while Ms Hampson considers that GIZ is an efficient use of the decommissioned landfill site, whether the landfill could actually be used accordingly has not been determined. The site would as a consequence be subject to the Hazardous Activities and Industries List (**HAIL**) under the National Environmental Standards for Assessing and managing Contaminants in Soil to Protect Human Health 2011 (**NESCS**). This legislation requires a resource consent should the use change. Whether the landfill is emitting methane gas for instance and whether this could be addressed so that it is no longer a hazard to human health needs to be determined. Also, whether the landfill is capped or whether it is possible to cap it to manage potential methane gas issues is unknown. Lastly, whether the existing (if any) or a future capping method could support structures is unknown.

**8.1** I note that the GIZ is an urban zone, and granting the re-zoning request would result in an isolated pocket of urban development surrounded by rural land. In my view, this outcome is inconsistent with the strategic direction in Chapters 3 and 4 of the PDP. Strategic Objective 3.2.2.1 seeks to promote a compact, well designed and integrated urban form, and to protect the District's rural landscapes from sporadic and sprawling development, among other things. Strategic Policy 3.3.14 seeks to avoid urban development outside UGBs, and Strategic Policy 3.3.15 seeks to locate urban development associated with settlements within land zoned for settlement purposes. This theme is carried through in the policies in Chapter 4<sup>189</sup>. Of particular relevance, Policy 4.2.2.23, which is specific to the Upper Clutha Basin, requires that rural land outside of UGBs is not used for urban development until investigations indicate it is needed to meet urban development demand and UGBs are changed.

**8.2** As noted above, a narrow strip of land adjacent to the eastern boundary of the site is within an ONL, while the rest of the site is within an RCL. Strategic Objective 3.2.5.iv requires that use and development in RCLs, in proximity to

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188 Para 13.2, Natalie Hampson Evidence

189 See Policies 4.2.1.3, 4.2.1.5, 4.2.1.7 and 4.2.2.23

ONLs, does not compromise the landscape values of that ONL. ONLs are a matter of national importance under s6 of the RMA. As noted above, Mr Jones has advised that the site may be able to absorb the type of development anticipated by the GIZ, subject to additional assessment. In my opinion, the risk of applying the GIZ in the absence of this additional assessment is potentially significant, given the proximity of the ONL, and the type of development enabled by the GIZ.

- 8.3** Mr Smith has considered the submission in terms of traffic related matters. Mr Smith considers that insufficient information has been provided by the Submitter to demonstrate effects on the existing roading network. In particular, Mr Smith raises concerns in regard to the possible effects of an increase in traffic movements onto SH6 and SH8A which intersect Church Road to the south and north respectively, and which will be need to be utilised for traffic accessing the subject land. Overall, Mr Smith opposes the relief on traffic grounds<sup>190</sup>.
- 8.4** Mr Powell has assessed the submission in regard to infrastructure considerations. He notes limitations exist in regard to water supply and wastewater servicing and that insufficient information has been provided by the Submitter in respect to these matters. In the absence of this information, Mr Powell is opposed to the requested rezoning on infrastructure grounds<sup>191</sup>.
- 8.5** It should also be noted that part of the site is within an identified Wāhi Tūpuna area which is also being considered as part of the Stage 3 PDP review. The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are matters of national importance under s6 of the RMA I consider that the Wāhi Tūpuna provisions will suitably address any use or development on the subject land.
- 8.6** Taking into account the matters discussed above and subject to further information/assessment in regards to the landscape and landfill, I recommend retaining the notified Rural Zone on the land, but applying the Rural Industrial Sub Zone. This would partially address the relief sought. I consider this would be consistent with the direction in Chapter 3, particularly Strategic Policy 3.3.25, which is to provide for non-residential development with a functional need to locate in the rural environment. In my opinion, the activities currently undertaken

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190 Para 2.1, Michael Smith, Upper Clutha Transport Limited Rezoning Evidence  
191 Para 5.7, Richard Robert Powell Evidence

by the submitter meet the definition of Rural Industrial Activities<sup>192</sup>. In my opinion, applying this sub-zone instead of the GIZ would avoid the conflict that an isolated area of GIZ would cause with Chapters 3 and 6. In addition, I consider the bulk and location standards in the Rural Industrial Sub-Zone are likely to better maintain the landscape values of the site and surrounds than the GIZ standards, mainly due to the 500 m<sup>2</sup> limit on building size<sup>193</sup> and the standard controlling the external appearance of buildings<sup>194</sup>. In my opinion a Rural Industrial Sub Zone could achieve an appropriate balance between enabling rural industrial activities, such as the submitter's operation, in an environment where similar activities are already established and taking into account the landscape context. It could also be an efficient use of the decommissioned landfill site. The relief asking for Trade Suppliers would no longer be required and the Rural Zone provisions would enable a discretionary (21.4.9) consenting pathway for worker's accommodation.

- 8.7** In conclusion, in the absence of additional landscape assessment/information, I recommend that the relief be rejected, but outline an alternative zoning pathway that could be applied to the land (being the Rural Industrial Sub-Zone) in the event that the submitter is able to demonstrate any landscape effects could be absorbed on the site.

## **P YOUNG**

- 8.8** Mr Young has sought that his land at 134 Ballantyne Rd, Wanaka remain within the ODP Industrial 'A' Zone due to the additional restrictions on tenants and building use into the future. This is essentially a rezoning request from GIZ back to the ODP Industrial 'A' Zone. It would mean the ODP Industrial 'A' Zone chapter would need to be replicated in the PDP. It would also require assessment of whether that Industrial 'A' Zone meets the strategic objectives and policies in Chapters 3 – 6 of the PDP.

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192 Chapter 2 (Definitions) - 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.

193 Rule 21.14.2

194 Rule 21.14.1

| <b>Submission and property information</b>   |                     |
|--|---------------------|
| Submission number and name                   | 3072.2 P Young      |
| Zone requested                               | Industrial 'A' Zone |
| Area of re-zone request                      | 0.14 Ha             |
| Request referred to in report as             | The Young land      |
| ODP Zone and mapping annotation              | NA                  |
| Stage 1 or 2 PDP Zone and mapping annotation | NA                  |
| Legal Description                            | Lot 3 DP 445766     |
| Total area of property                       | 0.14 Ha             |
| QLDC Property ID                             | 27730               |
| QLDC Hazard Register                         | Liquefaction Risk   |
| Supporting information provided by applicant | NA                  |
| Position of Council experts                  | NA                  |

**Aerial photograph of the site**



**Figure. 10** Aerial photo of subject site showing area of re-zoning request outlined in red.

**8.9** The resource management issues associated with the ODP Industrial 'A' Zone have been outlined in the S32 and elsewhere in this report. It is not considered that the ODP Industrial Zone provisions are the most appropriate way to achieve the purpose of the Act, nor are they the most efficient or effective way of achieving the direction set out within Chapter 3 (Strategic Direction) or Chapter 4 (Urban Development).

**8.10** In addition, I consider that the application of the ODP Industrial 'A' Zone on the Young land (being a single allotment) would result in an 'island' of Industrial Zone, and as a result would amount to a spot zoning. The submitter has not provided any evidence to suggest that this property should be set apart from the

balance of the proposed GIZ in the surrounding area. Further, a spot Zone in this location fails to look at the GIZ in an integrated manner.

- 8.11** I consider that the submitter's comments in regard to the application of a more restrictive approach throughout the GIZ have been addressed, at least in part, by way of those amendments I have recommended in regard to the more enabling approach recommended for Trade Suppliers.
- 8.12** For these reasons, I do not consider that this rezoning request is warranted and therefore recommend that it be rejected.

### **WANAKA - SUBMISSIONS IN SUPPORT OF THE NOTIFIED REZONING**

- 8.13** Bright Sky Land Limited<sup>195</sup> and Alpine Estate Limited<sup>196</sup> seek that the notified GIZ at Ballantyne Road off Enterprise Drive (Lot 99 DP 445766 & Lot 3 DP 374697) and at 135 Ballantyne Road be retained as notified. Willowridge Development Limited<sup>197</sup> also supports the notified rezoning of 135 Ballantyne Road to GIZ. Upper Clutha Transport Limited<sup>198</sup> seeks that their site at 78 Ballantyne Road (Lot 7 DP 19168) be retained GIZ as notified. Tussock Rise Limited request<sup>199</sup> that the notified GIZ over land south of the row of subdivided lots on the southern side of Frederick Street, and South of the former oxidation ponds be retained.
- 8.14** I recommend that the submission points listed above, which support the notified GIZ, is accepted.

## **9. TOPIC 9: QUEENSTOWN/WAKATIPU REZONING REQUESTS**

### **QUEENSTOWN AIRPORT CORPERATION**

- 9.1** QAC have requested that the part of their land at Lot 2 DP 472825 identified within the notified GIZ be included in either the Airport Zone, Frankton Flats B (Activity Area E1) Zone or the Rural Zone. The Frankton Flats B (Activity Area E1) Zone is an ODP zone and has not yet been brought into the PDP through the review. It would mean the Frankton Flats B (Activity Area E1) Zone would

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<sup>195</sup> Submission points 3130.3, 3130.7  
<sup>196</sup> Submission points 3161.3, 3161.4  
<sup>197</sup> Submission points 3201.9  
<sup>198</sup> Submission points 3270.1  
<sup>199</sup> Point 3128.3

need to be replicated in the PDP. It would also require assessment of whether that Frankton Flats B (Activity Area E1) Zone meets the strategic objectives and policies in Chapters 3 – 6 of the PDP.

**9.2** The QAC land is a long thin property which adjoins a substantial portion of the GIZ on the western side of Glenda Drive. The land is subject to three zones, being the ODP Frankton Flats B Zone, the PDP Rural Zone and the notified GIZ. These zones do not appear to follow any property boundaries in this area. QAC have lodged an appeal to the Environment Court in Stage 1 in regard to the Rural Zone of their land, which seeks that it be located within the Airport Zone.

**9.3** The QAC land located within the GIZ has an area of approximately 2,040 m<sup>2</sup>. This represents approx. 6.2% of Lot 2 DP 472825 (27 Lucas Place).

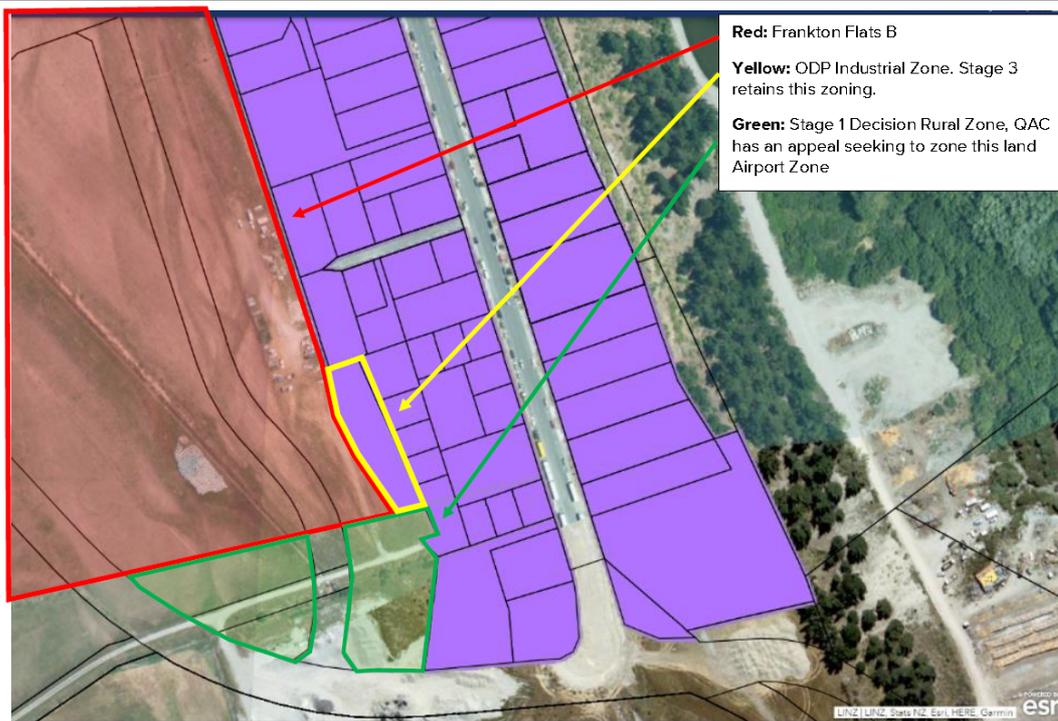
| <b>Submission and property information</b>   |   |
|--|---|
| Submission number and name                   | 3316.21 Queenstown Airport Cooperation (QAC)  |
| Zone requested                               | Airport Zone or Frankton Flats B (Activity Area E1) zone or Rural Zone  |
| Area of re-zone request                      | 3.27 Ha   |
| Request referred to in report as             | The QAC land  |
| ODP Zone and mapping annotation              | NA  |
| Stage 1 or 2 PDP Zone and mapping annotation | Rural Zone Designation 2 – Queenstown Airport   |
| Legal Description                            | Lot 2 DP 472825 (27 Lucas Place)  |
| Total area of property                       | 3.27 Ha   |
| QLDC Property ID                             | 79060   |
| QLDC Hazard Register                         | Verified Hazardous Activities and Industries List site - waste disposal to land (excluding where bio-solids have been used as soil conditioners)<br><br>Liquefaction Risk |
| Supporting information provided by applicant | NA  |
| Position of Council experts                  | NA  |

**Aerial photograph of the site**



**Figure. 11** Aerial photo of subject site showing area of the QAC re-zoning request outlined in red.

**Area of requested re-zoning (from submission)**



**Figure. 12** Zoning sought by QAC

**9.4** While it is acknowledged that the split zoning of the QAC land is not conducive to the effective use of the property as a whole, the submitter has not presented any assessment demonstrating that the subject land could not be developed and utilised for activities provided for within the GIZ. Further, it is noted that the land is not identified as being included within the airport designation (ref # 2) and is located outside of the Queenstown Airport Air Noise Boundary. The land could therefore logically be subdivided to produce GIZ allotments and be occupied by Industrial or Service activities.

**9.5** While it is recognised that there is very little vacant industrial development capacity within the Wakatipu Basin and the retention of this GIZ land may assist in delivering additional development capacity, it is not considered that the additional 2 – 4 allotments it might provide would materially assist in addressing this development capacity challenge. It is anticipated that the Council’s Future Development Strategy (**FDS**) will identify vacant land within the Wakatipu Ward to which the GIZ can be applied. It is this method which is considered the best and most appropriate tool to inform the location, form and function of larger volumes of strategically located GIZ. Pragmatically therefore, I do not consider that the QAC land strategically needs to remain within the GIZ. However, I do not consider the alternative rezoning requested by the submitter appropriate.

- 9.6** In this first instance, I do not consider that applying the Rural Zone would be effective or efficient in terms of implementing the purpose of the Rural Zone. The subject land would not be able to be practically used for a rural related activity such as farming, and nor would it provide for the needs of the submitter in terms of their possible future use. It is noted that those properties to the immediate east and south of the QAC land were also previously included within the ODP Rural General Zone and had resource consents granted for their development in accordance with the ODP Industrial Zone provisions on the basis that they could not be viably used for activities anticipated within the Rural Zone.
- 9.7** Additionally, I am not of the view that I am able to recommend the Frankton Flats B Zoning to the QAC land as this has Zone has not yet been bought into the PDP and no assessment has been made as to whether it achieves the PDP strategic objectives and policies, nor has QAC provided that assessment within their submission. As such, I am not able to determine if the rezoning would be compatible with the structure of the PDP nor the strategic objectives and policies. Nor do I have any foresight of the provisions that might be associated with the Zone and whether it would be an appropriate outcome.
- 9.8** In regard to the application of the Airport Zone, I consider that the provision of this relief would enable the creation of an ‘island’ of Airport Zone, and as such would amount to a spot zoning. A spot zone in this location would fail to look at the GIZ in a coordinated and integrated manner. As such, I do not consider that this relief would meet the direction provided in Policy 4.2.2.2(d). Further, the outcome of QACs appeal in this location seeking Airport Zone cannot be foreseen. The QAC land directly adjoins the proposed GIZ and therefore represents a natural extension of the zoning in this location at this point in time. A variation to include this land within the Airport Zone may be considered through future stages of the District Plan review, and which may be able to complement the outcome of QACs appeal.
- 9.9** Applying the GIZ in this location would not in my view preclude the use of the land for purposes which might meet the needs of the submitter. In particular, it would enable Industrial and Service activities which I consider relevant and applicable to airport related activities.
- 9.10** For the reasons outlined above, I reject this submission point and recommend that the notified GIZ continue to apply.

## J MCMILLAN

**9.11** J McMillan (3348) seeks to change the zoning of property (Lot 1 DP 308784) located at 179 Frankton-Ladies Mile Highway (State Highway 6) and '*the surrounding properties*' from Medium Density Residential to GIZ.

| <b>Submission and property information</b>   |   |
|--|---|
| Submission number and name                   | 3348.11 J McMillan  |
| Zone requested                               | GIZ   |
| Area of re-zone request                      | 0.92 Ha   |
| Request referred to in report as             | The McMillan land   |
| ODP Zone and mapping annotation              | NA  |
| Stage 1 or 2 PDP Zone and mapping annotation | MDRZ<br>Stage 1 appeal - ENV-2018-CHC-101 (seeking Business Mixed Use and High Density Residential) and ENV-2018-CHC-084 (seeking mixed business use or similar zone) |
| Legal Description                            | Lot 1 DP 308784   |
| Total area of property                       | 0.92 Ha   |
| QLDC Property ID                             | 2771  |
| QLDC Hazard Register                         | Liquefaction Risk   |
| Supporting information provided by applicant | NA  |
| Position of Council experts                  | NA  |

**Aerial photograph of the site**



**Figure. 13** Aerial photo of subject site showing area of re-zoning request outlined in red.

**9.12** The submitter outlines that insufficient provision for industrial land has been made within Stage 3 of the PDP and that there is a demonstrated need to provide for more industrial land within the Wakatipu Ward; that the site is located in very close proximity to the existing Industrial Zone in Frankton and the submitter (drilling business) and that nearby properties (gravel and contractor yard) undertake non-residential activities from these sites; that the site is serviced and has existing access off SH6; that the notified provisions contain safeguards to address effects to adjoining residential zones. The submitter has not provided any expert evidence in support of the submission.

**9.13** In regard to the submitter's comments relating to the need for additional industrial capacity, Ms Hampson has provided an updated BDCA (January 2020) and she explains in her evidence:

*'In my view, additional long-term industrial zone capacity in the Wakatipu Ward needs to be identified, although there is not a requirement for it to be live-zoned at the current time. This is based on the requirements of the NPS-UDC (Policy PA1). Identifying additional long-term industrial zone capacity could be addressed as Stage 3 of the PDP, or, conversely, may be a matter that can be addressed in the Council's Spatial Plan and FDS (currently underway).'<sup>200</sup>*

- 9.14** In my opinion, Ms Hampson's evidence highlights that although there might be a long term shortfall for industrial land within the Wakatipu Ward, this does not need to be addressed by the current District Plan *zoning* regime. There is also no requirement under the NPS-UDC (Policy PA1) for long-term industrial zone capacity to be zoned, but simply identified (and it does not need to be identified in district plans). It is considered that the FDS is the best and most appropriate tool to identify the location, form and function of future industrially zoned land as it takes a long term strategic approach with a broader scale consideration of the cost and benefits associated with different locations for future industrial land.
- 9.15** I do not consider it necessary to include the submitter's land within the GIZ on the grounds of providing sufficient industrial development capacity or competitive land supply for urban purposes (PDP Policy 4.2.1.4(b)&(d)), nor do I consider omitting the McMillan land from the GIZ will compromise the ability for the PDP to implement PDP Strategic Objective 3.2.1.
- 9.16** I acknowledge the existing and receiving environment described by the Submitter, however I do not consider the subject land, nor that which surrounds it, appropriate for inclusion within GIZ. The application of GIZ on the land would result in an 'island' of GIZ, due to the State Highway (SH6) separating it from the established Glenda Drive GIZ. As a result, it would amount to a spot zoning. I also consider GIZ land use in this location to be incompatible with the zoning regime approved through Stage 1 of the PDP review on this western side of SH6, being MDRZ and BMUZ further to the south. While I note that this Stage 1 zoning regime is subject to appeal, it clearly distinguishes this western side of SH6 as a residential and commercial hub.
- 9.17** PDP Policy 4.2.2.2 sets out matters that should be given regard to when allocating land into zones within UGBs. Limb (c) of that Policy sets out that such allocations should have regard to connectivity and integration with existing

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200 Para 14.12, Natalie Hampson Evidence

urban development. While this land may not yet be developed, I do not consider that the application of the GIZ on the land, or surrounding land, would achieve connectivity or integration with the decisions version zoning in this location. Further, limb (l) of PDP Policy 4.2.2.2 sets out that land should be allocated according to the function and role of industrial areas. While the notified provisions contain 'safeguards' to address amenity effects on adjoining zones, I do not consider that a spot GIZ zone in this location would enable the effective or efficient functioning of Industrial and Service activities as it would enable the co-location of land uses with different amenity outcomes that may lead to reverse sensitivity effects on future activities within the GIZ.

- 9.18** On balance, I consider the existing zoning on the subject land a more appropriate method to achieve direction set out in the Chapter 3 and Chapter 4 PDP. I am of the opinion that the relief sought would be contrary to PDP Strategic Objective 3.2.2 (Urban growth is managed in a strategic and integrated manner), specifically policy 3.2.2.1 – Urban development occurs in a logical manner so as to promote a compact, well designed and integrated urban form. I therefore recommend that the relief sought is rejected.

## **THE CARDRONA CATTLE COMPANY LIMITED AND THE STATION AT WAITIRI LIMITED**

- 9.19** The Cardrona Cattle Company (**CCC**) have requested that their land in Gibbston be included within the GIZ. The CCC land comprises 91.4 ha and is oddly shaped. The CCC land is currently split zoned, being partially within the Rural Zone and partially within the Gibbston Character Zone (**GCZ**). The land wraps around the existing Victoria Flats landfill and a large part of the land is within Designation #76, providing a 'landfill buffer' for the Victoria Flats landfill. The CCC land is largely vacant, and at the time of the site visit appeared to be used for rural related activities, including livestock grazing. A number of resource consents have been approved for Commercial Recreation Activities around the CCC land, including the Wakatipu Gun Club and a range of others such as 4x4 driving and jet boating. I note that the CCC has requested a number of other changes to the GIZ provisions and I have addressed these in the text related topics of this report.

- 9.20** The Station at Waitiri Limited (2) have similarly requested that their land at Gibbston be included within the GIZ. The Waitiri land comprises 44.7 ha and is located to the northwest of the CCC land, on the opposite side of SH6. It is sited

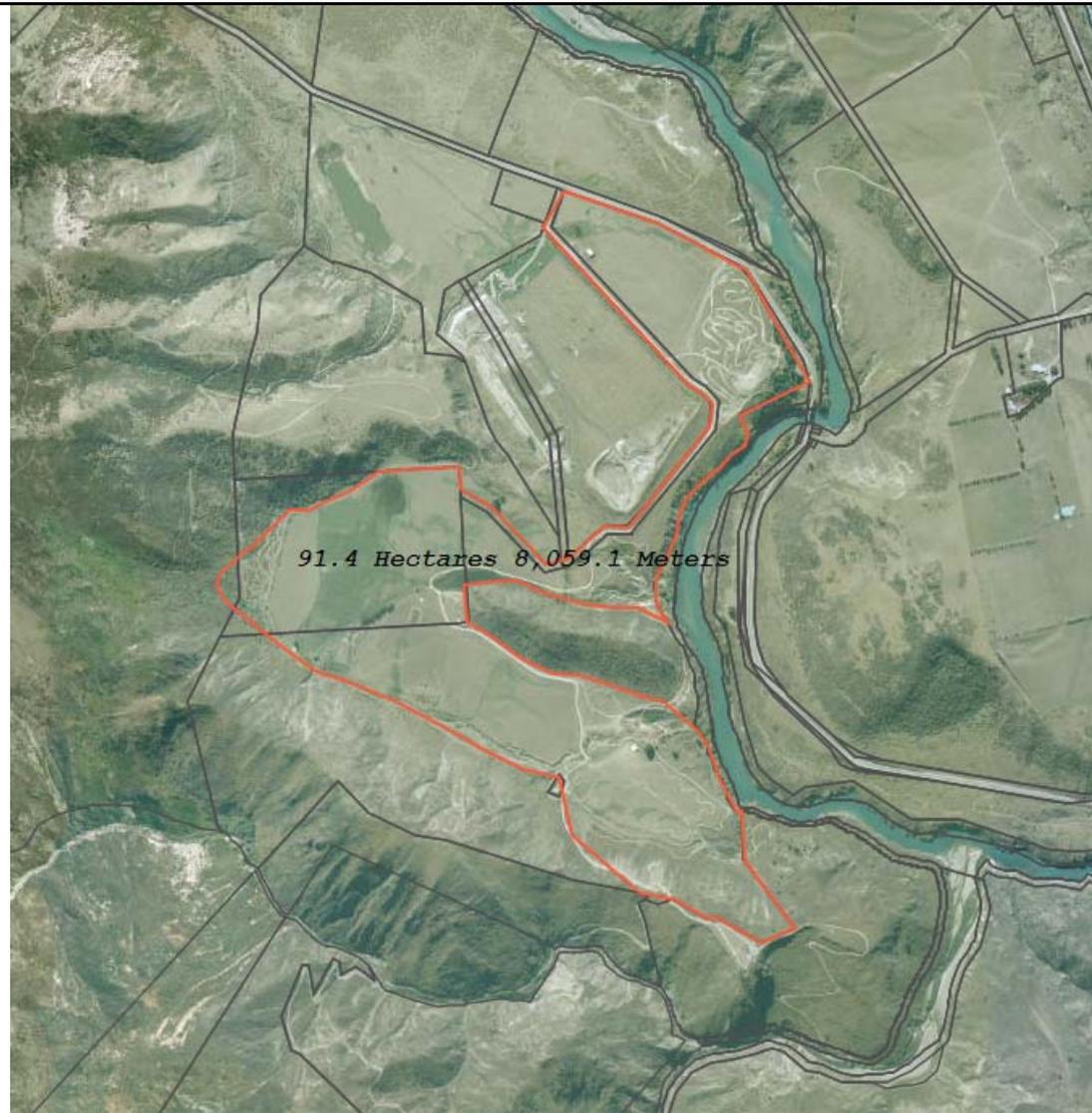
approximately 200 metres from the CCC land at its closest point. The Waitiri land is currently vacant. The Waitiri land is entirely located within the GCZ. Consent history for the land shows that two building platforms are located on the land<sup>201</sup>.

**9.21** On account of the similarities of the CCC land and the Waitiri land in terms of the geographic location and the nature of the rezoning relief, I will consider the relief together in the following sections of this report.

| <b>Submission and property information</b>   |   |
|--|---|
| Submission number and name                   | 3349.13 Cardrona Cattle Company Limited (CCC)   |
| Zone requested                               | GIZ   |
| Area of re-zone request                      | 91.4 Ha   |
| Request referred to in report as             | The CCC land  |
| ODP Zone and mapping annotation              | NA  |
| Stage 1 or 2 PDP Zone and mapping annotation | Rural Zone<br>Gibbston Character Zone<br>Designation 76 – Landfill Buffer<br>Outstanding Natural Landscape  |
| Legal Description                            | Lot 2 DP 420346 and Lot 8 DP 402448 as held in CFR 477524;<br>Section 32 Blk II Kawarau SD as held in CFR OT14B/1179; and<br>Pt Lot 3 DP 303681 as held in CFR 410584.  |
| Total area of property                       | 91.4 Ha   |
| QLDC Property ID                             | 87440<br>87450  |
| QLDC Hazard Register                         | Landslide areas<br>Potentially Contaminated Site - Victoria Falls<br>Landfill<br>Seismic Hazards – Faults   |
| Supporting information provided by applicant | NA  |
| Position of Council experts                  | Economic (Natalie Hampson) – Neither support or oppose<br>Traffic (Michael Smith) – Oppose<br>Landscape (Matthew Jones) – Oppose<br>Viticultural (James Dicey) – Oppose |

<sup>201</sup> Resource Consent RM130583

**Aerial photograph of the CCC site**



**Figure. 14** Aerial photo of subject site showing area of CCC re-zoning request outlined in red.

**Area of requested re-zoning (from CCC submission)**

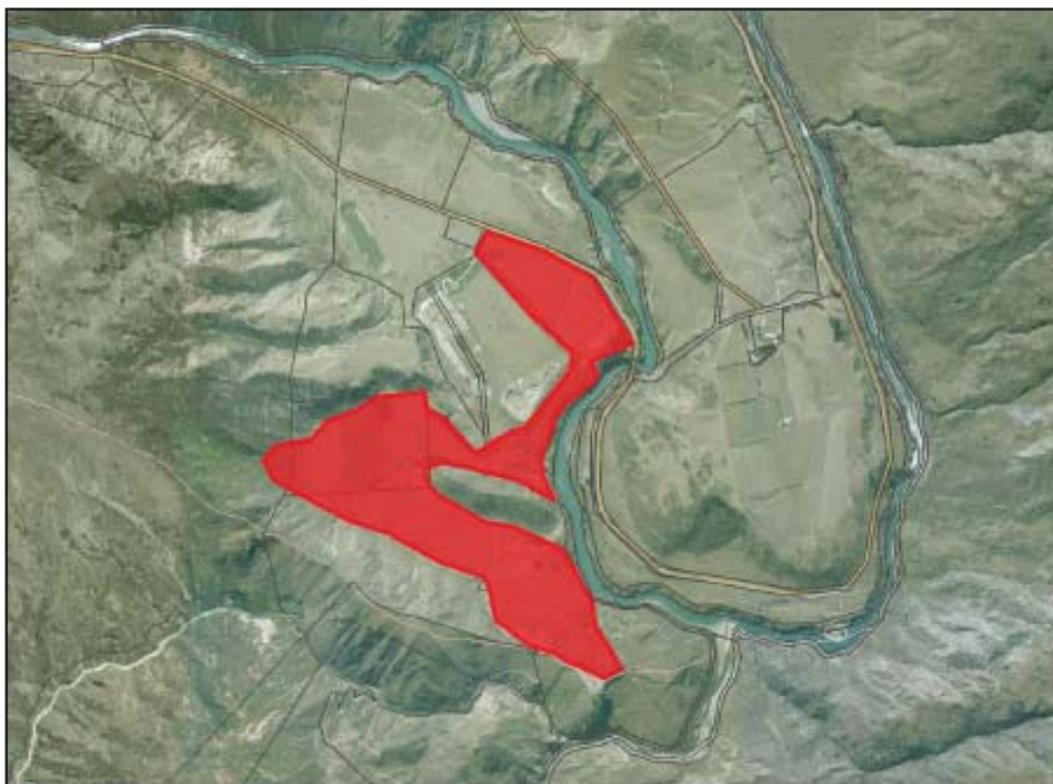


Figure 1: General Location of Properties

**Figure. 15 Zoning sought by CCC**

| <b>Submission and property information</b>   |  |
|--|--|
| Submission number and name                   | 3357.11 The Station at Waitiri Limited (2)                                 |
| Zone requested                               | GIZ  |
| Area of re-zone request                      | 44.7 Ha  |
| Request referred to in report as             | The Waitiri land   |
| ODP Zone and mapping annotation              | NA   |
| Stage 1 or 2 PDP Zone and mapping annotation | Gibbston Character Zone<br>Outstanding Natural Landscape                   |
| Legal Description                            | Section 3 SO 24743<br>Lot 4 DP 27395                                       |
| Total area of property                       | 44.7 Ha  |
| QLDC Property ID                             | 21547<br>24422   |
| QLDC Hazard Register                         | Alluvial Fans Regional scale: Q1af<br>Seismic Hazards - Faults: Fault Line |

|  |   |
|--|---|
| Supporting information provided by applicant | NA  |
| Position of Council experts                  | Economic (Natalie Hampson) – Neither support or oppose<br>Traffic (Michael Smith) – Oppose<br>Landscape (Matthew Jones) – Oppose<br>Viticultural (James Dicey) – Oppose |

**Aerial photograph of the Waitiri land site**



**Figure. 16** Aerial photo of subject site showing area of Waitiri land re-zoning request outlined in red.

**9.22** Neither the CCC land nor the Waitiri land was notified as part of the Stage 3 PDP review process. The S32 states that *'parties interested in industrial land have not had a clear opportunity to pursue this through the plan review process to date given the lack of a notified industrial chapter and the Council intends to assess submissions seeking industrial land on their merits'*<sup>202</sup>. The S32 goes on to note the receipt of a *'proposal relating to a large area of land adjoining the Victoria Flats Landfill'*<sup>203</sup>.

**9.23** Essentially while the land subject to these submissions has not been notified in Stage 3, the zone that the submitter has asked for has been. For these reasons, I consider the CCC land 'within scope' of Stage 3 of the PDP review.

202 Para 7.67, Section 32 Evaluation, General Industrial Zone  
203 Para 7.68, Section 32 Evaluation, General Industrial Zone

- 9.24 For the purpose of my assessment in the following sections and for clarification, I consider that the relief is seeking 'Urban Development'<sup>204</sup> in a location that is currently rural in nature and is located outside of an Urban Growth Boundary.

### Economic considerations

- 9.25 Chapter 3 (Strategic Direction) provides a starting point for assessing the merits of new urban development. PDP Strategic Objective 3.2.1 sets out the expectation that decision making throughout the PDP will provide for the development of a prosperous resilient and, equitable economy within the District. PDP Objective 3.2.6 states that the District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety. It is considered that industrially zoned land contributes considerably to PDP Strategic Objective 3.2.1 and 3.2.6 in respect to a prosperous resilient economy and people's economic wellbeing. This is supported by Ms Hampson in her report on the District's industrial economy in which she identifies it as '*growing rapidly and has demonstrated growth rates faster than the rest of the district's economy*'<sup>205</sup> and that this rate of growth is expected to continue in the future.
- 9.26 Related inextricably to the goal established by PDP Strategic Objective 3.2.1 are those directions provided by way of the NPS-UDC which requires Council to ensure that there is sufficient business land to meet expected demand over the short (3 years), medium (10 years) and long-term (30 years). As addressed in earlier sections of this report, Ms Hampson has updated the BDCA for the District and shown that a likely projected shortfall of industrial capacity in the Wakatipu Ward will first occur sometime before 2048<sup>206</sup> and would be exacerbated by market supply trends<sup>207</sup>. Overall, Ms Hampson concludes that '*the Decisions Version of Stages 1 and 2 of the PDP combined with other recent zoning changes, countered by development of vacant capacity over the past two years, may not address sufficient long-term capacity for industrial land use development in the Wakatipu Ward*'<sup>208</sup>.

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204 Urban Development is defined as follows in Chapter 2 (Definitions): Means development which is not of a rural character and is differentiated from rural development by its scale, intensity, visual character and the dominance of built structures. Urban development may also be characterised by a reliance on reticulated services such as water supply, wastewater and stormwater and by its cumulative generation of traffic. For the avoidance of doubt, a resort development in an otherwise rural area does not constitute urban development.

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

206 Para 5.33, Natalie Hampson Evidence

207 Para 5.34, Natalie Hampson Evidence 0

208 Para 5.38, Natalie Hampson Evidence

- 9.27** Ms Hampson goes on to outline that the proposed Stage 3 zoning framework provides a very slight increase in the status quo zoning for industrial type development in the Wakatipu Ward and marginally reduced the long-term shortfall of industrial capacity in this ward. Taking this into account, Ms Hampson outlines that the Stage 3 GIZ review has not assisted in meeting the likely shortfall in industrial development capacity over the long term<sup>209</sup>.
- 9.28** CCC suggest that insufficient provision has been made for industrial development capacity within the PDP and that the zoning of the land would provide a solution to meet this undersupply. While Ms Hampson’s work indicates that challenges are present over the long term, there is no requirement under the NPS-UDC (Policy PA1) for such long-term industrial zone capacity to be zoned, but simply identified. This direction is mirrored in PDP Policy 4.2.2.21 which sets out an expectation that rural land outside of UGBs within the Wakatipu Basin are not to be used for urban development until there is a demonstrable need for such land to meet demand. It is considered that the FDS is the best and most appropriate tool to identify the location, form and function of future industrially zoned land.
- 9.29** It is acknowledged that the Council’s FDS has yet to be produced, however, an extensive period of consultation was undertaken by the Council in November 2019. This feedback is being incorporated into the FDS and further developments will be made on the final FDS over 2020. Central Government is activity working with the Council in the development of the FDS. For these reasons, I do not consider it necessary to include the CCC land within the GIZ on the basis that it is necessary to provide sufficient industrial development capacity or competitive land supply for urban purposes (PDP Policy 4.2.1.4(d)), nor do I consider omitting the CCC land from the GIZ will compromise the ability to implement PDP Strategic Objective 3.2.1.
- 9.30** Ms Hampson has also provided an assessment of the appropriateness of the land for “industrial and light commercial uses” using the Multi Criteria Analysis (**MCA**) framework developed as part of the BDCA work for assessing the commercial feasibility of land. This will provide some insight into whether or not the CCC land would be capable of delivering economic benefits in the form which matches the District’s industrial economy. Ms Hampson finds that the

CCC land ranked 8<sup>th</sup> overall in the industrial MCA framework and is described as '*potentially the second most feasible location for industrial development in the Wakatipu Ward*<sup>210</sup>, noting however that the MCA analysis does not cover the full list of constraints and in particular, environmental effects need to be weighed up when considering such a request for rezoning. Further, I note that this ranking exists in the absence of other strategic options that may be considered for inclusion within business enabled zones that will take place through development of the Council's Future Development Strategy,

**9.31** In regard to the Waitiri land, Ms Hampson outlines that the MCA analysis produces very similar outcomes to that of the CCC land, scoring the same as the CCC land in many criteria<sup>211</sup>. However, this land was recognised as being more advantageous on the basis of it being a flatter and more contiguous area, therefore likely to result in greater development capacity. In addition, the Waitiri land scored higher in regard to exposure/profile/visibility on account of its visibility from SH6. Ms Hampson outlines that her conclusions in regard to the Waitiri land are the same as that for the CCC land.

**9.32** Overall, Ms Hampson advises that both the CCC land and the Waitiri land would be commercially feasible for industrial development when looking through the lens of the NPS-UDC. However, she acknowledges that the MCA framework is not able to consider all constrains or effects which need to be weighed up when considering such requests for rezoning. On balance, Ms Hampson considers it would be more preferable to expand an existing industrial or business area compared to creating a new isolated zone on account of likely agglomeration benefits, the occurrence of functional amenity, greater transport efficiencies, and reducing external effects across multiple locations<sup>212</sup>. This perspective is drawn attention to in PDP Policy 4.2.1.4(d) which outlines the need to ensure that provision of land for industrial related uses enables their efficient operation.

### **Strategic urban development considerations**

**9.33** PDP Strategic Objective 3.2.2 sets out the PDP's approach to managing urban growth stating that it is to occur in a strategic, integrated and logical manner, as defined by those matters covered in limbs a – h of PDP Strategic Objective 3.2.2.1. Of particular relevance in this suite of provisions is limb, an outlining the

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210 Para 14.20, Natalie Hampson Evidence

211 Para 15.3, Natalie Hampson Evidence

212 Para 14.22, Natalie Hampson Evidence

need for an integrated urban form and limb b, referencing that urban development should be built on historical urban settlement patterns. PDP Strategic Policy 3.3.13 sets out that UGBs will be applied around urban areas in the Wakatipu Basin. I consider that this policy sets a clear direction in regard to the identification of UGBs such that the relief would also require the CCC and Waitiri land to be located within a UGB. Chapter 4 (Urban Development) provides detailed direction in regard to the identification of UGBs and how they are anticipated to be used as a tool for managing urban growth, in particular, areas available for the growth of the main urban settlements (Policy 4.2.1.1) which are in locations adjacent to the existing larger urban settlements (Policy 4.2.1.2) and which avoids sporadic sprawling development in rural areas (Policy 4.2.1.4(f)). Land within UGBs are also expected to be allocated in a way that has connectivity and integration with existing urban development (Policy 4.2.2.2(d)). Chapter 4 also provides a set of policies specific to the Wakatipu Basin (Policies 4.2.2.13 – 4.2.2.21). While the CCC land may not necessarily fit within the basin as it might be defined purely by its landform, it does fit within the Wakatipu ward for the purposes of Ms Hampson's assessment under the BDCA and is undeniably linked to the Wakatipu Basin. I therefore consider it relevant to the assessment of possible urban growth in this instance.

- 9.34** PDP Policy 4.2.2.14 sets out how UGBs within the Wakatipu Basin are to be defined, in particular being based on existing urbanised areas (a) and avoiding sprawling and sporadic development across rural areas of the basin (e). I do not consider that the CCC land nor the Waitiri land, as locations for new urban development would fit the direction set out by the abovementioned objectives and policies. In particular, the land is isolated from existing urban areas, being between 20 and 26km from the nearest urban areas (i.e. Cromwell and Arrowtown or Lake Hayes Estate). Given this, I consider that the location of an UGB in this location would represent sprawling and sporadic development within a rural location. Overall, I do not consider that enabling urban development on the submitter's land through the provision of GIZ in this location would meet the expectations for new urban development provided within Chapters 3 and 4.

## Infrastructure considerations

- 9.35** In their submission CCC suggest that the land can be readily serviced by water, sewer, telecommunications, electricity and stormwater infrastructure. The Waitiri submission does not provide any detail in regard to infrastructure related matters.
- 9.36** Mr Richard Powell (QLDC Infrastructure Engineer) has provided evidence in regard to infrastructure related matters. Mr Powell confirms that the area in the vicinity of the CCC<sup>213</sup> and Waitiri<sup>214</sup> land is not serviced by any infrastructure and there is no provision in the Council's Long Term Plan to provide such services to this location. As a consequence, Mr Powell advises that any large scale urban development in this area would require a large centralised wastewater treatment plant and that resource consent from ORC would be needed for this. Overall, Mr Powell opposes the rezoning's from an infrastructure perspective due to insufficient evidence of onsite infrastructure feasibility.
- 9.37** PDP Chapters 3 and 4 set out direction in regard to the sequencing of urban development with infrastructure provision. In particular, PDP Strategic Objective 3.2.2.1(h) sets out that logical urban development is to take place so as to be integrated with existing and proposed infrastructure. An analogous position is expressed in Chapter 4 which states that UGBs encompass areas consistent and coordinated with the efficient provision and operation of existing or planned infrastructure and services (PDP Policy 4.2.1.4(d), Objective 4.2.2A and Policy 4.2.2.1). Policy 4.2.2.14(c) identifies the application of a logical and sequenced approach to the provision of infrastructure in areas of new urban development within the Wakatipu Basin. Taking into account Mr Powell's comments, I do not consider that GIZ type urban development on the Submitter's land would give effect to these higher order provisions.
- 9.38** In addition, I am of the opinion that GIZ subdivision in this location would not be provided for under those proposed objectives, policies and rules of Chapter 27 (Subdivision and Development) which set out a clear expectation that that subdivision within the GIZ should only take place where the necessary infrastructure exists to service the lots<sup>215</sup>.

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213 Section 4, Richard Powell Evidence

214 Section 3, Richard Powell Evidence

215 Proposed Policy 27.3.13.5

## Traffic considerations

**9.39** Mr Michael Smith has prepared transport and traffic related evidence on behalf of the Council. In regard to the CCC land Mr Smith considers that it would be unsafe to form an access or side road at the intersection of Victoria Flat Road and SH6. Given the much higher traffic volume that would result from a GIZ, Mr Smith outlines that a much higher traffic volume would occur at the intersection of Victoria Flat Road and SH6, resulting in '*a greatly increased risk to all users*<sup>216</sup>. In their submission, CCC state that access to the properties will not adversely impact on the State Highway and its functioning. Mr Smith disagrees with this, outlining that '*an increase in side road traffic will have an adverse effect on the State Highway and its function*<sup>217</sup>. Mr Smith further outlines that the nature of vehicles likely to use the land in association with a GIZ (heavy vehicles) could raise road safety risks, and that the relief could give rise to effects on the current use by heavy vehicles through the operation of the landfill site. Mr Smith disagrees with CCC that traffic effects could be mitigated through standard intersection design and upgrades. In conclusion, Mr Smith cannot support the requested rezoning on traffic movement/safety grounds. It is noted that the submission did not include any traffic or transport related technical evidence to support the position reached by Ms Reeves.

**9.40** In regard to the Waitiri land, Mr Smith found no formed property access onto the properties. Mr Smith outlines that there are serve limitations for locating safe access to the land, traffic in this location is likely to be high on account of its proximity to the passing land to the south, and that sightlines are limited. Overall, Mr Smith considers that it would be '*very complex*<sup>218</sup> to form a compliant access to the land. In conclusion, Mr Smith is unable to support the requested rezoning on traffic movement/safety grounds. It is noted that this submission also did not include any traffic or transport related technical evidence in regard to possible traffic related limitations of the land.

## Landscape considerations

**9.41** Although PDP Chapter 3 and Chapter 4 offer comprehensive direction in regard to landscape considerations in the context of new urban development, Chapter 6 (Landscapes and Rural Character) provides important details on how the

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216 Para 5.8, Michael Smith Evidence  
217 Para 5.11, Michael Smith Evidence  
218 Para 6.5, Michael Smith Evidence

District's rural landscapes will be managed. Chapter 6 outlines that the open space or open character attributes of rural land are key elements that can be vulnerable to degradation from subdivision, development and non-farming activities<sup>219</sup>. PDP Policy 6.3.1.1 sets out that a range of landscape categories are applied to much of the land located within the Rural Zone. However, Policy 6.3.1.3 states that a separate regulatory regime is provided to manage landscape related matters within the Gibbston Valley (identified as the GCZ) and that the policies of Chapter 6 that relate to the ONF, ONL and RCL do not apply to this zone unless specifically stated. Chapter 6 would apply to those parts of the CCC land within the Rural Zone, which are also within an ONL. Notwithstanding this, potential adverse effects of urban development on the landscape values of adjacent or the wider ONL's or ONF's is a relevant consideration.

**9.42** Policy 6.3.2 and the policies sitting underneath set out a specific regime that manages activities in both the Rural Zone and GCZ among others. Policy 6.3.2.1 states that urban development and subdivision to urban densities in the rural zones is to be avoided. This policy effectively excludes urban development within the Rural Zone, and in my view is more applicable to the assessment of resource consent proposals as it would otherwise preclude any further urban expansion within the District, and therefore, direction should be taken from Chapters 3 and 4 in such instances. Other policies within the 6.3.2 suite are not directly relevant in my opinion, with the exception of 6.3.2.4 which sets out that the contribution to landscape character made by viticulture within the GCZ should be enabled.

**9.43** PDP Policy 6.3.3 and its associated suite of policies outline the approach for managing activities in ONLs. These would be applicable to the parts of the CCC land that are currently within the Rural Zone. They set out that subdivision and development within ONLs is inappropriate unless the values of the landscape are protected and where built form and other landscape modifications will be reasonably difficult to see from beyond the boundary of the site. Policy 6.3.3.5 outlines that the open character of ONLs should be maintained where it is currently 'open'.

**9.44** PDP Strategic Objective 3.2.1.8 seeks to provide for diversification of land uses within the District's rural areas beyond traditional activities provided that the

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219 6.2 Values, Chapter 6, Landscapes and Rural Character

landscape values of ONLs and ONFs are protected. Strategic Objective 3.2.2.1(e) builds on this position, outlining that rural landscapes should be protected from sporadic and sprawling development. Strategic Objective 3.2.5 sets out that the District's distinctive landscapes are to be retained and its associated policies develop high level context for managing ONFs and ONLs. They state that new subdivision, use and development in ONLs is inappropriate unless the values of the ONL are protected.

- 9.45** Turning to the prospect of the CCC and the Waitiri land providing for urban development and being situated within an UGB, Chapter 4 identifies that constraints on development, including landscape significance, should be taken into account, when locating UGBs (Policy 4.2.1.4(c)), that the location UGBs should avoid impinging on ONLs and ONFs, and that they should minimise degradation of the values derived from open rural landscapes (Policy 4.2.1.5). Policy 4.2.2.14(d), being those provisions specific to the Wakatipu Basin states that in defining UGBs, ONFs and ONLs should be avoided.
- 9.46** As referenced within Policy 6.3.1.3, Chapter 23 sets out the landscape management regime for land located within the GCZ. The GCZ is described as having a distinctive character and sense of place<sup>220</sup>. Objective 23.2.1 sets out that viticulture and other appropriate activities that rely on the rural resource of the Gibbston Valley play a key role in protecting the character and landscape values of the Zone. Built form provided for within the GCZ is limited to buildings allied to rural productive activity and worker accommodation (Policy 23.2.1.4) but that adverse effects of development on the landscape of the GCZ and wider Gibbston Valley are to be avoided or mitigated (Policy 23.2.1.5) or located in areas that can absorb this change (Policy 23.2.1.6).
- 9.47** Mr Matthew Jones has prepared landscape evidence on behalf of the Council in respect to the CCC land and the Waitiri land. Mr Jones' comments on these submissions are outlined below.
- 9.48** Mr Jones considers that there is not capacity for the CCC land to accommodate the type of development anticipated within the GIZ<sup>221</sup>. Mr Jones outlines the range of site specific attributes and characteristics which make it inappropriate

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220 23.1 Zone Purpose, Chapter 23 (Gibbston Character Zone)  
221 Para 7.10, Matthew Jones Evidence

for the type of development provided for within the GIZ, including its remote character and topographical containment, the visibility of the site from long stretches of SH6, the incongruous nature of GIZ development on the surrounding landscape, the character and landscape values sought within the Gibbston Character Zone, inappropriate development within an ONL and the lack of existing buildings on the site. No technical landscape information has been included with the submission in regard to these matters. Overall, Mr Jones is not able to support the relief sought by CCC on landscape grounds.

**9.49** As in the case of the CCC land, Mr Jones considers that the Waitiri land does not have capacity to accommodate the type of development anticipated within the GIZ<sup>222</sup>. Mr Jones has reached this opinion on the basis of the remote character and topographical containment of the land, its visibility for large distances along SH6, the character and landscape values sought within the Gibbston Character Zone, adverse effects on the landscape amenity of adjoining zones, the lack of existing buildings on the site, its contribution to the Gibbston Valley as the visual gateway to Queenstown and the inconsistency of GIZ built form with the surrounding landscape. No technical landscape information has been included with the submission in regard to these matters. Overall, Mr Jones is not able to support the relief sought by Waitiri on landscape grounds.

**9.50** Taking Mr Jones' comments into account, and in the absence of any other technical landscape information provided from the submitters, I am of the view that the potential landscape effects of applying the GIZ to the subject land would be inconsistent with the landscape related policy direction provided above. While the land is not yet developed for the purpose of viticulture, its location within the GCZ enables it to contribute to the distinctive character of the Gibbston Valley, and therefore, the relief would be inconsistent with Policy 6.3.2.4. Mr Jones' comments outline that GIZ development in this location would be inappropriate in the context of the local ONL, and would therefore be inconsistent with 6.3.3 and Strategic Objectives 3.2.1.8 or 3.2.5. The high level of visibility of the submitter's land from SH6 means that the relief would not meet the expectation of Policy 6.3.3.5. Given the isolated nature of the submitters land, I am of the opinion that the relief would constitute sporadic and sprawling development within a 'distinctive landscape' (Strategic Objective 3.2.2.1(e)). Further, I am of the view that Policies 4.2.1.4(c), 4.2.1.5 or 4.2.2.14(d) would

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222 Para 8.9, Matthew Jones Evidence

preclude the location of UGBs over the Submitter's land that would be necessary to support a GIZ.

### **Viticultural considerations**

- 9.51** As noted earlier, part of the CCC land is situated within the Gibbston Character Zone. The entirety of the Waitiri land is located within the Gibbston Character Zone. The purpose of the Gibbston Character Zone is '*to provide primarily for viticulture and commercial activities with an affiliation to viticulture*'<sup>220</sup>. The Zone is recognised for its soils, microclimate and availability of water which has enabled it to become an acclaimed wine producing area.
- 9.52** Objective 23.2.1 sets out that the economic viability of the zone should be protected by enabling viticulture activities. The GCZ seeks to ensure that the productive value of the Zone is recognised and not compromised by inappropriate activities which are not based on rural resources (Policies 23.2.1.2 and 23.2.1.3) and that adverse effects on the economic values of the Gibbston Character zone and wider Gibbston Valley are avoided or mitigated (Policy 23.2.1.5). Objective 23.2.2 sets out that the life supporting capacity of soils are sustained. Any adverse effects on these soils should be avoided (Policy 23.2.2.1). The Zone specific objectives and policies are complimented by direction provided in Chapter 3 which sets out that distinctive environments and ecosystems within the District are to be protected (Strategic Objective 3.2.4), and that development and land uses should sustain or enhance the life supporting capacity of air, water, soil and ecosystems (Strategic Objective 3.2.4.1). Strategic Policy 3.2.1.7 is also of relevant consideration in this assessment, setting out that Agricultural land uses consistent with the management framework set out in Chapter 6.
- 9.53** Mr James Dicey has been engaged by the Council to provide technical evidence in regard to special nature and characteristics of the CCC land and the Waitiri land in respect to their use for viticultural purposes. In his evidence, Mr Dicey sets out the unique environmental attributes of Gibbston which makes it ideally suited for productive viticultural practices<sup>223</sup>. Taking into account these environmental attributes (accumulated heat, altitude, rainfall, frost, soil, vines and wind), Mr Dicey considers that both the CCC land and the Waitiri land is suitable for wine production. Mr Dicey also evaluated a range of economic

measures associated with viticultural activities in order to assess the economic viability of the sites for wide production. Taking into account each of these measures, Mr Dicey considers both the CCC land and the Waitiri land economically viable for viticultural activities, with *'the potential to grow high quality fully ripe grapes at sufficient yields and will be able to command a price commensurate with the yield/quality tier'*<sup>224</sup>. Taking this into account, Mr Dicey concludes that the relief sought will result in the loss of productive viticultural land<sup>225</sup> and may negatively impact the remaining vineyard and neighbouring land due to reverse sensitivity issues<sup>226</sup>.

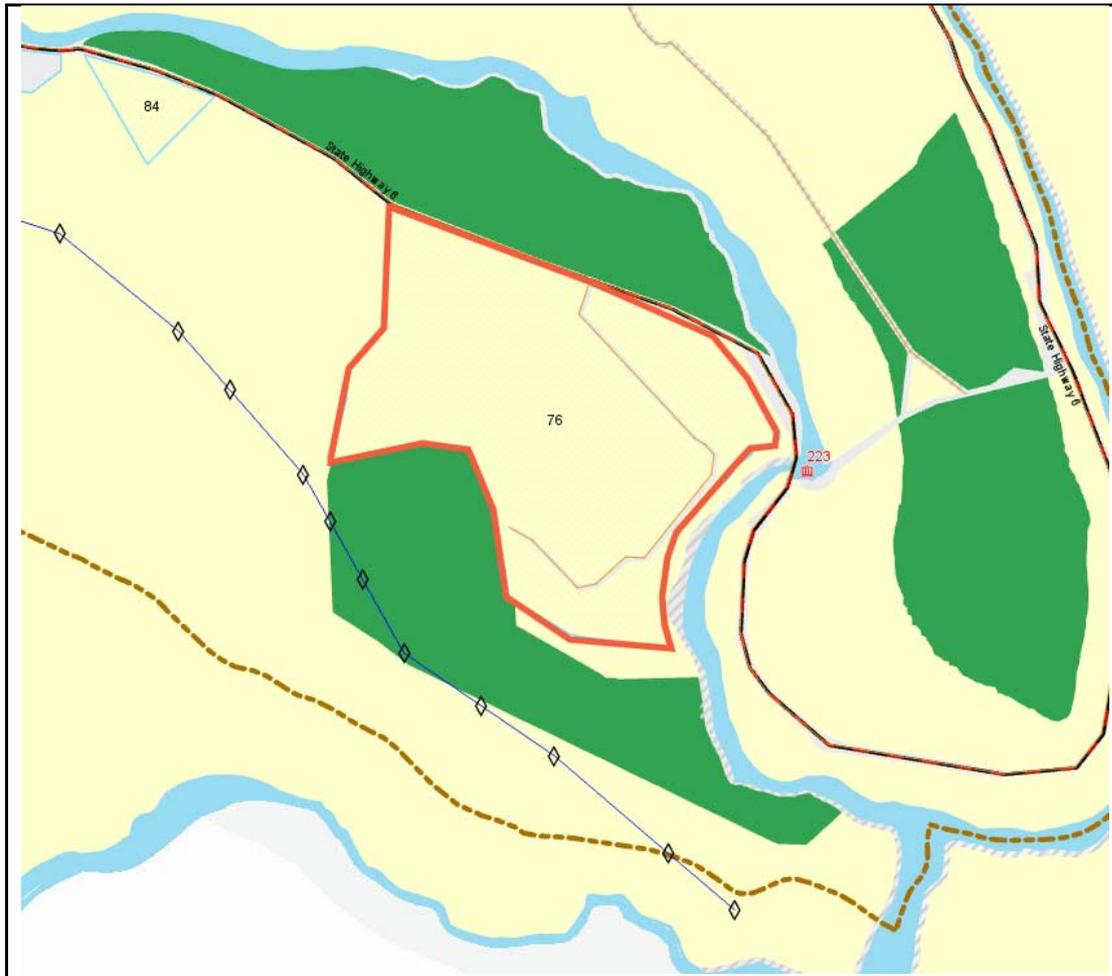
**9.54** It is considered that the relief would alter the life supporting capacity of soil within the Gibbston Character Zone. The relief would therefore be inconsistent with the direction provided in Strategic Objectives 3.2.4 and 3.2.4.1. Any partial reallocation of land in the manner requested would in Mr Dicey's opinion, compromise the economic viability of the land. This opinion is supported by Ms Hampson in her evidence which outlines that the economic role of the GCZ is not easily replicated or transferred. The loss of productive soils cannot be compensated. Although difficult to quantify, Ms Hampson notes that the rezoning's could have adverse economic effects on future viticulture activity on the other side of State Highway 6 associated with odour and/or dust (relevant to Policy 18A.2.4.1 of the notified GIZ)<sup>227</sup>.

### **Landfill considerations**

**9.55** As noted above, a large portion of the CCC rezoning is located within Designation ref 76 which provides a 'landfill buffer' for the Victoria Flats landfill. It is also noted that the eastern part of the Waitiri land is located to the direct north of the landfill buffer but is separated from it by SH6. The extent of the landfill designation is shown below in figure 17 below.

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224 Para 3.1, James Dicey Evidence  
225 Para 7.5, James Dicey Evidence  
226 Para 6.39, James Dicey Evidence  
227 Para 14.24, Natalie Hampson Evidence



**Figure 17:** Location of the Victoria Flats Landfill Designation ref 76 shown outlined in red.

- 9.56** The purpose of a landfill buffer zone is to mitigate the risk of complaints from an operator’s perspective (ie standard good landfill practice will limit the potential for an unacceptable number of complaints). Appropriate setbacks / exclusion zones from the Victoria Flats landfill are required to protect its future operation, recognising it has an estimated life of another 40 to 50 years.
- 9.57** Changing the existing zoning of the area, increases the likelihood of multiple land owners and users in close proximity to the landfill. Multiple landowners next to an operational landfill increases the risk of objections to the landfill activities, largely from reverse sensitivity to odour from daily landfill operations. It is very common for landfill operations to emit odours beyond the landfill footprint from time to time. A significant buffer distance is one of the mechanisms an operator uses to mitigate the impacts on the surrounding community.

- 9.58** An erosion of the separation distance provided by landfill buffers of the kind on the CCC land can compromise the ability of the landfill to operate efficiently. Furthermore, if Council was looking to extend consents to ensure the continued use of the landfill beyond the current period, there is the potential that there could be a significant number of potentially affected parties if an urban zoning such as the GIZ was applied to the CCC land in particular. The Victoria Flats Landfill is the only operational landfill in the District, and enabling urban development within the area subject to the designation increases the risk of this activity not being consented to continue in this location. In my view the incompatibility of GIZ related urban development on the CCC land presents a substantial risk of reverse sensitivity on the landfill operation, and as such, I do not consider that the existing landfill buffer zone should be compromised.
- 9.59** In addition, I consider that the presence of Designation ref 76 on the CCC land is such that the relief would not result in a desirable, healthy or safe place to work (Strategic Objective 3.2.2.1(c) and 3.2.6).

#### **Hazard considerations**

- 9.60** Mr Robert Bond has considered the presence of hazards in the area of the CCC rezoning request. Mr Bond identifies that the land is likely to be at risk from landslide related natural hazards as well as contamination and HAIL activities. In addition, there is the possible occurrence of soft ground and instability. These hazards are identified on the Council's GIS maps. Mr Bond considers that further assessment is required by the submitter in respect to these hazards. In my view these hazards represent constraints on the type of urban use requested by the Submitter.
- 9.61** I also note that a small portion of the Waitiri land close to SH6 is indicated as being subject to an alluvial fan related natural hazard on the Council's GIS maps. No information has been provided by the Submitter in regard to this matter.
- 9.62** It should also be noted that part of both the CCC and Waitiri properties are within an identified Wāhi Tūpuna area which is also considered as part of the Stage 3 PDP review. The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga are matters of

national importance under s6 of the RMA I consider that the Wāhi Tūpuna provisions will suitably address any use or development on the subject land.

**9.63** Taking into account all of those considerations outlined above, I recommend that the rezoning relief of the CCC and Waitiri be rejected.

#### **M SPACE PARTNERSHIP LTD**

**9.64** M Space Partnership Ltd (**M Space**) have requested<sup>228</sup> that land at Glenda Drive in Queenstown be rezoned from notified GIZ to BMUZ. The land comprises 5 properties (including 7, 11, 12, 17 Sutherland Lane and 226 Glenda Drive) located at the southern end of Glenda Drive. M Space have requested alternative relief in the form of an amended BMUZ or GIZ specific to the Glenda Drive neighbourhood with provision for more mixed use commercial and residential activities.

| <b>Submission and property information</b>   |  |
|--|--|
| Submission number and name                   | 3352.1, 3352.2 M Space Partnership Ltd   |
| Zone requested                               | BMUZ (3352.1) or<br>Glenda Drive specific GIZ (3352.2)   |
| Area of re-zone request                      | 0.3 Ha   |
| Request referred to in report as             | The M Space land   |
| ODP Zone and mapping annotation              | Industrial Zone (part)   |
| Stage 1 or 2 PDP Zone and mapping annotation | Rural Zone (part)<br>Designation 2 - Queenstown Airport Corporation<br>Limited Aerodrome Purposes<br>Stage 1 appeal - ENV-2018-CHC-093 (conditional support of decision) |
| Legal Description                            | Lots 5, 8, and 9 DP 521947<br>Lot 17 DP 540262<br>Lot 15 DP 526426   |
| Total area of property                       | 0.3 Ha   |
| QLDC Property ID                             | 80630<br>86300<br>80600<br>79420   |

|  |                   |
|--|-------------------|
| QLDC Hazard Register                         | Liquefaction Risk |
| Supporting information provided by applicant | NA                |
| Position of Council experts                  | NA                |

**Aerial photograph of the site**



**Figure. 18** Aerial photo of subject site showing area of re-zoning request of M Space Partnership Ltd outlined in red.

**Area of requested re-zoning (from submission)**



**Figure. 19** Location of properties subject to the M Space Partnership Ltd rezoning relief indicated by blue dots.

**9.65** In their submission, M Space suggest that the application of a BMUZ in this location would better reflect the range of activities already occurring in this area. The submitter has not provided any further information in regard to the type of activities in this area, nor any justification as to how the BMUZ would be more representative of such activities. While it is acknowledged that a wider range of activities are occurring within the Glenda Drive GIZ than might be anticipated or desirable within the Zone, the ground truthing results conducted as part of the S32 evaluation demonstrated that more than half of all predominant activities within this part of the GIZ are industrial type activities<sup>229</sup>. Given this, I do not consider that the application of the BMUZ in this area would better reflect the nature of land uses.

**9.66** As discussed in the S32 and throughout this report, 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*<sup>29</sup>, and therefore plays an important role

229 Office and Commercial activities make up 49.1% of all predominant activities, Industrial type activities (Made up of industrial, light industrial, outdoor storage, service activities, yard based industrial, yard based service activity and yard based storage in this instance) accounted for 50.1% of all predominant activities.

in providing for the overall wellbeing of the District's residents and communities. Industrial and Service activities largely define the District's industrial economy. It is considered that the application of a BMUZ in Glenda Drive would provide a much more enabling framework for a wide range of activities, including Office, Commercial, Retail and Residential activities, that are known to have adverse effects on the establishment, operation, and long term growth of Industrial and Service activities. These include reverse sensitivity effects, competitive market disadvantages (in terms of m<sup>2</sup> profitability and land value increase within the proposed GIZ), increased vehicle/pedestrian related traffic conflicts between the different uses, their customers and staff, and the resulting loss of industrially zoned development capacity. The submitters relief would therefore be contrary to Policy 5.3.3 of the PORPS 19, in addition to Policies 3.3.8, 3.2.1 and 3.2.1.6 of Chapter 3 (Strategic Direction).

**9.67** The submitter's relief should also be considered against Strategic Policies 3.3.2, 3.3.3. and 3.3.6 which seeks to ensure that the planning framework recognises and protects the key commercial and civic roles placed by existing business hubs including Queenstown Centre and the Frankton commercial areas. These policies set out that new commercial zoning likely to undermine the role function and viability of these hubs should be avoided. The submitters relief would amount to additional commercial zoning, that is more likely than not to depart from the direction provided in this suite of policies.

**9.68** It should be noted that the M Space land was considered in the S32 <sup>230</sup>. Part of the land was included within the ODP Industrial Zone and partly within the PDP Rural Zone. The notified GIZ sought to correct the split zoning in this location. The S32 also highlighted that resource consent RM170559 was granted to the submitter to create 12 lots to enable future buildings and activities to occur on site in accordance with the provisions for the Industrial Zone. In addition, the following statement was included in the Submitter's Assessment of Environmental Effects for this land:

*'Whilst a wide range of uses will be able to operate from the proposed lots under the Industrial zoning rules, restrictions on activities such as retail, offices, community uses and residential are volunteered due to the location of the site*

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230 Para 7.99, Section 32 Evaluation, General Industrial Zone

*within the OCB and due to the surrounding industrial uses which are not compatible with these activities*<sup>231</sup>

- 9.69** Given this, I consider that the restrictions applied through the application of RM170559 do not support the statement made by the submitter that a BMUZ would more effectively reflect the range of activities occurring in this area.
- 9.70** Further, I consider that the application of BMUZ to the M Space land or other land in the Glenda Drive 'area' as noted in the submission would result in an 'island' of BMUZ, and as a result would amount to a spot zoning. The submitter has not provided any evidenced based reason to suggest that this property should be set apart from the balance of the proposed GIZ in the surrounding area. Further, a spot Zone in this location fails to look at the GIZ in an integrated manner.
- 9.71** Taking into account those matters discussed above, I do not support this relief and recommend that it be rejected.
- 9.72** The Submitter's alternative relief requests the application of a bespoke BMUZ or GIZ specific to the Glenda Drive neighbourhood and which is more enabling of commercial and residential activities. It is not clear what is meant by the Glenda Drive neighbourhood in the submission. I do not support this relief, partly based on the reasons I have rejected the primary relief. In addition, it is not considered effective or efficient to create bespoke zoning frameworks within the District Plan. The resource management issue associated with this matter was described in detail at '*Issue 4 – Structure and complexity of the ODP Industrial Zones framework*'<sup>232</sup> of the S32 Evaluation. Further, such bespoke zones are not supported by the direction provided in the National Planning Standards.
- 9.73** I consider that the Submitter's alternative relief has been partially given effect to through my recommended changes to Chapter 18A relating to Trade Supplier activities. I also note that the GIZ offers a degree of flexibility in respect to ancillary Office, Retail and Commercial activities.

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231 Page 19, Assessment of Effects on the Environment, To undertake a 12 lot subdivision and for land use consent to enable future buildings and activities to occur on the lots, Glenda Drive, Frankton, For M-Space Partnership Limited, June 2017

232 Para 7.69 – 7.76, Section 32 Evaluation Report, Gibbston Character Zone

**9.74** For the reasons outlined above I recommend rejecting the Submitter's alternative relief.

## **QUEENSTOWN - SUBMISSIONS IN SUPPORT OF THE NOTIFIED REZONING**

**9.75** Reavers (N.Z.) Limited<sup>233</sup> supports the notified GIZ of the land previously zoned Rural and as an un-zoned stopped road on Glenda Drive area. I recommend that this point be accepted.

## **10. TOPIC 10: ARROWTOWN REZONING REQUESTS**

### **M THOMAS ET AL (REFER TO TABLE BELOW)**

**10.1** This group of submitters have all requested similar relief, being the rezoning of land within the Arrows town GIZ to BMUZ. M Thomas(1)<sup>234</sup> has requested that the land be zoned more of a mixed use type. Although the submissions made by Bush Creek Property Holdings Limited/Bush Creek Property Holdings No. 2 Limited, Bush Creek Investments Limited and M Thomas(2)<sup>234</sup> (referred to together as **Bush Creek et al**) relate to specific pieces of land, they have requested almost identical relief and associated reasoning.

**10.2** Bush Creek et al also set out alternative relief in the form of an amended BMUZ or GIZ specific to the Bush Creek neighbourhood with provision for more mixed use commercial and residential activities.

| <b>Submission and property information</b> |   |
|--|---|
| Submission number and name                 | 3003.1 M Thomas<br>3353.1, 3353.2 Bush Creek Property Holdings Limited/Bush Creek Property Holdings No. 2 Limited<br>3354.1, 3354.2 Bush Creek Investments Limited<br>3355.1, 3355.2 M Thomas |
| Zone requested                             | BMUZ  |
| Area of re-zone request                    | Arrows town GIZ ('Bush Creek area')   |
| Request referred to in report as           | M Thomas et al  |

<sup>233</sup> Submission point 3340.3

<sup>234</sup> Note that M Thomas appears to have made two submissions, one representing himself and one represented by a private planning consultant. Given this, I make the distinction between these as M Thomas(1) and M Thomas(2)

|  |                                     |
|--|-------------------------------------|
| ODP Zone and mapping annotation              | Industrial Zone                     |
| Stage 1 or 2 PDP Zone and mapping annotation | NA                                  |
| Legal Description                            | Multiple properties                 |
| Total area of property                       | Multiple properties                 |
| QLDC Property ID                             | Multiple properties                 |
| QLDC Hazard Register                         | Liquefaction Risk                   |
| Supporting information provided by applicant | NA                                  |
| Position of Council experts                  | Economic (Natalie Hampson) – Oppose |

**Aerial photograph of the site**



**Figure. 20** Aerial photo of subject site showing area of the submitter's re-zoning request outlined in red.

**10.3** M Thomas (1) has requested BMUZ on the basis of '*this is what it is today*'. Bush Creek et al consider that BMUZ would be the most appropriate zone for

this area as it would *'reflect the range of activities currently occurring in this neighbourhood'*. I disagree with this reasoning on the basis of the ground truthing site visits which demonstrated that *'the zone appears to have a strong industrial character, with 75.1% of all observed predominant activities being those more traditional industrial uses'*<sup>235</sup>. Further, it was found that these industrial uses do not rely heavily on non-industrial related activities. It is considered therefore that the activities in this part of the GIZ are strongly aligned with those which define the District's industrial economy.

- 10.4** Bush Creek et al also note in their submission that activities provided for in the BMUZ would provide a wider range of uses that would serve the Arrowtown community. I disagree with this on the basis that Arrowtown has an existing town centre with a range of business uses. This urban area is also located a reasonable distance from the Glenda Drive GIZ. I therefore consider that this land could better serve the Arrowtown community through its inclusion within the GIZ. This is supported by Council's evidence related to the industrial economy which shows its considerable growth and overall contribution to the district's economic wellbeing. It is also reflective of Strategic Objective 3.2.1 which outlines that plan provisions should provide for the development of a prosperous, resilient and equitable economy.
- 10.5** Rezoning to BMUZ would provide a much more enabling framework for a wide range of activities, including Office, Commercial, Retail and Residential activities. These activities have a range of adverse effects on the establishment, operation, and long term growth of Industrial and Service activities. These adverse effects include reverse sensitivity, competitive market disadvantages (in terms of m2 profitability and land value increase within the notified GIZ), increased vehicle/pedestrian related traffic conflicts between the different uses, their customers and staff, and the resulting loss of industrially zoned development capacity. The submitters relief would therefore be contrary to Policy 5.3.3 of the PORPS 19, in addition to Policies 3.3.8, 3.2.1 and 3.2.1.6 of Chapter 3 (Strategic Direction).
- 10.6** The submitter's relief should also be considered against Strategic Policies 3.3.2, 3.3.3. and 3.3.6 which seeks to ensure that the planning framework recognises and protects the key commercial and civic roles placed by existing business hubs including Queenstown Centre and the Frankton commercial areas. These

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235 Para 7.29, Section 32 Evaluation, General Industrial Zone

policies set out that new commercial zoning likely to undermine the role function and viability of these hubs should be avoided. The submitter's relief would amount to additional commercial zoning, that is more likely than not to depart from the direction provided in this suite of policies.

**10.7** Bush Creek et al outline that BMUZ in this location would also reduce effects adverse effects on residential neighbours in this area and associated reverse sensitivity effects. It is acknowledged that the GIZ in this location is in close proximity to the LDSRZ and the Meadow Park Special Zone. This constraint on the Zone was considered as part of the Section 32 Evaluation<sup>236</sup>. Provisions have been included within the GIZ to manage effects on the adjoining residential uses, and Objective 18A.2.4 sets out the expectation that activities and development within the Zone will not adversely affect the amenity of other Zones. It should also be noted in regard to this matter that while BMUZ zoning may enable residential activities, it also enables a range of other business related activities that are likely to attract larger numbers of visitors, customers and staff and their associated vehicle movements, as well as larger buildings. No assessment has been provided by the submitter on the effect of such zoning on adjoining residential uses.

**10.8** Bush Creek et al request alternative relief relating to the application of a bespoke BMUZ or GIZ specific to the Bush Creek neighbourhood and which is more enabling of commercial and residential activities. It is not clear what is meant by the Bush Creek neighbourhood in the submission. I do not support this relief, partially based on the reasons I have rejected the primary relief. In addition, it is not considered effective or efficient to create bespoke zoning frameworks within the District Plan. The resource management issue associated with this matter was described in detail at '*Issue 4 – Structure and complexity of the ODP Industrial Zones framework*'<sup>237</sup>. Further, such bespoke zones are not supported by the direction provided in the National Planning Standards.

**10.9** Ms Hampson has also considered this relief. Overall, she opposes the submitter's relief for a change to more of a mixed use zone across the Arrowtown GIZ. She considers the GIZ to be the most appropriate zone to maintain and protect the existing industrial and service activities which dominate the land-use in Bush Creek Road<sup>238</sup>. Further, Ms Hampson notes that the

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236 Para 7.28 and 7.96, Section 32 Evaluation, General Industrial Zone

237 Para 7.69 – 7.76, Section 32 Evaluation Report, Gibbston Character Zone

238 Para 12.6, Natalie Hampson Evidence

application of a BMUZ would adversely affect the ongoing commercial viability of the existing low-intensity and yard based activities in this area.

**10.10** For the reasons outlined above I recommend that the Submitters' relief be rejected.

**M THOMAS (3003)**

**10.11** Part of the submitter's property, being Lot 1 DP 20056, was identified as being included within the notified GIZ. The submitter also owns Lot 1 DP 24863 (held within the same title the land subject to this relief). The subject land was not included in the notified GIZ and was not included within any other Stage 3 zone. It is located within the PDP Rural Zone and is located within an ONL.

**10.12** The submitter requests that the subject land be 'zoned as one parcel of land on one zoning law'<sup>239</sup>. It is noted that the submitter also requests that the Arrowtown GIZ be rezoned 'more of a mixed use zone'<sup>240</sup>, and this relief has been addressed elsewhere in this report.

| <b>Submission and property information</b>   |   |
|--|---|
| Submission number and name                   | 3003.2 M Thomas                               |
| Zone requested                               | 'Rezoned to one zone' rather than split zoned |
| Area of re-zone request                      | 309 m2  |
| Request referred to in report as             | M Thomas                                      |
| ODP Zone and mapping annotation              | NA  |
| Stage 1 or 2 PDP Zone and mapping annotation | Rural Zone<br>Outstanding Natural Landscape   |
| Legal Description                            | Lot 1 DP 24863                                |
| Total area of property                       | 309 m2  |
| QLDC Property ID                             | 10038   |
| QLDC Hazard Register                         | Liquefaction Risk                             |
| Supporting information provided by applicant | NA  |

239 Submission point 3003.2  
240 Submission point 3003.1

**Aerial photograph of the site**

**Figure. 21** Aerial photo of subject site showing area of the M Thomas re-zoning request outlined in red.

- 10.13** Lot 1 DP 24863 clearly forms part of Lot 1 DP 20056 and is held within the same title despite the irregular boundary layout. The land has an area of 309 m<sup>2</sup> and appears to contain an existing dwelling. Given this, a rationalisation of the zoning framework in this area is generally considered appropriate. This could occur by including the subject land within the GIZ. In addition, it would be necessary to move the existing UGB to incorporate the subject land and, in addition move the ONL line to exclude the subject land.

- 10.14** The notified and recommended provisions for the GIZ considers effects on public amenity and on neighbouring properties. It proposes internal boundary setback for buildings where a site adjoins any other zone of 7 metres (notified) and 3 metres (recommended); discretionary matter 18A.4.5 for buildings to have landscaping at the interface of the site with public places; and visual effects as viewed from public places and adjoining sites being matters of discretion for breaches. In my view, given the above, amenity as experienced from the adjoining sites would be sufficiently maintained and further managed by the GIZ provisions, should the relief be granted as recommended. It would achieve a balance between allowing efficient use of the site and maintaining private and public amenity.
- 10.15** Ms Hampson has considered the subject relief in her evidence. As long as the existing dwelling remains on the subject land, Ms Hampson considers it will not offer additional capacity for the development of Industrial or Service activities. Further, Ms Hampson notes that the irregular shape of the land, combined with its overall limited size may make it less attractive to businesses. Overall however, Ms Hampson agrees that the split zoning of the site is not efficient in terms of consenting and opportunity costs for the landowner and supports the relief for the application of a single zone<sup>241</sup>.
- 10.16** I do not consider that the small extension of the UGB would constitute urban sprawl or sporadic urban development (Strategic Objective 3.2.2.1(a) Policy 4.2.2.22e) and would build on historic urban settlement patterns (Strategic Objective 3.2.2.1(b)). On the contrary, given the receiving environment, I consider that aligning the UGB with the property boundary is a more efficient use of the site and the supporting infrastructure and would allow for a more compact urban form in accordance with Objective 4.2.2A. Further, an extension of the UGB in this location would be consistent with Policy 4.2.2.2(d e) as it would enable industrial activities to integrate with the existing urban form and for the utilisation of existing public transport.
- 10.17** However, a significant constraint on the site remains the location of the ONL line. Chapter 3<sup>242</sup> outlines that new development is inappropriate unless the values of the ONL are protected and that any adverse effects are avoided where it has little capacity to absorb change. Chapter 6 reflects this direction, outlining

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241 Para 12.5, Natalie Hampson Evidence  
242 Interim Environment Court decision version

that development in ONLs is inappropriate unless landscape values are protected. Policy 4.2.1.4(c) outlines that landscape significance must be taken into account as a constraint on development. Further, Policy 4.2.1.5 outlines that the location of UGBs should avoid impinging on ONLs. In this instance, the submitter has not provided any expert landscape information in respect to the possible effects on the ONL in this location. On this basis, I am not able to determine if in fact the relief would meet the tests outlined in Chapters 3, 4 and 6.

- 10.18** As outlined above, although a rationalisation of the zoning framework over the Submitter's land appears appropriate, given the lack of information in regard to potential landscape effects associated with the presence of the ONL, I am not able to recommend supporting the relief at this time. As such, I recommend that this relief be rejected.

#### **Arrowtown - Submissions in support of the Notified rezoning**

- 10.19** Arrow Irrigation Co Limited<sup>243</sup> supports the notified GIZ of the land at 31 Bush Creek Road, Arrowtown (Lot 1 DP 22733). I recommend that the submission point listed above, which supports the notified variation, is accepted.

### **11. TOPIC 11: GENERAL REZONING REQUESTS**

- 11.1** Schist Holdings Limited outline in their submission that they own land at the southern end of Glenda Drive. Without identifying specific properties, they have requested that further consideration be given to a two zone GIZ approach, in particular, splitting the Zone into A and B Zones, with a revised BMUZ type zoning applying in ODP Industrial Zone areas that is more enabling of Commercial, Office, and Trade Supplier activities. The submitter has also outlined a range of more specific changes to the GIZ provisions to give effect to the intent of this relief.

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243 Point 31661.1

| <b>Submission and property information</b>   |   |
|--|---|
| Submission number and name                   | 3111.1, 3111.3, 3111.4 Schist Holdings Limited  |
| Zone requested                               | Split the GIZ into Industrial A and Industrial B Zones<br><br>Apply a revised zoning to those areas currently zoned Industrial 'A' Zone |
| Area of re-zone request                      | The notified GIZ  |
| Request referred to in report as             | The Schist Holdings Limited submission  |
| ODP Zone and mapping annotation              | NA  |
| Stage 1 or 2 PDP Zone and mapping annotation | NA  |
| Legal Description                            | Multiple properties   |
| Total area of property                       | Multiple properties   |
| QLDC Property ID                             | Multiple properties   |
| QLDC Hazard Register                         | Multiple hazards  |
| Supporting information provided by applicant | NA  |
| Position of Council experts                  | NA  |

**11.2** The submitter outlines their zoning approach should apply on the basis that Industrial and Service activities are not the dominant land uses in Glenda Drive. While it is acknowledged that a wider range of activities are occurring within the Glenda Drive GIZ than might be anticipated or desirable within the Zone, the ground truthing results conducted as part of the S32 evaluation demonstrated that just over half of all predominant activities within this part of the GIZ are industrial type activities<sup>229</sup>. Given this, I do not consider that the application of the BMUZ in this area would better reflect the nature of land uses, nor does it provide sufficient justification for the application of a BMUZ type approach that is more enabling of Commercial and Office uses.

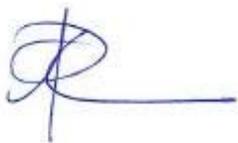
**11.3** The Submitter's relief would result in the application of a much more enabling framework for a wide Office and Commercial activities, that are known to have adverse effects on the establishment, operation, and long term growth of Industrial and Service activities. These include reverse sensitivity effects, competitive market disadvantages (in terms of m2 profitability and land value increase within the notified GIZ), increased vehicle/pedestrian related traffic

conflicts between the different uses, their customers and staff, and the resulting loss of industrially zoned development capacity. The submitters relief would therefore be contrary to Policy 5.3.3 of the PORPS 19, in addition to Policies 3.3.8, 3.2.1 and 3.2.1.6 of Chapter 3 (Strategic Direction).

- 11.4** The submitter's relief should also be considered against Strategic Policies 3.3.2, 3.3.3. and 3.3.6 which seeks to ensure that the planning framework which seek to recognise and protect the key commercial and civic roles placed by existing business hubs including Queenstown Centre and the Frankton commercial areas. These policies set out that new commercial zoning likely to undermine the role function and viability of these hubs should be avoided. The submitters relief would amount to additional commercial zoning, that is more likely than not to depart from the direction provided in this suite of policies.
- 11.5** For the reasons outlined above I recommend that the Submitter's relief requesting new differential zoning framework that is also more enabling of non-Industrial and Service activities be rejected.
- 11.6** However, I note that the Submitter's relief has been partially given effect to through my recommended changes to Chapter 18A relating to Trade Supplier activities. I also note that the GIZ offers a degree of flexibility in respect to ancillary Office, Retail and Commercial activities.

#### **G MACLEOD**

- 11.7** Ms Macleod requests that<sup>244</sup> other areas within the District be rezoned for industrial purposes, for example at Kingston or other hidden areas similar to the Coneburn Industrial Zone. As discussed elsewhere in this report, the FDS process is considered the most appropriate mechanism to identify new areas of GIZ. Given this, I recommend that this relief be rejected.



**Luke Place**  
**18 March 2020**

**APPENDIX 1**  
**Recommended Chapter 18A**

**KEY:**

~~Red underline and strike through~~ text are recommended amendments made in section 42A report, 18/03/2

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

## 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 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.

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.
- 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:~~

**Commented [SG1]:** Points 3041.1 3151.1 3165.1 3165.5 3201.2 3201.5 3234.19 3235.19 3256.2 3256.7 3256.8 3266.19 3269.2 3269.10 3270.2 3270.3 3270.4 3286.19 3298.20 3300.19

## PART 3

# GENERAL INDUSTRIAL ZONE 18A

- 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.

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 to displace or constrain the establishment, operation and long term viability of Industrial and Service activities:

- a. Office, Retail and Commercial activities that are not ancillary to Industrial or Service activities
- ~~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.

**Commented [SG2]:** Points 3041.1 3151.1 3165.1 3165.5 3201.2 3201.5 3234.19 3235.19 3256.2 3256.7 3256.8 3266.19 3269.2 3269.10 3270.2 3270.3 3270.4 3286.19 3298.20 3300.19

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

- 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.

**Commented [SG3]:** Points 3041.1 3151.1 3165.1 3165.5 3201.2 3201.5 3234.19 3235.19 3256.2 3256.7 3256.8 3266.19 3269.2 3269.10 3270.2 3270.3 3270.4 3286.19 3298.20 3300.19

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.

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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.

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.**

**Commented [SG4]:** Points 3316.6 3316.7 3316.8 3316.9  
(objective and policies)

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### 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.

### 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.

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.

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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.

Commented [SG5]: Point 3153.15

|    |                          |    |               |
|----|--------------------------|----|---------------|
| 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               |

|         | 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"> <li>a. external appearance, including materials and colours;</li> <li>b. landscaping at the interface of the site with adjacent roads and public places;</li> <li>c. signage platforms;</li> <li>d. lighting;</li> <li>e. the external appearance and proximity to the street front of any ancillary activities, including Office, Retail and Commercial activities;</li> <li>f. servicing, including water supply, stormwater and wastewater;</li> <li>g. access, manoeuvring, loading and car parking;</li> <li>h. location and provision of waste and recycling storage space;</li> <li>i. the contribution the building makes to the safety of the General Industrial Zone through adherence to CPTED principles; <del>and</del></li> <li>j. natural hazards; <del>and</del></li> <li>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></li> </ul> | 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 <del>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).</del> (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>   | <u>D</u>        |
| 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>Building Restriction Area</p> <p>No building shall be located within a building restriction area as identified on the District Plan maps</p>  | NC              |
| 18A.4.11 | Activities that are not listed in this Table   | NC              |
| 18A.4.12 | <del>Trade Suppliers and</del> Large Format Retail   | PR              |
| 18A.4.13 | Activities Sensitive to Aircraft Noise within the Queenstown Airport Outer Control Boundary or the Queenstown Airport Air Noise Boundary   | PR              |

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Commented [LP8]: Points 3041.1 3151.1 3165.1 3165.5 3201.2 3201.5 3234.19 3235.19 3256.2 3256.7 3256.8 3266.19 3269.2 3269.10 3270.2 3270.3 3270.4 3286.19 3298.20 3300.19

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|          | Table 18A.4 – Activities in the General Industrial Zone                          | Activity Status |
|----------|--|-----------------|
| 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 m<sup>2</sup>, 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 m<sup>2</sup> 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>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> | <p>Standard 18A.5.1a<br/>50 – 100 m<sup>2</sup> RD<br/>&gt;100 m<sup>2</sup> 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, the number of staff and anticipated number of customers;</p> |

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|         | Table 18A.5 - Standards for activities located within the General Industrial Zone  | Non-compliance status   |
|---------|--|---|
|         |  | <ul style="list-style-type: none"> <li>f. the effect of the activity on access, parking and onsite manoeuvring and loading;</li> <li>g. the location of the activity on the site and within the building or unit; and</li> <li>h. visual effects including any signage, colour, materials, outdoor storage and other outdoor area associated with the activity.</li> </ul>  |
| 18A.5.2 | <p>Commercial sale of food and beverages including restaurants, takeaway food bars and Licensed Premises (excluding the sale of liquor)</p> <ul style="list-style-type: none"> <li>a. The total area used for the activity shall not exceed 60m<sup>2</sup>. 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;</li> <li>b. Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity;</li> <li>c. Any Licensed Premises shall be ancillary to an Industrial activity; and</li> <li>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.</li> </ul> | NC  |
| 18A.5.3 | <p>Minimum Boundary Setbacks</p> <ul style="list-style-type: none"> <li>a. Road boundary setbacks                             <ul style="list-style-type: none"> <li>i. fronting any residential zone (including the Meadow Park Special Zone and the Large Lot Residential Zone) – 7m</li> <li>ii. <del>all other road boundaries – 3m and State Highway boundaries – 5m</del></li> <li>iii. <del>State Highway boundaries – 5m</del></li> </ul> </li> <li>b. Internal boundary setbacks</li> </ul>   | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places;</li> <li>b. the nature of the activity, including any noise, vibration, odour, dust, glare, traffic or any other nuisance effects;</li> <li>c. landscaping and screening; and</li> </ul> |

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|         | Table 18A.5 - Standards for activities located within the General Industrial Zone   | Non-compliance status   |
|---------|---|---|
|         | <ul style="list-style-type: none"> <li>i. where a site adjoins any other zone outside of the General Industrial Zone – 7m</li> <li>ii. no minimum internal setbacks are required where a site adjoins other sites within the General Industrial Zone</li> </ul>   | d. compatibility with the appearance, layout and scale of surrounding sites.  |
| 18A.5.4 | <p>Building coverage</p> <p>Maximum building coverage of 75%</p>  | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. site layout and the location of buildings;</li> <li>b. traffic effects of additional building coverage including adequate provision of access, onsite parking, loading and manoeuvring;</li> <li>c. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places;</li> <li>d. landscaping and screening; and</li> <li>e. adequate provision and location of outdoor storage space, including waste and recycling storage and servicing areas.</li> </ul> |
| 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.5.6 | <p>Building Height – Sites adjoining or separated by a road from a Residential zone (including the Meadow Park Special Zone and the Large Lot Residential Zone)</p> <ul style="list-style-type: none"> <li>a. Maximum building height of 7m;</li> <li>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:                             <ul style="list-style-type: none"> <li>i. 45° applied on the northern site boundary; and</li> </ul> </li> </ul> | NC  |

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|                | <b>Table 18A.5 - Standards for activities located within the General Industrial Zone</b>   | <b>Non-compliance status</b>   |
|----------------|--|--|
|                | ii. 35 <sup>o</sup> applied on all other site boundaries.  |  |
| <b>18A.5.7</b> | <p>Glare</p> <p>All lighting shall comply with the following:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> <li>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.</li> </ul> | <p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. Effects of glare on amenity values, the transportation network and the night sky</li> </ul>  |
| <b>18A.5.8</b> | <p>Outdoor storage</p> <p>All outdoor storage shall comply with the following:</p> <ul style="list-style-type: none"> <li>a. not be located within any road boundary setbacks; and</li> <li>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.</li> </ul>  | <p>RD</p> <p>Discretion is restricted to the following:</p> <ul style="list-style-type: none"> <li>a. visual impacts of the material to be stored within the setback when viewed from adjacent sites, roads and public places;</li> <li>b. the nature of the activity, including any noise, vibration, odour, dust, glare or any other nuisance effects emitted from the activity;</li> <li>c. the type and volume of material to be stored;</li> <li>d. landscaping and screening; and</li> </ul> |

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|         | Table 18A.5 - Standards for activities located within the General Industrial Zone   | Non-compliance status   |
|---------|---|---|
|         |   | e. whether pedestrian or vehicle access is compromised.   |
| 18A.5.9 | <p>Fencing</p> <p>a. Any site adjoining a residential zone (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> <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> <p>i. Fences on or within 4m of open space areas shall be no higher than 1.2m</p> <p>ii. This standard shall not apply to fences which are at right angles to the boundary of the open space area.</p> <p>c. No razor wire or barbed wire shall be used on any fencing.</p> | <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> <p>c. the type and volume of materials to be stored; and</p> <p>d. landscaping and screening.</p> |

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 Buildings

18A.6.1.2 18A.6.1.2 Ancillary Office, Retail and Commercial Activities

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 [LP11]: 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 <sup>3</sup> |
|--------|--------------------------------|-------------------|

## 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 manoeuvring, loading and vehicle parking.

### **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.

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"> <li>a. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;</li> <li>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;</li> <li>c. property access and roading;</li> <li>d. esplanade provision;</li> <li>e. the adequacy of on site measures to address the risk of natural and other hazards on land within the subdivision;</li> <li>f. fire fighting water supply;</li> <li>g. water supply;</li> <li>h. stormwater design and disposal;</li> <li>i. sewage treatment and disposal;</li> <li>j. energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks;</li> <li>k. open space and recreation;</li> <li>l. ecological and natural values;</li> <li>m. historic heritage;</li> <li>n. easements.</li> </ul> <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 <del>the rules in Table 27.7</del> <u>Rule 27.7.1</u>.</p> | RD |
|--------|---|----|

## 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>1000m<sup>2</sup></p> <p>Except:</p> <p>Subdivision of lots between 1000m<sup>2</sup> and 500m<sup>2</sup> shall be a discretionary activity.</p> <p>Subdivision of lots less than 500m<sup>2</sup> shall be a non-complying activity.</p> |

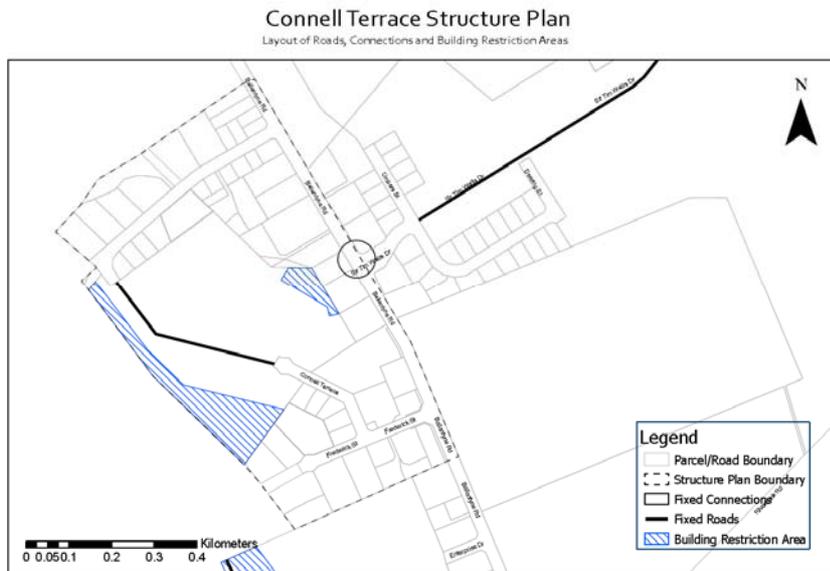
## 27.6 Zone – Location Specific Rules

|         | 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"> <li><u>roading layout;</u></li> <li><u>the provision and location of walkways and the green network; and</u></li> <li><u>the integrated approach to landscaping of the building restriction areas.</u></li> </ol> | 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"> <li><u>any fixed roads shown on the Structure Plan may be moved no more than 20 metres;</u></li> <li><u>the boundaries of any fixed open spaces shown on the Structure Plan may be moved up to 5 metres; and</u></li> <li><u>Landscaping along the western boundary of the BRA shall be either;</u></li> </ol>             | NC              |

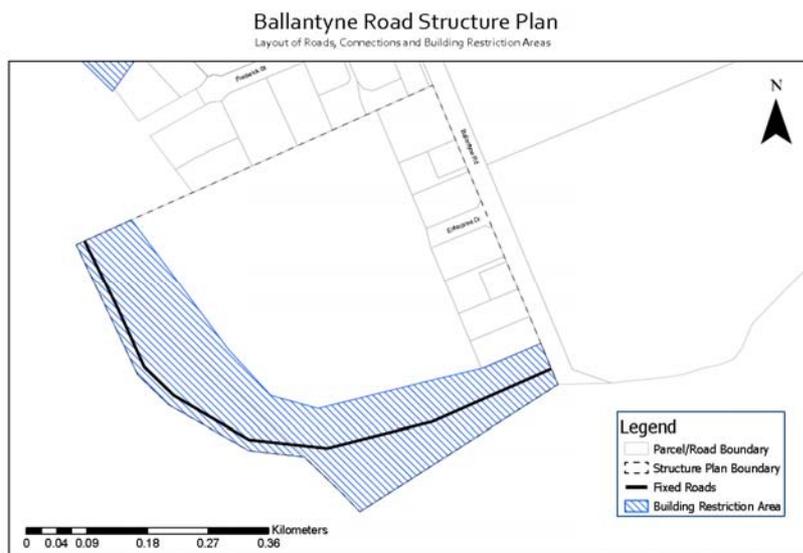
|                | Zone and location specific Rules   | Activity Status |
|----------------|--|-----------------|
|                | <ul style="list-style-type: none"> <li>i. <u>a 3-5m height and 15-20m width mounding with predominantly evergreen planting with a height of 5-6m; or</u></li> <li>ii. <u>a 30m strip of dense predominantly evergreen planting with a height of at least 8 metres.</u></li> </ul>  |                 |
| <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"> <li>a. <u>roading layout;</u></li> <li>b. <u>the provision and location of walkways and the green network; and</u></li> <li>c. <u>the integrated approach to landscaping of the building restriction areas.</u></li> </ul> | <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"> <li>a. <u>any fixed roads shown on the Structure Plan may be moved no more than 20 metres; and</u></li> <li>b. <u>the boundaries of any fixed open spaces shown on the Structure Plan may be moved no more than 5 metres.</u></li> </ul>  | <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**

|                | <b>Table 29.3 - Standards for activities outside roads</b>  | <b>Non-compliance status</b>      |                 |                     |     |  |                                   |   |
|----------------|---|-----------------------------------|-----------------|---------------------|-----|--|-----------------------------------|---|
| <b>29.5.10</b> | <p><b>Loading Spaces</b></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"> <li>• Queenstown Mall</li> <li>• Beach Street</li> <li>• Shotover Street</li> <li>• Camp Street</li> <li>• Rees Street</li> <li>• Marine Parade</li> <li>• Church Street</li> <li>• Earl Street</li> <li>• Ballarat Street</li> <li>• Memorial Street</li> <li>• Helwick Street</li> <li>• Buckingham Street.</li> </ul> <p>b. Every loading space shall meet the following dimensions:</p> <table border="1"> <thead> <tr> <th></th> <th><b>Activity</b></th> <th><b>Minimum size</b></th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td>Offices and activities of less than 1500m<sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.</td> <td>6m length<br/>3m wide<br/>2.6m high</td> </tr> </tbody> </table> |                                   | <b>Activity</b> | <b>Minimum size</b> | (i) | Offices and activities of less than 1500m <sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available. | 6m length<br>3m wide<br>2.6m high | <p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li>a. The location, size, and design of the loading space and associated manoeuvring.</li> <li>b. Effects on safety, efficiency, and amenity of the site and of the transport network, including the pedestrian and cycling environment.</li> </ol> |
|                | <b>Activity</b>   | <b>Minimum size</b>               |                 |                     |     |  |                                   |   |
| (i)            | Offices and activities of less than 1500m <sup>2</sup> floor area not handling goods and where on-street parking for occasional delivery is available.  | 6m length<br>3m wide<br>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<br>3.5m wide<br>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 <sup>2</sup> of indoor and outdoor area/ GFA; except<br>1 per 100m <sup>2</sup> of GFA used for warehousing and indoor or outdoor storage (including self-storage units); and<br>1 per 100m <sup>2</sup> of GFA for distribution centres<br><br><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> |

## 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   |                       |
| <b>36.5.15</b> | <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> | <b>NC</b>             |

### 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<br>(Air Changes Room Type per Hour, ac/hr) |               |
|---|---|---------------|
|   | Low Setting   | High Setting  |
| <b>Bedrooms</b>   | 1-2 ac/hr   | Min. 5 ac/hr  |
| <b>Other Critical Listening Environments</b>  | 1-2 ac/hr   | Min. 15 ac/hr |
| Noise from ventilation systems shall not exceed 35 dB $L_{Aeq}(1 \text{ min})$ , on High Setting and 30 dB $L_{Aeq}(1 \text{ min})$ , 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

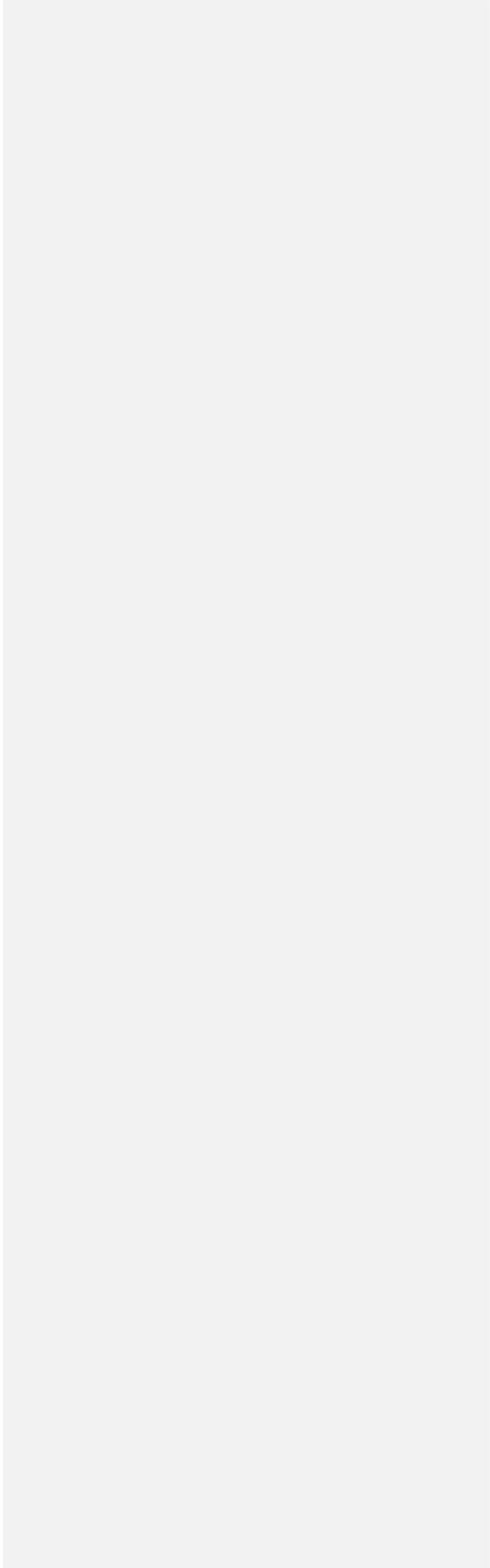
**Commented [SG12]:** Points 3129.1 3129.2 3129.3 3129.4 3129.5 3129.6 3129.7 3129.8 3129.9 3129.10

### 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                      |

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



## **APPENDIX 2**

### **Summary of submissions and recommended decisions**

| 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 | Rejected               |
| 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 | Rejected               |
| 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 | Rejected               |
| 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 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 | Accepted       |
| 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 | Rejected       |
| 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       |
| 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 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 | Rejected       |
| 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       |
| 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 | Rejected       |
| 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 <sup>2</sup> .  | 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 <sup>2</sup> (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 | Rejected       |
| 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 <sup>2</sup> 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 <sup>2</sup> Except: Subdivision of lots less than 1000m <sup>2</sup> 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 <sup>2</sup> Except: Subdivision of lots less than 1000m <sup>2</sup> 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 <sup>2</sup> Except: Subdivision of lots less than 1000m <sup>2</sup> 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       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 <sup>2</sup> Except: Subdivision of lots less than 1000m <sup>2</sup> 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       |
| 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       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |

|      |      |    |                             |                       |         |        |  |                               |                |
|------|------|----|-----------------------------|-----------------------|---------|--------|--|-------------------------------|----------------|
| 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 | Rejected       |
| 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 | Rejected       |
| 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 <sup>2</sup> Except: Subdivision of lots less than 1000m <sup>2</sup> 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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 | Rejected       |
| 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       |

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| 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 <sup>2</sup> Except: Subdivision of lots less than 1000m <sup>2</sup> 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 |

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| 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       |
| 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       |

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| 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       |
| 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 | Rejected       |
| 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       |

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| 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       |
| 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       |

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|------|---------|----------|----------------------------------|------------------------------------|---------|--------|---|-------------------------------|----------|
| 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 |