

SUMMARY OF THE VARIOUS PROPOSED ZONINGS

Rezone to Industrial Zoning, as per the district-wide Industrial Zone

The zone provisions have not be summarised here as it is deemed that they are ineffective and inefficient at achieving the objective of a high quality business and light industrial area and would require considerable amendment to address the issues raised in the document entitled “Industrial and Business Zone Review December 2009”.

Re-zone to business zoning, as per the district-wide Business zone

The zone provisions have not be summarised here as it is deemed that they are ineffective and inefficient at achieving the objective of a high quality business and light industrial area and would require considerable amendment to address the issues raised in the document entitled “Industrial and Business Zone Review December 2009”.

Rezone to Mixed Business Zoning, as per the Ballantyne Mixed Business Zone

The following has assumed that the Plan Change 36 land would be zoned the same as the Business and deferred employment areas D and E. **It may be that the land could be zoned a combination of yard based and Business in the same way that the Ballantyne Ponds site has been – in which case I need to summarise the provisions relating to Area C too.**

Relevant objectives and policies

Objective 1: Sustainable mixed use and yard-based activities within minimal reverse sensitivity issues through a Structure Plan, landscaping and buffers, and deferral mechanism

Objective 3: Mixed use business as a transition between the yard based area and the adjoining landuses – which will include service and business activities, including offices, showrooms, small scale service activities, encourage variations in height and the use of complimentary colours, adequate well designed parking, and exclude residential, visitor accommodation and retail unless manufactured on site.

Objectives 4 and 5 relate to the yard based Activity Area

Objective 6 – to ensure affordable housing demand generated by the development is avoided, remedied, or mitigated.

Uses in mixed business and deferred low and high density employment areas (Areas B, D, and E)	Activity Status
Offices	Controlled (CON)
ODP	CON
Outdoor storage	CON
Buildings	CON
Staff accommodation	N-C
Other residential and visitor accommodation	PRO

Commercial (excluding showrooms and those specified elsewhere), community, education, all (including yard based) service or industrial activities, health care and day care, sale of liquor, farming, mining, and forestry, wilding species, panel beating, motor vehicle repair etc, any activity requiring offensive trade licence, and retail ancillary to yard based or manufactured on site (up to 10%) unless specified below, places of assembly or entertainment, waste management facility, motor vehicle sales	N-C
Retail ancillary to yard based service activity -greater than 10% total floor area (unless specified separately below)	PRO
Hire of goods	Discretionary (DIS)
Standards for mixed zone	
8 m height	DIS
40% coverage and 50% in Area E	DIS
5 m setback from other activity areas and 2m internal setback within an activity area and, from the zone boundary, must be setback 15m for mixed use area and 30 m for areas D and E (adjacent to Three Parks)	DIS
Must be in accordance with the Structure Plan and an approved ODP	N-C
6 m setback from the road boundary	N-C
10 m height	N-C
50% coverage and 60% in Area E	N-C
50% of all setbacks shall be landscaped, excluding vehicle crossings	N-C
Noise (check)	N-C
No outside storage or manufacturing, repair etc	N-C
Uses in the yard based industrial area	
Buildings	CON
Yard based industrial or service activity (i.e. where the building coverage is less than 40%)	CON
Staff accommodation, commercial (excluding certain uses), retail exceeding 10% of floor area, industrial and service, liquor, farming, offices, wildings, panel beating (etc), activities requiring offensive trade licence, showrooms, places of assembly and entertainment, and waste management	N-C
Residential and visitor accommodation, community, education, healthcare, and daycare	PRO
Motor vehicle sales	DIS
Standards in the yard based industrial	
Building coverage 30% (so activity CON if less than 40% but then if its between 30% and 40% it becomes discretionary and above it is N-C	DIS
Setback from other areas 10m, from internal boundaries 5m, and from zone boundary, 15m	DIS
Noise...	N-C
10/12 m building height	DIS/ N-C
Subdivision No minimum lot size in Business and Area E Minimum lot size of 1,000m ² in Area D (low density employment) Minimum lot size of 3,000m ² in Area C (yard based)	

Carparking – district wide provisions apply	
--	--

Rezone to Industrial Zoning, as per the Frankton Flats yard-based Industrial Zone and/ or the Frankton Flats Light Industrial and Business Zone

Relevant objectives and policies

Objective 8: An area dedicated to industrial and yard based activities to meet and maintain the economic viability of these activities within the District, whereby all maneuvering etc is on-site, design is high quality, retailing is excluded unless manufactured on site or directly connected to the industrial use, residential and VA is excluded, large lot sizes are required and further subdivision prevented and any office space and retail activities is ancillary and minimal

Objective 9: Activity Areas D and E1 and E2 - A high standard of amenity pleasant to visit and work within while recognising their function by minimising the adverse effects created by activities as a result of street appearance, noise, glare, traffic and dust within the activity area, attractive frontage to streets, public places and neighbours, adequate road access and on-site loading and manoeuvring areas, high quality design and layout of new industrial and business areas, the adequate provision of public/employee car parking for all of the future uses within the Zone, pedestrian connections into adjacent activity areas and reserve areas

Objective 10: To create additional zoning for light industry and related business activity within the Frankton Flats Special Zone (B) (Activity Areas E1 and E2) including activities such as retailing inappropriate for location within Activity Areas C1 and C2, such as those offering goods and services associated with vehicles, construction and home building, showrooms, and premier light industrial premises. Activities (such as residential activities, non showroom retail and visitor accommodation) which conflict with the activities of the intended uses in the Zone are avoided and any office space and/or retail in Activity Area E1 must be minimal and ancillary to the principal use of the site.

Uses

NB – E2 was not included in the below as that focused on uses that would be highly visible along a main arterial and, hence, is irrelevant to the PC 36 land

Activity	D – Yd based	E1
Industrial Activities, Services Activities (including ancillary retail activities)	PER	PER
Yard based industrial activities	PER	PER
Offices ancillary to any Permitted or Controlled Activity (except buildings)	PER	PER
Buildings	CON	CON
Landscaping	CON	CON
Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, and motor body building	CON	CON
Residential Activities located at the Ground floor	PRO	PRO
Visitor Accommodation	PRO	PRO

Activity	D – Yd based	E1
Residential Activities located on levels other than the Ground floor***	PRO	N-C
Commercial activities (including home occupations) ancillary to any Permitted or Controlled activity	N-C	N-C
Community Activities *	N-C	N-C
Educational Facilities*	N-C	N-C
Convenience retail less than 200m2 in area	N-C	N-C
Showroom Retail with a gross floor area more than 500 m ² per retail outlet	N-C	N-C
Other retail activities	PRO	PRO
Health & Day Care Facilities*	N-C	N-C
Premises licensed for the sale and consumption of liquor	N-C	N-C
Factory Farming, Forestry Activities, Mining	N-C	N-C
Offices	N-C	N-C
Take-off or landing of aircraft other than for emergency landings and rescues or fire-fighting	N-C	N-C
Planting of any wilding species (as identified in Part 5 of the District Plan)	N-C	N-C
Any activity requiring an offensive trade licence under the Health Act 1956.	N-C	PRO
Standards		
In Activity Areas E1 and E2, the maximum building coverage shall be 55% and in Activity Area D, 30%	DIS	DIS
Setback from other Activity Areas for Area D: 5m	DIS	DIS
Dev must be carried out in conformity with the Structure Plan shown in Figure 1.	N-C	N-C
Within Activity Areas D, and E1 and E2 there shall be a street scene setback of 5 metres from the road boundary for landscaping purposes.	N-C	N-C
There shall be a 10m landscaping setback provided along the western edge of Activity Area D with the Queenstown Events Centre.	N-C	N-C
No building shall have a continuous building length of greater than 10m without mitigation (e.g. articulation)	N-C	N-C
Activity Area D: Maximum height is 10 metres Activity Areas E1 and E2: Maximum height is 12 metres	N-C	N-C
building coverage for all activities on any site shall be 80% in Activity Areas E1 and E2	N-C	N-C
The minimum area of landscaped permeable surface shall be 10 % of the net site area - to be provided in a manner which enables the communal shared use of the space by those working in and visiting various sites in the proximity,	N-C	N-C

Activity	D – Yd based	E1
The habitable areas of any activity within 50m of the Activity Area D boundary shown on the Structure Plan shall be designed to achieve an indoor design sound level of 40dBA Ldn.	N-C	N-C
In Activity Areas D, E1, and E2 Any goods displayed for sale from a site, except for goods manufactured on the site, and ancillary products, up to 20% of the gross floor area.	N-C	N-C
In Activity Area D there shall be a minimum lot size of 3,000m ² . There shall be no minimum lot size in other Activity Areas.	N-C	N-C
Subdivisions in the Activity Areas E1 and E2 must result in an arrangement of lots, unit titles, cross lease and company lease capable accommodating buildings and uses in accordance with the permitted and controlled activity rules and Site and Zone standards for the particular Zone in which the site(s) is located, and the requirements of Section 14 – Transport.	N-C	N-C

Car Parking

Industrial Activity in Areas D, E1, and E2 (includes Yard Based Industry)	1 per 25m ² areas used for manufacturing, fabricating, processing, or packing goods plus 1 per 100m ² storage space.	DIS
Commercial, supermarkets, large format retail, and showroom retail stores greater than 500m ²	1 per 25 ² GFA	DIS
All other retail outlets and other commercial activities	1 per 100 m ² GFA	DIS
Motor Vehicle Repair and Servicing	1 per 25m ² of servicing area plus 2 per establishment for heavy vehicle parking.	DIS

Quite interesting that Frankton Flats allows convenience retail greater than 200m² and showroom retail less than 500m² in these zones as a permitted activity.

Re-zone to business zoning, as per the 3 Parks Business Zone

The below are the main/ relevant points only – you need to look at the provisions themselves for full detail.

Relevant objectives and policies

Objective 1: Sustainability – good solar access, energy efficient buildings, best practice stormwater management.

Objective 2: Reduction of car use – well connected streets, on street parking, enable public transport to service area, pedestrian routes, to encourage large scale developments (more than 150 staff) to provide travel management plans.

Objective 7: High quality functional business area protected from res and inappropriate uses – avoid most retail, avoid offices and residential, high quality buildings, locate compatible uses at interface with residential, avoid small lot subdivision unless combined with a comprehensive landuse consent

Uses	Activity Status
ODP – Must be submitted prior to any other application, must be in accordance with the Structure Plan, and subsequent applications must be in accordance with the ODP	Restricted Discretionary (RDIS) – restriction listed below
Retailing of goods produced etc on site up to 20% of area used for the producing or 100m ² , whichever is less	Permitted
Certain retailers (e.g. cars, building supplies, catering, office furniture, hire services, yard based suppliers)	Permitted
Industrial, service, wholesaling	Permitted
Ancillary offices	Permitted
Food and beverage	Non-complying (N-C)
Buildings	Controlled
Offices, commercial, and retail other than listed above	N-C
Commercial	N-C
Bottle storage and scrap, fish/ meat processing, other activities requiring offensive trade licence	N-C
Residential, visitor accommodation,	N-C
Standards	If the activity fails to meet the standard:
Offices (ancillary) must face the street	RDIS
Any building over 8m shall be at least 3 m from road boundary (i.e. no setback if less than 8 m)	RDIS
10% of each site shall be permeable	RDIS
Storage other than for cars etc must be screened	RDIS

No building shall exceed 10 m and 3 storeys	N-C
60dBA daytime and 50dBA 70dBA LMAX night-time and residential noise limits at the residential boundary	N-C
Earthworks – same as district-wide urban (100m ³ and 200m ² and proximity to water body)	RDIS
Retail and offices shall provide waste/ recycling space	RDIS
Places of employment to provide lockers, showers, and those over 10 staff; showers.	
Fences within or adjacent to open spaces shall be no more than 1.2 m high (excluding post and wire)	RDIS
The ODP shall cover the entire stage within which it sits	
Subdivision	Activity Status
No more than 10% of all sites can be rear sites	N-C

Matters over which the Council has reserved discretion relating to Outline Development Plans

NB – I'd suggest those in italics will be largely irrelevant in this part of the business zone and that the way in which affordable housing is dealt with has not yet been decided (e.g. by stakeholders agreement or through the District Plan).

- The indicative subdivision or development layout (unless submitted as part of a combined subdivision and landuse Resource Consent), including roading design details.
- Open space areas, open space networks, and pedestrian and cycle links
- Landscaping and streetscape design
- *The location of indicative building platforms*
- The management of reverse sensitivity issues and issues arising from future incompatible uses.
- *Any proposed methods of ensuring high quality design (such as design guidelines).*
- The staging of development
- *The extent to which any preceding ODP in the subzone has been given effect to.*
- The inclusion of initiatives which help reduce private car use and encourage alternative modes of transport (i.e. travel demand management).
- *The provision of Public Transport facilities and/or infrastructure or space to enable its future development.*
 - o Note: With respect to l) and m) above, any ODP application which will enable development which exceeds one or more of the following thresholds shall include a full Integrated Transport Assessment (ITA):
 - Retail space of at least 1,000 m² GFA
 - Office space of at least 2,500 m² GFA.
 - Industrial space of at least 5,000 m² GFA; or
 - Warehousing or storage space of at least 10,000 m² GFA.

- The level of flexibility that the applicant requests between the ODP and the subdivision consent application.
- The provision of infrastructure to service the development such as water, sewage treatment, stormwater, lighting, power and telecommunications facilities.
- Measures to address any adverse effects resulting from any contaminated sites.
- Approaches to stormwater disposal, having regard to the need to provide for the management of stormwater from other sites in the catchment, including the provision of open spaces for stormwater management.
- *Measures to restore or create wetland habitats of ecological and cultural value if opportunities exist*

Note: Any Affordable and Community Housing contributions that may otherwise be applied in this zone are instead dictated by the Stakeholder Agreement reached between Council and Landowner insofar as the development is consistent and in scale with that envisaged by the Plan. The agreement binds subsequent landowners.

Carparking

PARKING SPACES REQUIRED FOR:		
ACTIVITY	RESIDENTS/ VISITOR	STAFF/ GUEST
Specific to 3 Parks		
Large format retail, except supermarkets	1.1 per 100 m ² GFA <i>(less than required elsewhere in the district)</i>	1 per 10 full time equivalent staff or 1 per 300m ² GFA, whichever is the greater. <i>This is additional to what is required elsewhere in the district</i>
Specialty retail and commercial activities not otherwise listed in Table 1 or this table	1 per 25 m ² GFA <i>(same as required elsewhere in the district)</i>	1 per 10 full time equivalent staff or 1 per 300m ² GFA, whichever is the greater <i>This is additional to what is required elsewhere in the district</i>
Service Activities	1 per 100m ² of GFA, except that there is no residential/visitor parking requirement for that area used for the maintenance and repairing of goods.	1 per 25m ² of area used for the maintenance and repairing of goods 1 per 100m ² of area used for any other form of service activity. <i>Note: For areas used for the maintenance and repair of goods, the requirement is 4x that which is required elsewhere in the district</i>
District-wide		
Industrial Activity		1 per 25m ² area used for manufacturing, fabricating, processing, or packing goods plus 1 per 100m ² storage space <i>Note: Frankton Industrial only requires 3/100m².</i>
Motor vehicle repair and servicing	1 per 25m ² of servicing area plus 2 per establishment for heavy commercial vehicle parking	1 per 25m ² workshop area.

PARKING SPACES REQUIRED FOR:		
ACTIVITY	RESIDENTS/ VISITOR	STAFF/ GUEST
Warehousing	Nil	1 per 50m ² GFA plus 1 per 100m ² outdoor storage area

Bike parking

Minimum bicycle parking space requirements.

ACTIVITY	Type 1	Type 2	Type 4
Commercial Activities, other than those which are more specifically defined elsewhere in this table.	2 bike spaces (i.e. 1 stand) for the first 125m ² of GFA used for retail and 1 space for every 125m ² of GFA used for retail, thereafter	Nil	1 bike space per 10 on-site workers
Offices	2 bike spaces (i.e. 1 stand) for the first 500 m ² GFA and 1 space for every 500m ² GFA, thereafter – perhaps reduce this for ancillary offices or exempt them from it	Nil	1 bike space per 10 on-site workers
Industrial and service activities	Nil	Nil	1 bike space per 10 on-site workers
There are also standards for Restaurants, Cafes, Taverns and Bars Hospitals Daycare Facilities Places of assembly, community activities, and places of entertainment. Educational facilities, and sports fields	Not detailed here as these uses not anticipated in this subzone but if they were applied for, the requirements would be applied		

Subdivision

Activity	Activity status
Any subdivision which is not in accordance with an approved Outline Development Plan or Comprehensive Development Plan.	N-C
Subdivision which is not in accordance with the Three Parks Structure Plan, unless a variation has been expressly approved as part of a subsequent, more detailed ODP or CDP (with limited flexibility to roading, activity areas, and reserves, stipulated in the Plan)	N-C
Any subdivision of the Open Space areas shown on the Three Parks Structure Plan or approved by an Outline Development Plan or Comprehensive Development Plan.	N-C
Standard	Status if standard not met

<p>Minimum lot size in the Business (Three Parks) – 1000 m²;</p> <p>Except that the minimum lot size shall be 200m² where the subdivision is part of a complying combined land use/ subdivision consent application or where each lot to be created, and the original lot, all contain at least one business unit.</p>	<p>N-C</p>
<p>The creation of rear sites in the Three Parks Zone</p> <p>(a) In any subzone other than the MDR subzone, no more than 10% of all sites shown on a subdivision scheme plan may be “rear sites”</p> <p>Any rear sites resulting from the subdivision of an existing building shall not be deemed to be ‘rear sites’ for the purpose of either standard 15.2.6.3 (vii)(a) or 15.2.6.3 (vii)(b).</p>	<p>N-C</p>