

Ian Greaves – Evidence Summary – Henley Property Trust (3269)

1. My full name is Ian Christopher Greaves. My qualifications and experience are set out in my statement of evidence dated 29th May 2020.
2. My evidence has been prepared on behalf of the Henley Property Trust and relates to their submission (3269) on the proposed General Industrial Zone. My evidence focuses on the provision of ancillary office space and trade supply businesses in the zone.
3. I do not support the proposed 50m² threshold for ancillary office space stipulated in Rule 18A.5.1. I consider the size of ancillary office space should reflect the overall size of the associated industrial building rather than an arbitrary number set at 50m². I consider a rule framework that sets a 30% GFA percentage for ancillary office space to be more appropriate. I justify this threshold by providing examples of recently approved industrial buildings in the General Industrial Zone and providing an analysis of similar rule frameworks used in the other Districts. A 50m² office threshold runs the risk of industrial business splitting up industrial activities from their office activities that would result in an inefficient use of land and resources, could compromise productivity and efficiency and result in increased vehicle movements between multiple premises.
4. I consider that trade supply businesses should be a permitted activity in the General Industrial Zone. I am of the opinion that the amended planning framework for trade supply businesses set out in Council's S42a report does not offer a suitable solution to the issue. I consider accurately determining what represents an appropriate trade supply business for the zone based on a resource consent process that assesses the predicted ratio of wholesale customers verses retail customers to be problematic. A permitted status reflects that trade supply businesses tend to have a genuine link the industrial and service sectors and will result in positive economic benefits for the wider District.



Ian Greaves

12 August 2020