

Submission on the Proposed Queenstown Lakes District Plan 215 (Stage 3)- General Industrial

Pursuant to Clause 6 of Schedule 1, Resource Management Act 1991

To: Queenstown Lakes District Council

Address: Sent via email to: services@qldc.govt.nz

Name of Submitter: J C Breen Family Trust (**Submitter**)

About the Submitter: J C Breen Family Trust owns 92 Ballantyne Road, Wanaka. A different company - The Breen Construction Company Ltd operates their construction business from this site. Both entities have an interest in the rules affecting the development of industrial land.

Trade Competition: The submitter cannot gain an advantage in trade competition through this submission.

Submission and Decisions

Sought: The proposed district plan provisions this submission relates to, and the decisions sought, are as set out in the attached analysis and table.

Address for Service: J C Breen Family Trust
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Email: jo.fyfe@jea.co.nz
Phone: 022 158 8509

Date: 18th November 2019

Map of Site:

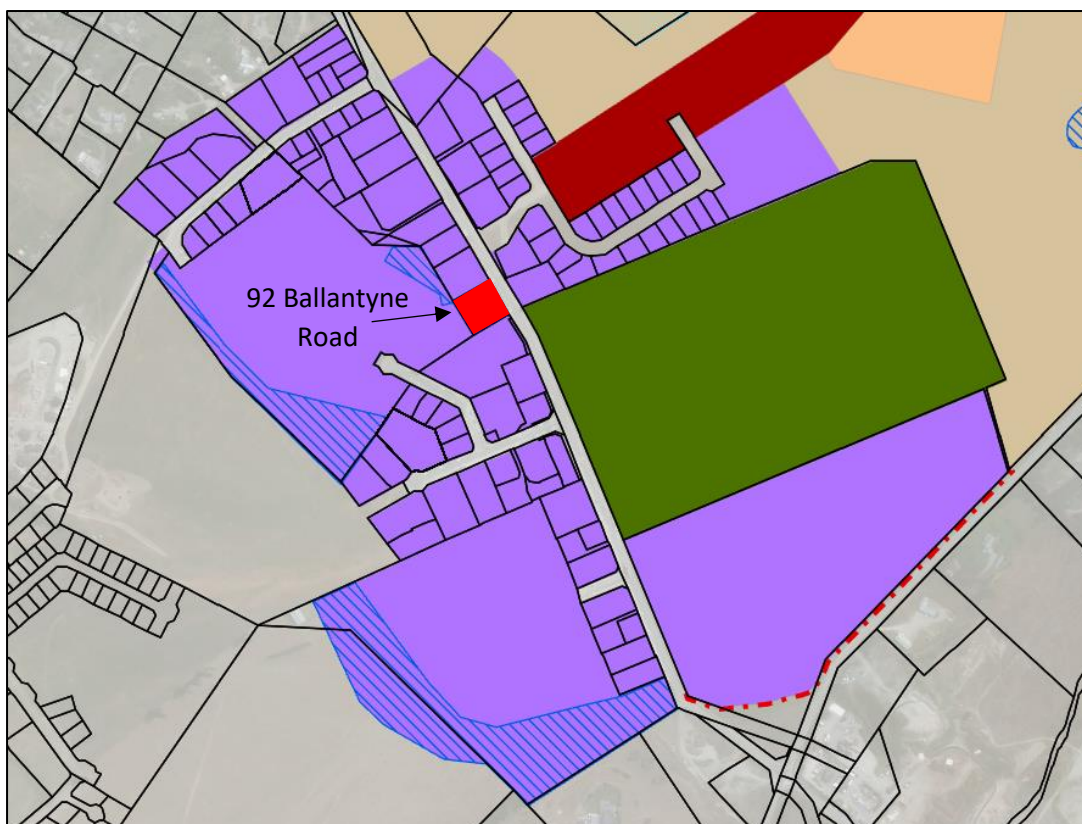


Figure 1- The Submitter's Site Location as shown on the Proposed District Plan Map, Stage 3

Reasons for the submission:

1. The Submitter opposes the Proposed Plan as it relates to the General Industrial Zone (**GIZ**) around Ballantyne Road in Wanaka and its restrictions on Office, Commercial and Retail use.
2. The proposed rezoning and creation of the GIZ impacts on the Submitter's land as it is proposed to be rezoned to GIZ and therefore this submission is 'on' the Plan Change.

Submission:**1. Existing uses and existing smaller lot sizes**

The Submitter's land and surrounding land is currently zoned Industrial A under the Operative District Plan (**ODP**) which 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.

It is submitted that the very restrictive General Industrial provisions proposed, in particular the restrictions on Office, Commercial and Retail use, are not appropriate for the subject site, or those other established sites fronting Ballantyne Road.

Development pressures and awareness of the importance of managing the industrial zone have been appreciated for many years, however, there is a lack of recognition of the benefits of existing uses within some of these zones. Instead of the existing uses being seen as a benefit, they appear to be disregarded as inappropriate. The importance of these existing uses is reflected in the summary of the ME Report by the Council:

In contrast, in Wanaka and Queenstown wards, the employment share in the industrial economy is less than the business share due to a large number of small businesses relative to other sectors¹.

Smaller businesses should not be prohibited in these zones, as many are already established, and have established themselves in this location for the flexibility the current zoning provides. As growth occurs within the already established businesses, offices will need to be expanded, generally on the same sites that the business owners own. Most of these landowners are likely to have long term plans for the future of their properties similar to the current uses. These landowners will be required to move their business from their current location due to the restrictions on Office, Commercial and Retail use in the proposed GIZ provisions. Offices not ancillary to an industrial or service use are a critical part of this zone, to enable the existing commercial and industrial businesses to continue. This is supported by Figure 15 in the s.32 report², which shows that Office use is the third highest *predominant* (not ancillary) use of the Wanaka Industrial zone, with 20.8% of the use.

Another factor to support amending proposed provisions to enable and promote office and commercial spaces within this area is that smaller lots sizes that have already been subdivided and are being developed. These smaller lots (for example, 730m² to 1000m²) are not suitable for the bigger space that many industrial businesses require given that the definition of Industrial Activity is "the use of land and buildings for the primary purpose to manufacturing, fabricating, processing, packing, or associated storage of goods." The ME Report states that there is not the same existing manufacturing base as found in other districts³ and that Cromwell is the logical location for manufacturing, wholesale trade, warehouse and freight activities due to its strategic location between Wanaka and Queenstown and the routes to Dunedin and Christchurch⁴. This demonstrates that Cromwell is more logical place for these businesses to situate and therefore there is not a greater need for a sole Industrial Zone for only Industrial and Service activities in Wanaka – this zone could be combined with Office, Commercial and Retail activities.

2. A modified General Industrial Zone with capacity for Office, Commercial and Retail uses will provide a softer edge as compared to neighbouring residential properties and straight industrial uses

The Future Development Strategy (FDS) seeks to establish zoning new industrial land opportunities⁵. Therefore, this is not going to be the sole industrial land over the entire Wanaka ward in the near future. Consequentially, some flexibility in the zoning should be applied to the proposed General Industrial area, to reflect the location of

¹ Page 28, Para 7.11 of Council's s.32 Evaluation, Chapter 18A – General Industrial Zone

² Page 40, Para 7.34 of Council's s.32 Evaluation, Chapter 18A – General Industrial Zone

³ Page 27, Para 7.10 of Council's s.32 Evaluation, Chapter 18A – General Industrial Zone

⁴ Page 28, Para 7.12 of Council's s.32 Evaluation, Chapter 18A – General Industrial Zone

⁵ Page 53, Para 7.67 of Council's s.32 Evaluation, Chapter 18A – General Industrial Zone

this industrial area, which is now surrounded by Residential⁶ and Business use in the Three Parks Special Zone, or Business Mixed Use, as proposed in Stage 3 of the Proposed District Plan. This would reduce reverse sensitive effects between residential and business use and hard industrial use.

It is agreed that residential and visitor accommodation use should not form part of this zone due to the potential reverse sensitivity effects. The same finding has been made about the use of offices in this zone⁷. Office use is not as sensitive a receiver as residential and visitor accommodation use, and instead could be adequately managed through tight acoustic protection of any building used for the likes of an office.

Ballantyne Road Corridor

There is an opportunity for the lots fronting Ballantyne Road - east and west - to have a more intensive, business/commercial orientated land use, as a transition into 'hard' industrial uses. The Council states:

A number of areas within industrially zoned land are located adjacent to or in close proximity to main gateway routes into Queenstown, Wanaka and Arrowtown. These main gateway routes are important when viewed in the context of the District's economy in which tourism and high quality landscape and urban environments play an integral role. These routes offer a large number of tourists with their first and/or last impression of the District's main urban environments. It is therefore important that activities and development within the Industrial Zones do not adversely affect these main gateway routes⁸.

The recent Wanaka Masterplan shows Ballantyne Road is proposed to be 'primary movement network', 'cycle network' and 'bus route', with 'enhanced pedestrian connections'. This appears to be proposed to become a main gateway route into Wanaka as referred above.

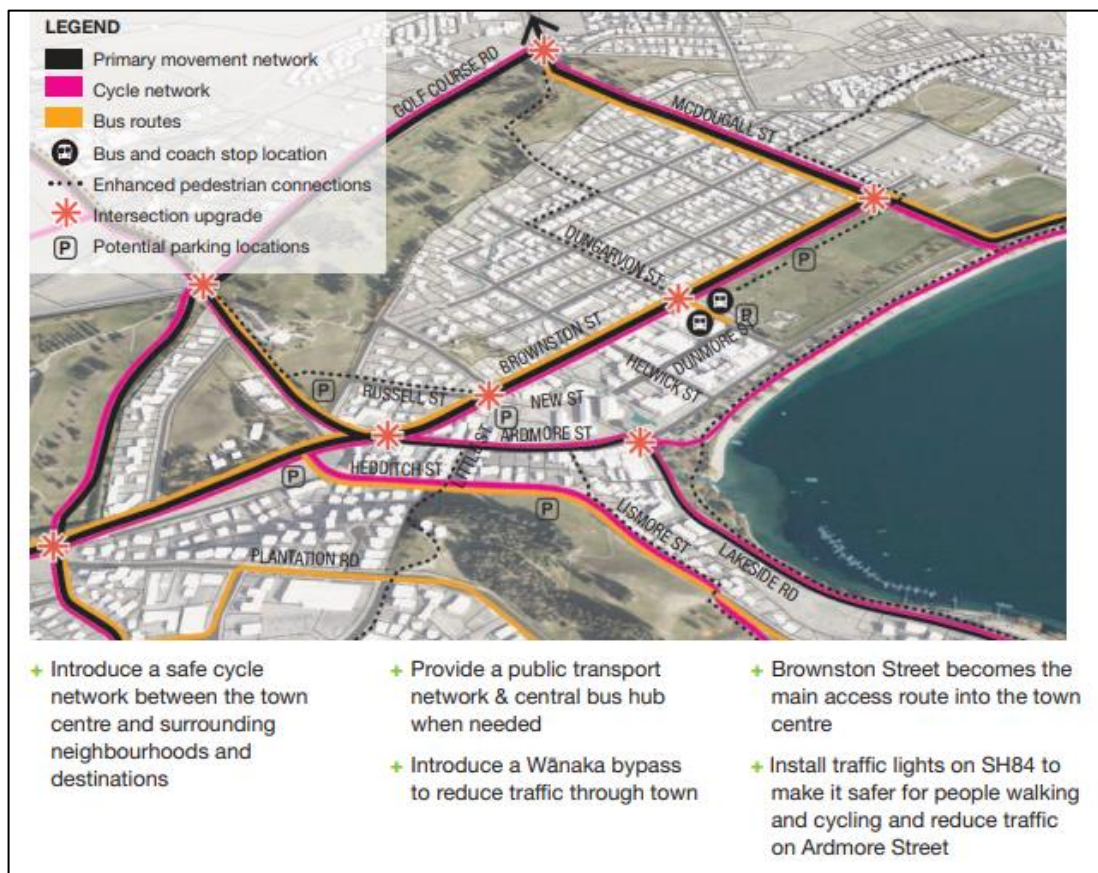


Figure 2- Draft Wanaka Masterplan Transport Proposal August 2019

This main thoroughfare into Wanaka along Ballantyne Road should not be adversely affected by a corridor of unsightly industrial use, but instead allow a different framework to protect this corridor, which should be one of

⁶ Lower Density Suburban Residential and Large Lot Residential A

⁷ Page 45, Para 7.45 of Council's s.32 Evaluation, Chapter 18A – General Industrial Zone

⁸ Page 65, Para 7.95 of Council's s.32 Evaluation, Chapter 18A – General Industrial Zone

smaller businesses, offices, and commercial activities, with the industrial uses located behind this transition zone. Alternatively, a mix of smaller industrial uses amongst the business, office and commercial uses may be appropriate along this corridor.

This proposed rezoning brings an opportunity for a wider master planning exercise. With Three Parks across the road, adjoining/nearby residential uses, and a proposed recreational park across the road, the 'hard' industrial area appears to be now located in the incorrect location within the Wanaka ward amongst a hub of business and residential uses. The industrial zone providing for those less suitable uses adjoining sensitive receivers such as manufacturing, fabricating, processing, packing, or associated storage of goods may need to be relocated out of central Wanaka where there is the potential to result in adverse reverse sensitivity effects, to a more rural area where reverse sensitivity effects can be avoided.

3. *Lack of other zoning in Wanaka for Office, Commercial and Retail spaces*

The Council⁹ acknowledges that the land values within the Industrial zones have increased substantially in recent times. It is also acknowledged that smaller, more intense use of the sites such as offices or commercial uses bring more revenue to landowners. As land values increase more and more, the large industrial yards will not result in an economic positive for the landowners, whereby these more industrial uses will be forced out of the central Wanaka and further into the outskirts. The cost of having an 'industrial' storage yard in this area with Wanaka land prices will be shortly unsustainable. Therefore, the long term prospects will ultimately force industrial land out of Wanaka town, simply as a result of land value.

Currently the location of offices, businesses and commercial activities can be established in the following locations in Wanaka and Hawea:

- Local Shopping Centre, Hawea and Albert Town- very small hubs enabling small scale commercial, office and business activities, in addition to visitor accommodation and residential uses.
- Wanaka Town Centre Zone enables a mix of commercial, office and business uses, however lots and buildings are small scale, with limited parking. This is not an appealing area for new, larger offices to be established due to the lack of undeveloped or underdeveloped sections, and the cost of land.
- Business Mixed Use zone along Anderson Road, Reece Crescent and Cliff Wilson Street. This area enables smaller scale (200m² lots) retail, office and commercial activities amongst residential and visitor accommodation uses. This area is limited in size, and large offices spaces for larger businesses;
- Business Mixed Use zone proposed in Three Parks along the Sir Tim Wallis Road frontage- this is the most useful area of new office space in Wanaka. However it is uncertain whether this will survive the PDP process. The lots will be a smaller scale (200m²), and provide for retail, office and commercial activities amongst residential and visitor accommodation uses.

Relief sought

1. The Submitter seeks the following relief:
 - a. Amend General Industrial Zone provisions to allow for Office, Commercial and Retail activities not ancillary to industrial or service activity use (details set out in **Appendix A** below).
 - b. Alternatively, if Office, Commercial and Retail activities are not allowed for throughout the entire zone, then relax the provisions on Office, Commercial and Retail activities along the Ballantyne Road corridor. This should be reflected in the subdivision provisions to enable smaller lots fronting Ballantyne Road and larger, industrial lots behind.
 - c. Any other additional or consequential relief to the Proposed Plan, including but not limited to: the maps, issues, objectives, policies, rules, discretion, assessment criteria and explanations that will fully give effect to the matters raised in the submission.
2. The suggested revisions do not limit the generality of the reasons for the submission and relief sought.
3. The Submitter wishes to be heard in support of its submission.
4. If others make similar submissions, the submitter will consider presenting a joint case at any hearing.

⁹ Page 46, Para 7.47 of Council's s.32 Evaluation, Chapter 18A – General Industrial Zone

Appendix A – Detailed Relief Sought

PREFERRED RELIEF: PROPOSED GENERAL INDUSTRIAL ZONE WITH AMENDMENTS			
Provision	Support/Oppose	Reasoning	Decision sought (new text shown as <u>underlined italics</u> and deleted text shown as italics struck through)
<p>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.</p> <p>The Zone seeks to ensure a range of site sizes are available, including for those Industrial and Service activities which require larger buildings and more space for the purpose of outdoor storage, manoeuvring 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.</p> <p>While the Zone seeks to provide for land uses more commonly associated with noise, glare, dust, odour, shading, visual and traffic effects and other similar effects, it also seeks to manage activities and development to ensure that appropriate levels of amenity are achieved for people who work within and visit the Zone, and to avoid adverse amenity effects on land located outside of the Zone.</p>	<p>Oppose in part</p>	<p>The very restrictive General Industrial provisions are not appropriate for the proposed General Industrial sites fronting Ballantyne Road, or those adjoining residential/rural residential land.</p> <p>The current zoning is Industrial A Zone in the ODP which currently provides for a range of activities including offices not ancillary to industrial use and commercial/business uses in addition to industrial and service activities.</p> <p>Smaller offices and commercial/businesses should not be prohibited in this zone as many are already established with the buildings constructed and on site. When current business owners leave and a new owner wants to make alterations to already established building, their activities would be prohibited. Landowners will be required to move their businesses from</p>	<p>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, <u>Office, Commercial and Retail</u> activities. The Zone recognises the significant role these activities play in supporting the District’s economic and social wellbeing by prioritising their requirements, and zoning land to ensure sufficient industrial development capacity.</p> <p>The Zone seeks to ensure a range of site sizes are available, including for those Industrial, and Service, <u>Office, Commercial and Retail</u> activities which require larger <u>a range of</u> buildings and <u>site sizes for a range of activities</u>. 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.</p> <p>While the Zone seeks to provide for land uses more commonly <u>which may be</u> associated with noise, glare, dust, odour, shading, visual and traffic effects and other similar effects, it also seeks to manage activities and development to ensure that appropriate levels of amenity are achieved for people who work within and visit the Zone, and to avoid adverse amenity effects on land located outside of the Zone.</p>

		<p>their current location and then there is a lack of other appropriate zoning for small business and commercial activities in Wanaka.</p> <p>Smaller lot sizes have already been created in this area and developed. These smaller lot sizes (ranging around 700m² to 1000m²) are not suitable for the larger space that many 'true' industrial activities require.</p> <p>A zone which allows commercial, office and smaller business use will provide a buffer from the surrounding established or approved residential land (there are many approved residential subdivisions consents which are approved surrounding this zone) and create less reverse sensitivity issues than an industrial zone would. It will also provide a more attractive entry into Wanaka along Ballantyne Road.</p> <p>This zone should allow commercial, retail and office activities.</p>	
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<p>18A.2.1 Objective - Industrial and Service activities are enabled within the Zone and their long-term operation and viability is supported.</p>	<p>Oppose in part</p>	<p>Non-ancillary Office, Commercial and Retail activities of varying sizes should be enabled along with Industrial and Service activities.</p>	<p>18A.2.1 Objective - Industrial, and Service, <u>Non-Ancillary Office, Commercial and Retail</u> activities of <u>varying sizes</u> are enabled within the Zone and their long-term operation and viability is supported.</p>
<p>18A.2.1.1 Enable a diverse range of Industrial and Service activities that provide benefit in the form of economic growth and skilled employment opportunities.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled along with Industrial and Service activities.</p>	<p>18A.2.1.1 Enable a diverse range of Industrialand Service, <u>Office, Commercial and Retail</u> activities that provide benefit in the form of economic growth and skilled employment opportunities.</p>
<p>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.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled along with Industrial and Service activities.</p>	<p>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, <u>Office, Commercial and Retail</u> activities now and into the future.</p>
<p>18A.2.2 Objective – The establishment, operation and growth of Industrial and Service activities within the Zone is not undermined by incompatible land uses.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled along with Industrial and Service activities.</p>	<p>18A.2.2 Objective – The establishment, operation and growth of Industrial, and Service, <u>Office, Commercial and Retail</u> activities within the Zone is not undermined by incompatible land uses.</p>

<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled and not restricted along with Industrial and Service activities.</p>	<p>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, <u>Office, Commercial and Retail</u> activities:</p> <ul style="list-style-type: none"> 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.
<p>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.</p>	<p>Oppose</p>	<p>Office, Commercial and Retail activities should be enabled and not restricted along with Industrial and Service activities.</p> <p>There is a lack of other appropriate zoning within Wanaka to establish office, commercial and retail businesses.</p>	<p>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.</p>
<p>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.</p>	<p>Oppose</p>	<p>Office, Commercial and Retail activities should be enabled and not restricted along with Industrial and Service activities.</p>	<p>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.</p>

<p>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.</p>	<p>Oppose</p>	<p>Office, Commercial and Retail activities should be enabled and not restricted along with Industrial and Service activities.</p> <p>There are already many subdivided lots in this area which are more suited to Office, Retail and Commercial businesses with many businesses established and operating. These established uses should not be limited or restricted in their operation.</p>	<p>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.</p>
<p>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.</p>	<p>Oppose in part</p>	<p>Food and beverage should not be limited to small scale outlets to only serve the industrial activities. Some food and beverage entities are appropriate in such a zone, especially where they a larger scale, ie. a brewery with bar and food.</p>	<p>18A.2.2.5 Limit <u>Manage</u> 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.</p>
<p>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.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled and not restricted along with Industrial and Service activities.</p> <p>Reword to encourage Office, Commercial and Retail activities to actively engage with the street frontage and public places.</p>	<p>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.</p> <p><u>18A.2.3.2 Encourage Office, Retail and Commercial activities to actively engage with the street frontage and public places.</u></p>

<p>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.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled and not restricted along with Industrial and Service activities.</p>	<p>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, <u>Office, Retail and Commercial</u> activities.</p>
<p>18A.4.2 Office, Retail and Commercial activities that are ancillary to Industrial or Service activities: Permitted</p>	<p>Oppose in part</p>	<p>Office, Retail and Commercial activities should be permitted regardless of whether they are ancillary to an Industrial or Service activity or not.</p>	<p>18A.4.2 Office, Retail and Commercial activities that are ancillary to Industrial or Service activities: Permitted</p>
<p>18A.4.12 Trade Suppliers and Large Format Retail: Prohibited</p>	<p>Oppose in part</p>	<p>Trade suppliers and (perhaps lesser so in General Industrial) Large Format Retail should be allowed on larger lots away from residential areas.</p>	<p>18A.4.12 Trade Suppliers and Large Format Retail: Prohibited <u>Discretionary</u></p>
<p>18A.4.14 Office, Retail and Commercial Activities not otherwise identified: Prohibited</p>	<p>Oppose</p>	<p>Office, Commercial and Retail activities should be enabled along with Industrial and Service activities.</p>	<p>18A.4.14 Office, Retail and Commercial Activities not otherwise identified: Prohibited</p>

<p>18A.5.1 Ancillary Office, Retail and Commercial activities</p> <ul style="list-style-type: none"> a. The total area used for the activity within a building shall not exceed 50m², excluding any outdoor area provided for in d. below; b. The activity shall occur within the same building as the associated Industrial or Service activity, except where provided for in d. below; 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; d. Any part of the activity which stores, displays or otherwise operates outside a building shall be contained within a single area not exceeding 10m² that directly adjoins and can be directly accessed from the building; 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>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>Non-compliance status: Standard 18A.5.1a 50 – 100 m² RD >100 m² NC</p> <p>Standards 18A.5.1b to 18A.5.1e RD</p> <p>For RD non-compliance discretion is restricted to:</p>	<p>Oppose</p>	<p>Office, Retail and Commercial activities should be permitted regardless of whether they are ancillary to an Industrial or Service activity or not.</p>	<p>18A.5.1 Ancillary Office, Retail and Commercial activities</p> <ul style="list-style-type: none"> a. The total area used for the activity within a building shall not exceed 50 m², excluding any outdoor area provided for in d. below; b. The activity shall occur within the same building as the associated Industrial or Service activity, except where provided for in d. below; 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; d. Any part of the activity which stores, displays or otherwise operates outside a building shall be contained within a single area not exceeding 10 m² that directly adjoins and can be directly accessed from the building; 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>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>Non-compliance status: Standard 18A.5.1a 50 – 100 m² RD >100 m² NC</p> <p>Standards 18A.5.1b to 18A.5.1e RD</p> <p>For RD non-compliance discretion is restricted to:</p>
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<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> <p>f. the effect of the activity on access, parking and onsite manoeuvring and loading;</p> <p>g. the location of the activity on the site and within the building or unit; and</p> <p>h. visual effects including any signage, colour, materials, outdoor storage and other outdoor area associated with the activity.</p>			<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> <p>f. the effect of the activity on access, parking and onsite manoeuvring and loading;</p> <p>g. the location of the activity on the site and within the building or unit; and</p> <p>h. visual effects including any signage, colour, materials, outdoor storage and other outdoor area associated with the activity.</p>
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<p>18A.5.2 Commercial sale of food and beverages including restaurants, takeaway food bars and Licenced Premises (excluding sale of liquor)</p> <p>Non-compliance status: Non-complying</p> <p>The total area used for the activity shall not exceed 60m². This includes any area contained within a building and any area located outside of a building used for storage, display, seating or otherwise associated with the activity;</p> <p>Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity;</p> <p>Any Licensed Premises shall be ancillary to an Industrial activity; and</p> <p>Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.</p>	<p>Oppose in part</p>	<p>In some instances, commercial sale of food and beverage would be appropriate. Reverse sensitivity can be managed through design. Most food and beverage are larger than 60m². There should not be a control on the size of food and beverage activity.</p>	<p>18A.5.2 Commercial sale of food and beverages including restaurants, takeaway food bars and Licenced Premises (excluding sale of liquor)</p> <p>Non-compliance status: Non-complying <u>Discretionary</u></p> <p>The total area used for the activity shall not exceed 60m². This includes any area contained within a building and any area located outside of a building used for storage, display, seating or otherwise associated with the activity;</p> <p>Any outdoor area used for the activity shall be directly accessible from and adjoin the building containing the activity;</p> <p>Any Licensed Premises shall be ancillary to an Industrial or Commercial activity; and</p> <p>Any part of a building used as a public entry, or as outdoor seating or display, for the activity shall be landscaped to distinguish its function from other activities operating on the site.</p>
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<p>18A.5.3 Minimum Boundary Setbacks</p> <p>a. Road Boundary Setbacks</p> <p>Fronting any residential zone (including the Meadow Park Special Zone and the Large Lot Residential Zone) – 7m</p> <p>All other road and State Highway Boundaries – 5m</p> <p>b. Internal boundary setbacks</p> <p>Where a site adjoins any other zone outside of the General Industrial Zone – 7m</p> <p>No minimum internal setbacks are required where a site adjoins other sites within the General Industrial Zone.</p> <p>Non-compliance status: Restricted Discretionary</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>	<p>Oppose in part</p>	<p>5m setback from all roads is reasonably large. A 3m setback still provides for a reasonable landscaped and circulation area.</p>	<p>18A.5.3 Minimum Boundary Setbacks</p> <p>a. Road Boundary Setbacks</p> <p>Fronting any residential zone (including the Meadow Park Special Zone and the Large Lot Residential Zone) – 7m</p> <p>All other road and State Highway Boundaries – 5m <u>3m</u></p> <p>b. Internal boundary setbacks</p> <p>Where a site adjoins any other zone outside of the General Industrial Zone – 7m</p> <p>No minimum internal setbacks are required where a site adjoins other sites within the General Industrial Zone.</p> <p>Non-compliance status: Restricted Discretionary</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>
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<p>18A.5.4 Building Coverage Maximum building coverage of 75%</p> <p>Non-compliance status: Restricted Discretionary Discretion is restricted to:</p> <ul style="list-style-type: none"> a. site layout and the location of buildings; b. traffic effects of additional building coverage including adequate provision of access, onsite parking, loading and manoeuvring; c. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places; d. landscaping and screening; and <p>adequate provision and location of outdoor storage space, including waste and recycling storage and servicing areas.</p>			<p>18A.5.4 Building Coverage Maximum building coverage of 75%</p> <p>Non-compliance status: Restricted Discretionary Discretion is restricted to:</p> <ul style="list-style-type: none"> a. site layout and the location of buildings; b. traffic effects of additional building coverage including adequate provision of access, onsite parking, loading and manoeuvring; c. visual effects of the height, scale, location and appearance of the built form when viewed from adjacent sites, roads and public places; d. landscaping and screening; and <p>adequate provision and location of outdoor storage space, including waste and recycling storage and servicing areas.</p>
<p>18A.5.5 Building Height Maximum building height of 10m except where specified in Rule 18A.5.6 below.</p> <p>Non-compliance status: Non-complying</p>	<p>Oppose in part</p>	<p>A 12m height allows for three storey buildings. This would be appropriate in some areas, including along the Ballantyne Road frontage.</p>	<p>18A.5.5 Building Height Maximum building height of 10m <u>12m</u> except where specified in Rule 18A.5.6 below.</p> <p>Non-compliance status: Non-complying</p>
<p>Variation to Chapter 25 - Earthworks</p>			
<p>25.5.5 General Industrial Zone: 500m³ (maximum permitted volume)</p>			<p>Variation to Chapter 25 – Earthworks 25.5.5 General Industrial Zone: 500m³ (maximum permitted volume)</p>
<p>Variation to Chapter 27 – Subdivision and Development</p>			
<p>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.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled and provided for along with Industrial and Service activities.</p>	<p>27.3.13 Objective – Subdivision within the General Industrial Zone enables the establishment, operation and long term viability of Industrial, and Service, <u>Office, Retail and Commercial</u> 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.</p>

<p>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 are capable of accommodating activities and development that is anticipated by the Zone standards.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled and provided for along with Industrial and Service activities.</p>	<p>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, <u>Office, Retail and Commercial</u> activities by ensuring any new lots are capable of accommodating activities and development that is anticipated by the Zone standards.</p>
<p>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.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled and provided for along with Industrial and Service activities.</p>	<p>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, <u>Office, Commercial and Retail</u> activities on lots of that size and where it can be shown that the lots could viably provide for their long term functional needs.</p>
<p>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.</p>	<p>Oppose in part</p>	<p>Office, Commercial and Retail activities should be enabled and provided for along with Industrial and Service activities.</p>	<p>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, <u>Office, Commercial and Retail</u> Activities.</p>
<p>27.3.13.8 Ensure subdivision is consistent with the Ballantyne Road Structure Plan by requiring;</p> <ul style="list-style-type: none"> 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. 	<p>Oppose in part</p>	<p>It would be preferable to delete reference to the Ballantyne Road Structure Plan as this sits in the ODP, and the new zoning should over-ride a structure plan to eliminate another plan to take into account. Perhaps another mechanism to include this plan into the PDP can be explored instead.</p>	<p>27.3.13.8 Ensure subdivision is consistent with the Ballantyne Road Structure Plan by requiring;</p> <ul style="list-style-type: none"> 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.

<p>Minimum Lot Area Standards 27.6 General Industrial: Minimum Lot Area = 1000m².</p> <p>Except: Subdivision of lots between 1000m² and 500m² shall be a discretionary activity.</p> <p>Subdivision of lots less than 500m² shall be a non-complying activity.</p>	<p>Oppose in part</p>	<p>To reflect existing development patterns in Wanaka, and other appropriate uses in this zone, flexibility in lot sizes should be enabled. The size of the lots will be managed by the size of buildings and car parking requirements.</p>	<p>Minimum Lot Area Standards 27.6 General Industrial: Minimum Lot Area = 1000m².</p> <p>Except: Subdivision of lots less than between 1000m² and 500m² shall be a <u>restricted</u> discretionary activity.</p> <p>Subdivision of lots less than 500m² shall be a non-complying discretionary activity.</p>								
<p>27.7.11 Ballantyne Road Structure Plan Activity Status: Restricted Discretionary 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:</p> <ul style="list-style-type: none"> a. roading layout; b. the provision and location of walkways and the green network; and c. the integrated approach to landscaping of the building restriction areas. 	<p>Oppose in part</p>	<p>It would be preferable to delete reference to the Ballantyne Road Structure Plan as this sits in the ODP, and the new zoning should over-ride a structure plan to eliminate another plan to take into account. Perhaps another mechanism to include this plan into the PDP can be explored instead.</p>	<p>27.7.11 Ballantyne Road Structure Plan Activity Status: Restricted Discretionary 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:</p> <ul style="list-style-type: none"> a. roading layout; b. the provision and location of walkways and the green network; and c. the integrated approach to landscaping of the building restriction areas. 								
<p>27.7.11.2 Any subdivision that does not comply with the Ballantyne Road Structure Plan located in Section 27.13. For the purposes of this rule:</p> <ul style="list-style-type: none"> a. any fixed roads shown on the Structure Plan may be moved no more than 20 metres; and b. the boundaries of any fixed open spaces shown on the Structure Plan may be moved no more than 5 metres. <p>Non-compliance status: Non-complying</p>	<p>Oppose in part</p>	<p>It would be preferable to delete reference to the Ballantyne Road Structure Plan as this sits in the ODP, and the new zoning should over-ride a structure plan to eliminate another plan to take into account. Perhaps another mechanism to include this plan into the PDP can be explored instead.</p>	<p>27.7.11.2 Any subdivision that does not comply with the Ballantyne Road Structure Plan located in Section 27.13. For the purposes of this rule:</p> <ul style="list-style-type: none"> a. any fixed roads shown on the Structure Plan may be moved no more than 20 metres; and b. the boundaries of any fixed open spaces shown on the Structure Plan may be moved no more than 5 metres. <p>Non-compliance status: Non-complying</p>								
<p>Variation to Chapter 36 - Noise</p>											
<p>Activity or sound source</p>	<p>Assessment location</p>	<p>Time</p>	<p>Noise Limits</p>	<p>Non-compliance status</p>	<p>Support rule with additional text</p>	<p>Add in specific controls around acoustic protection in</p>	<p>Activity or sound source</p>	<p>Assessment location</p>	<p>Time</p>	<p>Noise Limits</p>	<p>Non-compliance status</p>

<p>36.5.15 Sound from activities in the General Industrial Zone Note: For the purposes 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</p>	<p>At any point within any site located in any other zone.</p>	<p>Refer to standard relevant to the zone in which noise is received</p>	<p>Refer to the standard relevant to the zone in which noise is received</p>	<p>NC</p>	<p>offices within the General Industrial Zone</p>	<p>36.5.15 Sound from activities in the General Industrial Zone Note: For the purposes 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</p>	<p>At any point within any site located in any other zone.</p>	<p>Refer to standard relevant to the zone in which noise is received</p>	<p>Refer to the standard relevant to the zone in which noise is received</p>	<p>NC</p>
						<p><u>Offices within the General Industrial Zone shall be acoustically protected to achieve internal acoustic standards as follows:</u></p>				
						<table border="1"> <tr> <td data-bbox="1435 1334 1615 1366">0700h to 2200h</td> <td data-bbox="1615 1334 1839 1366">55 dB <small>Aeq(15 min)</small></td> <td data-bbox="1839 1334 2029 1366" rowspan="2">RD</td> </tr> <tr> <td data-bbox="1435 1366 1615 1390">2200h to 0700h</td> <td data-bbox="1615 1366 1839 1390">45 dB <small>Aeq(15 min)</small></td> </tr> </table>	0700h to 2200h	55 dB <small>Aeq(15 min)</small>	RD	2200h to 0700h
0700h to 2200h	55 dB <small>Aeq(15 min)</small>	RD								
2200h to 0700h	45 dB <small>Aeq(15 min)</small>									

				70 dB _{AFmax}	<u>Discretion is restricted to the extent of effects of noise generated on adjoining zones.</u>

