



IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

Phone Numbers		V			
	: Work: 03 474 9911	Home:		Mobile: 02196	9152
Email Address: a	lison@willowridge.co.nz				
Postal Address:	PO Box 170 Dunedin				Post code: 9054
M A b	person representing a rele	and Residential Extension vant aspect of the public interest grounds for saying that you com	i.	a contagony or	
T, Ap	erson who has an interes				public has.
V In t	his case, also explain the	et in the proposal that is greater to grounds for saying that you comblevant area.	han the inte	rest the general	
V In t	his case, also explain the	at in the proposal that is greater t	han the inte	rest the general	submitter

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

ORHL supports the Claas Harvest Centre submission that the plan change will provide for industrial and residential land in a manner that safeguards the future operations of the industrial area from the reverse sensitivity effects of residential development.



ORHL seeks that the Claas Harvest Centre submission be allowed.	
I DO wish to be heard in support of my submission.	



SIGNATURE

WILL

Signature (to be signed for or on behalf of submitter) **

Date 21.05.15

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





^{**} If this form is being completed on-line you may not be able, or required, to sign this form.





IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 - as amended 30 August 2010

Queenstown Lakes District Council YOUR DETAILS Our preferred methods of corresponding with you are by email and phone. Name: Orchard Road Holdings Limited Phone Numbers: Work: 03 474 9911 Home: Mobile: 021969152 Email Address: alison@willowridge.co.nz Postal Address: PO Box 170 Post code: Dunedin 9054 In support of (or in opposition to) a submission on the \<u>\</u> THIS IS A FURTHER SUBMISSION // following Plan Change: Plan Change 46 Ballantyne Road Industrial and Residential Extension A person representing a relevant aspect of the public interest. I AM In this case, also specify the grounds for saying that you come within this category; or A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or The local authority for the relevant area. Name the original submitter I SUPPORT (OR OPPOSE) THE SUBMISSION OF 11 and submission number. ORHL supports the submission of Daphne and Jim Ledgerwood. THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE $\ //$ Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal. The submission in its entirety.

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

ORHL supports the submission that the plan change is consistent with the Wanaka Structure Plan and Wanaka Transport Strategy.



That the submission be allowed.	
I DO	wish to be heard in support of my submission.
ı WILL	consider presenting a joint case with others presenting similar submissions.



SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date 21.05.15

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.

Gorge Road, Queenstown 9300





^{**} If this form is being completed on-line you may not be able, or required, to sign this form.





IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

Name: Orchard R	oad Holdings Limited		
Phone Numbers:	Work: 034749911	Home:	Mobile: 021969152
Email Address: al	ison@willowridge.co.nz		
Postal Address: F	PO Box 170 Dunedin		Post code: 9054
	URTHER SUBMIS	following Plan Chang	pposition to) a submission on the ge:
In the	nis case, also specify the greerson who has an interest	ant aspect of the public interest. rounds for saying that you come with in the proposal that is greater than the rounds for saying that you come with want area.	e interest the general public has.
	(OR OPPOSE) The submission of QLDC	IE SUBMISSION OF //	Name the original submitter and submission number.

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

ORHL supports the provision of a safe access of adequate size to accommodate anticipated traffic flows and this has been provided for in Plan Change 46.



That the submission be allowed.	
I DO	wish to be heard in support of my submission.
ı WILL	consider presenting a joint case with others presenting similar submissions.



SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date 21.05.15

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.

Gorge Road, Queenstown 9300





^{**} If this form is being completed on-line you may not be able, or required, to sign this form.





IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

Phone	Numbers: Work: 03 474 9911	Home:	Mobile: 021 969 152
Email A	Address: alison@willowridge.co.nz	_	
Postal A	Address: PO Box 170 Dunedin		Post code: 9054
	IS A FURTHER SUBMISS	following Plan Change:	osition to) a submission on the
	A person representing a relevan	t aspect of the public interest	
M		unds for saying that you come within t	his category; or
		the proposal that is greater than the ir unds for saying that you come within t	
	The local authority for the releva	ant area.	
I SUI	PPORT (OR OPPOSE) THE	E SUBMISSION OF //	Name the original submitter and submission number.
	w Developments Limited (46/1)		
randvie			

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

Grandview Developments submits that PC46 will meet both future house and economic needs of the community. ORHL agrees that the rezoning of residential land will meet future housing needs and that the extension of industrial land will encourage new business to develop in Wanaka, which will meet the economic needs of the community.



ORHL seeks that the Grandview	Developments submission be allowed.
I DO	wish to be heard in support of my submission.



SIGNATURE

WILL

Signature (to be signed for or on behalf of submitter) **

Date 21.05.15

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





^{**} If this form is being completed on-line you may not be able, or required, to sign this form.





IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 - as amended 30 August 2010

Queenstown Lakes District Council YOUR DETAILS Our preferred methods of corresponding with you are by email and phone. Name: Orchard Road Holdings Limited Phone Numbers: Work: 03 474 9911 Home: Mobile: 021969152 Email Address: alison@willowridge.co.nz Postal Address: PO Box 170 Post code: Dunedin 9054 In support of (or in opposition to) a submission on the <u>B</u> THIS IS A FURTHER SUBMISSION // following Plan Change: Plan Change 46 Ballantyne Road Industrial and Residential Extension A person representing a relevant aspect of the public interest. I AM In this case, also specify the grounds for saying that you come within this category; or A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or The local authority for the relevant area.

I SUPPORT (OR OPPOSE) THE SUBMISSION OF

Name the original submitter and submission number.

ORHL supports the submission of Morgan Engineering Ltd (46/9).



THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE $\ //$

11

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal.

The submission in its entirety.



THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE

ORHL agrees with Morgan Engineering that the industrial rezoning will provide for economic growth in Wanaka and enable like activities to be developed together and in a comprehensive way (including the provision of a large open space buffer) to avoid reverse sensitivity effects of incompatible activities.



(ORHL seeks that the submission	be allowed.
ı	DO	wish to be heard in support of my submission.
ı	WILL	consider presenting a joint case with others presenting similar submissions.



SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date 21.05.15

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





^{**} If this form is being completed on-line you may not be able, or required, to sign this form.





IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

Name: Orchar	d Road Holdings Limited (ORH	L)		
Phone Number	ers: Work: 03 474 9911	Home:	Mobile: 0219691	52
Email Address	s: alison@willowridge.co.nz		, t	
Postal Addres	s: PO Box 170 Dunedin			Post code: 9054
THIS IS A	A FURTHER SUBMIS	SION // In support of (or following Plan C	in opposition to) a submissior nange:	n on the
Plan Change 46	A person representing a relevar		nange:	n on the
Plan Change 46	A person representing a relevar n this case, also specify the gro A person who has an interest in	following Plan C	vithin this category; or	

THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE // Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal.

ORHL supports the submission to include Gordon land subject to the structure plan being amended to complement the PC46 structure plan (as per the attached proposed structure plan).

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

ORHL considers the inclusion of the Gordon land will enable the comprehensive development of the area in terms of land use, road network and open space network, subject to an appropriate layout being shown on the structure plan. ORHL supports the submission that the inclusion of the Gordon Land will achieve the objectives and policies of the plan change and will achieve the purpose of the Act.



ORHL seeks that the Gordon Sul PC46 structure plan. ORHL seel further submission.	bmission be allowed subject to the structure plan being revised to better integrate with the ks that the rezoning of the Gordon land takes the form of the structure plan attached to this
I DO	wish to be heard in support of my submission.



SIGNATURE

WILL

Signature (to be signed for or on behalf of submitter) **

Date 28.05.15

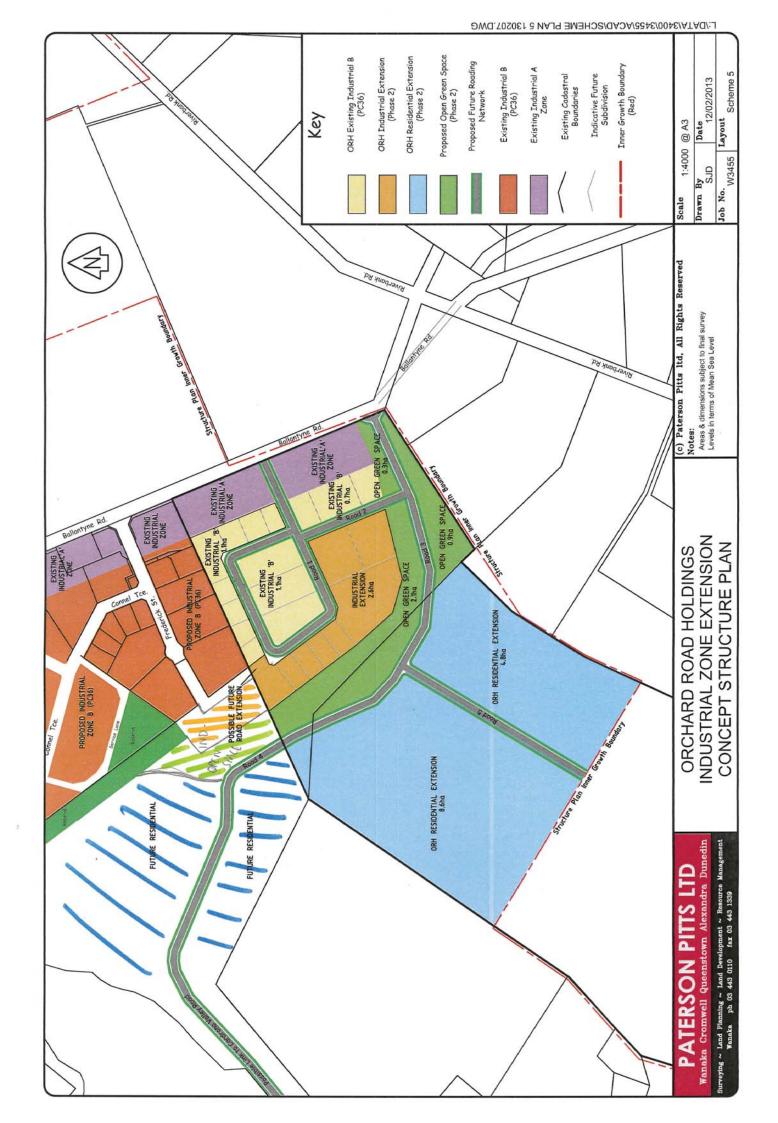
NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





^{**} If this form is being completed on-line you may not be able, or required, to sign this form.





See attached.

FORM 6: FURTHER SUBMISSION



IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 - as amended 30 August 2010 **Queenstown Lakes District Council** YOUR DETAILS Our preferred methods of corresponding with you are by email and phone. Name: Orchard Road Holdings Limited (ORHL) Phone Numbers: Work: 03 474 9911 Home: Mobile: 021969152 Email Address: alison@willowridge.co.nz Postal Address: PO Box 170 Post code: Dunedin 9054 In support of (or in opposition to) a submission on the <u>B</u> THIS IS A FURTHER SUBMISSION // following Plan Change: Plan Change 46 A person representing a relevant aspect of the public interest. I AM In this case, also specify the grounds for saying that you come within this category; or A person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category; or The local authority for the relevant area. Name the original submitter I SUPPORT (OR OPPOSE) THE SUBMISSION OF 11 and submission number. Ian Percy and Fiona Aitken; Ian Percy and Fiona Aitken Family Trust; Aitken's Folly Vineyard Limited. (46/5) THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE $\ //$ Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal. ORHL opposes the submission in its entirety. THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE

Page 1/2 // October 2014



ORHL seeks that the relief sought but the submitter to reject the plan change in its	entirety is disallowed.
I DO wish to be heard in support of my submission.	
to be floard in support of my submission.	



SIGNATURE

WILL

Signature (to be signed for or on behalf of submitter) **

Date 21.05.15

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





^{**} If this form is being completed on-line you may not be able, or required, to sign this form.

Plan Change 46

Further submissions by Orchard Road Holdings Limited (ORHL) on the submission of Ian Percy and Fiona Aitken; Ian Percy and Fiona Aitken Family Trust; Aitken's Folly Vineyard Limited (46/5).

The reasons for ORHLS's opposition are as follows:

District Plan Review — The plan change will facilitate comprehensive development of the Ballantyne Industrial Area. Waiting for the District Plan review to finally become operative may take a number of years and will not provide for short term demand for industrial land at this location. There is no provision of the Resource Management Act which suggests parties promoting Private Plan changes should await notification of a Review of a Plan to seek a zone change for their land.

Wanaka Structure Plan - The Wanaka Structure Plan is an important consideration in shaping the development of Wanaka. It is a document regularly recognised by Council in assessing and determining resource consents and Plan Changes.

Demand for Industrial and Residential Land - ORHL has sold all existing lots on its Ballantyne Ridge/Enterprise Drive development and has significant interest from businesses wishing to purchase land in this location. The additional ORHL land zoned through PC36 will not provide a medium or long term supply of industrial land. ORHL also notes that the land re-zoned through PC36 was never challenged in the Courts. The Plan Change has been operative for some time and can therefore not be said to be unlawful.

Effects Upon Submitters - ORHL disagrees that the Submitters property and adjacent Rural Zone will be adversely affected by development that may be authorised by the plan change. The plan change is for 'urban edge' land which is no longer predominantly rural in character and any effects on the neighbouring properties or zones can be avoided, remedied or mitigated through design, landscaping and conditions at the time resource consent is sought for subdivision and/or development.

Landscape – ORHL considers any visual impact on the submitter from development arising as a result of the Plan Change can be adequately mitigated through earthworks, landscaping and design at the time resource consent is sought.

Proposed Road 3 – ORHL considers Road 3 is necessary. It is consistent with the outcomes sought in the Wanaka Transportation Strategy and will result in a safe and high amenity road network for the area. Detailed design of the road will take place at resource consent stage. ORHL has sufficient land holdings to accommodate an appropriate junction for Road 3.

General

- 1. The Plan Change is the most appropriate way of achieving the objectives and policies of the District Plan and in turn, the Resource Management Act.
- 2. To confirm the Plan Change will not result in inefficient provision of infrastructure as a significant amount of the infrastructure needed to service the land is already in situ.

- 3. The provision of the Plan Change does, to the extent necessary, manage the interface, relationship and transition with the Percy/Aitken land.
- 4. PC46 is not inconsistent with the Objectives and Policies of the Operative District Plan and will achieve the purposes of the Resource Management Act.





IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

N 0 1 15 11115 1: 3: 1/01	2111.	
Name: Orchard Road Holdings Limited (Of	KHL)	1/
Phone Numbers: Work: 034749911	Home:	Mobile: 021969152
Email Address: alison@willowridge.co.nz		
Postal Address: PO Box 170		Post code:
Dunedin		9054
THIS IS A FURTHER SUBMI	SSION // following I	of (or in opposition to) a submission on the Plan Change:
On Plan Change 46: Ballantyne Road Industr	rial and Residential Extension	Plan Change:
On Plan Change 46: Ballantyne Road Industr A person representing a relevant in this case, also specify the	rial and Residential Extension vant aspect of the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integration.	rest. ome within this category; or
AM A person representing a relevant this case, also specify the A person who has an interest	rial and Residential Extension vant aspect of the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integrounds for saying that you compared to the public integration.	rest. ome within this category; or er than the interest the general public has.
AM A person representing a relevant of the last of th	rial and Residential Extension vant aspect of the public integrounds for saying that you ce t in the proposal that is greate grounds for saying that you ce	rest. ome within this category; or er than the interest the general public has.
AM A person representing a relevant this case, also specify the A person who has an interest	rial and Residential Extension vant aspect of the public integrounds for saying that you ce t in the proposal that is greate grounds for saying that you ce	rest. ome within this category; or er than the interest the general public has.

THE PARTICULAR PARTS OF THE SUBMISSION I SUPPORT (OR OPPOSE) ARE //

Clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal.

The submission in its entirety



THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

ORHL opposes the submissions relating to effects on visual impact and amenity. There is a significant buffer between the submitters property and the industrial area of between 80m - 100m. This buffer will include landscaping and will safeguard amenity of the submitters property and provide some mitigation of the visual effects of the industrial area. Road 3 will pass between the submitters property and the industrial area but the noise and visual effects of the road can be mitigated through planting and mounding of the open space. Road 2 within the industrial area will be an access road to a small number of industrial allotments and will not cause significant traffic effects on the submitters property. In terms of the residential development ORHL considers the transition between the submitters rural properties and the proposed low density residential zone can be effectively managed through appropriate design and layout.



ORHL seeks that the submission	n to decline the plan change in its entirety be disallowed.
I DO	wish to be heard in support of my submission.
1 \\//II I	consider presenting a joint case with others presenting similar submissions



SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date 21.05.15

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.





^{**} If this form is being completed on-line you may not be able, or required, to sign this form.





IN SUPPORT OF, OR IN OPPOSITION TO, SUBMISSION ON A PUBLICLY NOTIFIED PLAN CHANGE

Clause 8 of First Schedule, Resource Management Act 1991 – as amended 30 August 2010

Phone N	Orchard Road Holdings Limited (ORHL	Home:	Mobile: 021969152
	ddress: alison@willowridge.co.nz	nome.	WIODIIE. 02 1909 132
	Address: PO Box 170 Dunedin		Post code: 9054
	IS A FURTHER SUBMISS	ION // In support of (or in o following Plan Chang	pposition to) a submission on the ge:
support	of a submission on Plan Change 46.		
M v	A person representing a relevant In this case, also specify the ground A person who has an interest in the second	unds for saying that you come within the proposal that is greater than the unds for saying that you come within	e interest the general public has.

THE REASONS FOR MY SUPPORT (OR OPPOSITION) ARE //

The submission states that the plan change will meet existing and future demand for industrial space. ORHL agrees with this and has recently had a number of approaches from businesses looking for industrial land in the short term. ORHL considers there is a short term demand for this type of land in this location.

ORHL agrees with the submission that the proposed road layout to separate industrial from residential traffic will be positive in terms of traffic safety.



ORHL seeks that the submission to approve the plan change be allowed.		
wish to be heard in support of my submission.		
consider presenting a joint case with others presenting similar submissions.		



SIGNATURE

Signature (to be signed for or on behalf of submitter) **

Date

** If this form is being completed on-line you may not be able, or required, to sign this form.

NOTE TO PERSON MAKING FURTHER SUBMISSION

A copy of your further submission must be served on the original submitter within five working days after making the further submission to the Local Authority.



