

SUMMARY OF EVIDENCE – BLAIR DEVLIN–GENERAL INDUSTRIAL ZONE

11-08-2020

- 1.1 In my primary brief of evidence, I support the submission of Tussock Rise Ltd, Bright Sky Land Ltd and Alpine Estate Ltd (“Tussock Rise”) that the Tussock Rise site and other adjoining land nearby should be zoned Business Mixed Use (BMU) rather than the notified General Industrial Zone (GIZ).
- 1.2 In section 1 of my evidence I set out in detail how the strategic location of what I have called the ‘Wanaka Industrial area’ means that it is not well suited to a more ‘pure’ industrial zone which will strongly regulate the existing mixed-use nature of the area, and will seek to limit it to predominantly industrial and services activities. Based on the ground truthing undertaken by QLDC, and the ground truthing of sites adjoining Tussock Rise undertaken by Mr Miller, the area is already mixed in nature, and a number of existing activities will fall into the prohibited category should the notified provisions be adopted. While existing use rights would most likely apply, these are fragile, and existing consents may not include consent for the activity itself.
- 1.3 In my opinion the purpose statement for the BMUZ, which seeks to provide for a complementary range of commercial, business, retail and residential uses, better encapsulates the area than the purpose statement for the GIZ, which seeks to provide for the establishment, operation and long-term viability of Industrial and Service activities.
- 1.4 It is accepted in the evidence of Mr Ballingall for Tussock Rise and Ms Hampson for QLDC that Wanaka has a good supply of industrial land. The loss of the Tussock Rise site (which is the largest vacant site in the wider area requested for rezoning to BMUZ) will not have a significant impact on industrial land supply for Wanaka. Positively, it will increase competition in land markets as under the PDP at present, the only significant vacant BMUZ owned land at Three Parks is in a single ownership (recognising the Anderson Heights BMUZ is largely developed).
- 1.5 With regard to transport matters, the roading network in the vicinity of the Tussock Rise site is incomplete. Avalon Station Drive, Gordon Road, Frederick St, Connell Terrace, Enterprise Drive and Doug Ledgerwood Drive are all constructed to form through routes, but are currently all ‘no exit’ roads pending the development of the Tussock Rise and Bright Sky land. Through my work with Mr Carr on the adjoining Bright Sky Special Housing Area proposal, I am aware of the issues and options for roading in the wider vicinity, many of which are not within the control of the submitter. However, the Tussock Rise site can be fully accessed through the Bright Sky land (the companies share two common Directors) if necessary. Future development of the Tussock Rise site would require a careful design led approach to ensure a good outcome, and the BMUZ objectives and policies and the proposed BMUZ Design Guidelines would assist in this regard.
- 1.6 Reverse sensitivity is a risk, and the BMUZ has protections built into it that will help ensure a mixed-use environment where a range of activities can co-exist. Dr Trevathan canvasses the acoustic matters in his evidence. The BMUZ has been applied to other areas such as Gorge

Road (Queenstown) and Anderson Heights (Wanaka) that also have a mix of land uses, including some industrial and services activities.

1.7 In his s42A report, Mr Nicholas Roberts has accepted the Tussock Rise relief in part in relation to the Three Parks area (Business Sub-Zone) that was also proposed to be zoned GIZ. A new Three Parks Business Zone is proposed, which recognises the GIZ was unsuitable for that business area. For similar reasons, the GIZ on the other side of Ballantyne Road and on the Tussock Rise site should also be recognised as unsuitable for GIZ.

1.8 In summary, my concern is that the Council, in deciding not to zone for new vacant greenfield industrial sites in areas where the GIZ would be suitable, has instead sought to rigidly protect the existing developed industrial areas that are already developed in such a way that they are not suitable for the proposed GIZ framework. The proposed rezoning adopts a pragmatic approach that:

- Recognises the strategic context of the Wanaka industrial area and surrounding land uses that are almost all residential in nature
- Recognises the receiving environment of the Wanaka industrial area is split roughly 50/50 between predominantly light industrial and non-industrial activities, and on the Tussock Rise boundary the split is approximately 58%/42% based on the research of Mr Miller.
- Recognises that Wanaka is well supplied with industrially zoned land, yet recognises QLDC desire for this form of zoning and retains GIZ in suitable areas.
- Provides new BMUZ zoning (including some vacant supply) in different ownerships
- Provides a more enabling planning framework for a post Covid-19 Wanaka economy with a reduced tourism industry.
- Includes provisions to ensure large format retail does not establish and compete with the Wanaka or Three Parks commercial centres.
- Will not result in a large number of existing activities falling into the prohibited category.