

Form 5: Submission by Central Land Holdings Limited on Plan Change 53: North Lake Special Zone

Name: Central Land Holdings Limited
PO Box 170
Dunedin

Phone: 03 474 9911/021 969 152

Contact: Alison Devlin

- 1.0 This is a submission on Plan Change 53: North Lake Special Zone
- 2.0 Central Land Holdings Limited (CLHL) could not gain an advantage in trade competition through this submission.
- 3.0 The specific provisions of the proposal that this submission relates to are:
 - The proposal to increase the total retail floor area within the zone to 2,500m²;
 - The proposal to enable a single retail activity of 1,250m² ;
- 4.0 *Submission:*
- 4.1 CLHL owns land at Anderson Heights.
- 4.2 CLHL submits that Plan Change 53 does not take due consideration of the potential for retail activity at Anderson Heights and the effect this will have on the retail demand for Northlake.
- 4.3 The assessment of economic effects that comprises part of Plan Change 53 identifies that Anderson Heights includes 2,459m² of trading space but is in general more of an industrial/commercial area.
- 4.4 The Proposed District Plan (Stream 1) proposes that the Anderson Heights area be rezoned as a Business Mixed Use Zone in an attempt to reduce the effects of industrial activity on neighbouring residential activity. The new plan provisions will enable retail activity within Anderson Heights as a permitted activity (albeit buildings are discretionary). CLHL understands that the provisions to enable retail activity are unchallenged.
- 4.5 CLHL considers that the proposed rezoning of Anderson Heights will create sufficient retail land to service the Northlake area and therefore there is no need for additional retail floorspace at Northlake. CLHL considers that the Plan Change fails to take this availability of land into consideration when considering retail floorspace requirements for Wanaka.
- 5.0 *Relief Sought:*
- 5.1 CLHL requests that the proposal to increase retail floorspace is rejected and the proposal to enable one retail activity of 1,250m² is rejected.

- 6.0 CLHL does wish to be heard in support fo this submission. CLHL would consider presenting a joint case with others presenting a similar submission.
- 7.0 Submitted 15th February 2018 by electronic means.