

Luke Place for QLDC: Summary of Evidence, Stream 17 – General Industrial Zone, Planning text and rezonings

1. The General Industrial Zone (**GIZ**) provides a planning framework to manage the District's finite land resource available for the establishment, operation and long term viability of Industrial and Service activities. These activities play a key role in supporting the District's industrial economy, which is growing rapidly at a faster rate than any other part of the District's economy.
2. The industrial economy therefore offers the District's people and communities a pathway to achieve economic wellbeing. As such, it is important that the ability of industrially zoned land to sustain activities involved in the industrial economy be recognised and provided for.
3. The District's industrially zoned land, and those activities that rely on space within it, face considerable pressure from activities which do not comprise the industrial economy. It is the overall intent of Chapter 18A to exclude activities from the GIZ which do not form part of, or directly support, the District's industrial economy.
4. Taking into account the present understanding of the District's industrial economy, the value it provides, the pressure it faces and the strong direction provided in Strategic Policy 3.3.8, the GIZ identifies a number of prohibited activities, including Office, Commercial and Retail activities that are not ancillary to Industrial or Service activities. It is acknowledged that a number of existing Office, Commercial and Retail activities are present within the GIZ. Its provisions do not apply retrospectively however and these existing activities will be able to continue through the support of existing use rights or by way of an approved resource consent.
5. The GIZ enables other non-Industrial and Service activities, which support the District's industrial economy (as permitted activities), in particular those Office, Commercial and Retail activities which are ancillary to Industrial or Service activities. Consenting pathways are provided within Chapter 18A for ancillary activities that differ in scale and intensity to those directly anticipated within the Zone. I have recommended an amendment to the activity status for Trade Suppliers, from Prohibited to fully Discretionary. This recognises that Trade Suppliers play a role in supporting the industrial economy
6. The GIZ also seeks to manage the type of amenity experienced within the Zone noting that it is a critical urban location intended to foster economic activity, employment, and trade. It also seeks to manage the type of effects that activities within the Zone may have on other sites outside of its boundaries, recognising that the Zone is located in close proximity to other zones in which Industrial and Service activities, and their associated effects, are not commonly anticipated.

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7. This review does not attempt to identify substantial new areas of land to be included within the GIZ. It primarily relates to land currently located within the operative suite of industrial zones. The review has identified or 'zoned' sufficient capacity to provide for industrial development over the short and medium term, and therefore meets the expectation of the NPS-UDC. The Council is currently developing its Future Development Strategy (FDS) in close partnership with key parties including central government agencies, Iwi and the District's communities. This FDS development process will enable a more holistic and future focused approach to the identification of locations for long term urban development within the District. It would not be desirable for the current review process to pre-empt the identification of land for long term development capacity as it may undermine the significant co-operative effort associated with the FDS development process.

Re-zonings

8. Tussock Rise et al seek that their vacant land in Wanaka, as well as a number of already developed properties in the wider area, be rezoned from GIZ to Business Mixed Use Zone (BMUZ). The vacant land subject to this submission is strategically located and ideally suited to accommodating future GIZ development in Wanaka. Its close proximity to already developed GIZ land and the commercial core of Three Parks will enable the efficient and effective development of land and operation of Industrial and Service activities. If granted, the relief would result in the loss of GIZ land and the introduction of a zoning framework incompatible with the range of existing Industrial and Service activities in this area. It would also result in the introduction of non-Industrial and Service activities to the detriment of those existing activities in this location which serve Wanaka's industrial economy.
9. Upper Clutha Transport Limited seek that their land on the outskirts of Luggate be included within the GIZ or, in the alternative, within the Rural Industrial Sub-Zone (RISZ). The application of the urban GIZ on the subject land is not supported by the direction set out in Chapter 3 (Strategic Direction) or Chapter 4 (Urban Development). The RISZ is a better fit given the location of the land and is associated constraints. While the application of the RISZ could be supported, a number of outstanding matters relating to landscape and traffic/transport management, alongside the overall appropriateness of the proposed provisions, require further attention before I am able to support a RISZ in this location.
10. The Cardrona Cattle Company Limited have requested that their land at Victoria Flats in the Gibbston Valley be re-zoned from Rural Zone to GIZ. The application of urban development enabled by the GIZ in this location is not supported by the

direction set out within Chapter 3 and Chapter 4. Further, the rezoning cannot be justified on capacity related grounds as the PDP has zoned sufficient industrial development capacity within the Wakatipu Basin over the short and medium term. In addition, the request for GIZ on this land does not recognise fundamental constraints relating to landscape, transportation/traffic, natural hazards or infrastructure provision. The viticulture productive capacity of the land would be removed as a result of GIZ enabled urban development, and the rezoning would be located within the boundaries of the designated buffer area for the Victoria Flats landfill.

11. Bush Creek Property Holdings et al request that land in Arrowtown be rezoned from GIZ to BMUZ. The existing land uses in this location are representative of those which comprise the District's industrial economy, and the application of BMUZ in this location would compromise their ongoing operation and growth. The direction afforded by Strategic Policy 3.3.8 is beyond challenge and consistent with the need to address the suite of resource management issues identified in the GIZ s32 report. Any existing non Industrial and Service activities in this location would benefit from the support of existing use rights or approved resource consents. I maintain my s42A position that this relief be rejected.
12. The Breen Family Trust et al request that their land in Wanaka be rezoned from GIZ to BMUZ. The nature of land uses in this location is well suited to the GIZ and the proposed approach to avoid non Industrial and Service activities is consistent with Strategic Policy 3.3.8 and commensurate to the resource management issues identified in the s32 report and its supporting assessments.