

APPENDIX E - OPTIONS ANALYSIS OF APPLYING AN EXISTING ZONE TO THE PLAN CHANGE 43 SITE

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- The **Three Parks Business Subzone** (and mainstreet business precinct) requires an Outline Development Plan as a restricted discretionary activity, and allows trade-related/ non town centre-based retail and up to 100m²/20% of the GFA to be used for ancillary retail. In the mainstreet precinct, licenced premises, food and beverage outlets, and offices are allowed and yard based and heavy industrial uses are non-complying. Buildings are restricted discretionary in the mainstreet precinct and controlled elsewhere. Visitor Accommodation and residential are non-complying throughout. The precinct area is shown on the Structure Plan. The main problems with applying this zone to plan change 43 would be that:
 - There is an issue as to what the zone would be called (as it would be meaningless and confusing to call it Three Parks) and how it would be cross-referenced to the Three Parks provisions;
 - Many of the zone-wide objectives and those that relate to other zones are not applicable to this zone (for example, they refer to the Wanaka context, and staging of the wider Three Parks zone);
 - The objective relating to the Business Subzone¹ is based on the premise that residential, offices, and town centre retail is not appropriate in the business subzone of Three Parks (in part because there is a desire to consolidate this multi-storey live/work environment in the Commercial Core of Three Parks instead). This does not concur with the mix of uses that has been determined as appropriate for this site.

All that said, the concept of establishing an attractive and active mainstreet business precinct along the main road with more general business uses behind is applicable to the plan change 43 land. As such, whilst there are difficulties with simply applying the Three Parks (Business) zone to this site, elements of it could well form the basis of a “Mixed Business” or “Business (B)” zone.

- The Industrial (A) Zone is a permissive zone allowing industrial and service activities, offices, custodial flats and ancillary retail activities. Buildings are controlled and there is no Outline Development Plan requirement. There are a number of known problems with the existing provisions, including the objectives and policies being weak; the provisions relating to custodial units and ancillary retail being ineffective, the height being generally too low; and there being a small lot size without any requirement to for a comprehensive plan. Whilst such problems could be rectified in the District Plan review, this would very likely be aimed at further restricting offices, residential, and retail; making it less (rather than more) applicable/ appropriate to be applied to the plan change 43 site.
- The **Industrial (B) Zone** is a pure industrial zone and requires an Outline Development Plan as a restricted discretionary activity. It allows all industrial uses except those requiring an offensive trade licence, ancillary retail and offices, and limited retail on a specific site within the zone. Residential, visitor accommodation, and other commercial and retail uses are either non-complying or prohibited. Buildings are controlled. The main problem with applying this zone would be that it does not allow residential units and that the

¹ “Objective 8 - Establishment of a high quality, functional business area which provides for a wide range of light industrial, service and trade-related activities whilst protecting it from residential and inappropriate retail uses.”

more heavy/ noxious industrial activities are non complying (as opposed to prohibited as has been deemed appropriate for Plan Change 43). Also, the Council's decision on this plan change is currently in the appeal period and, as such, if there are appeals to the Industrial (B) plan change (PC36) and if it was decided that "Industrial (B)" zoning should be adopted for plan change 43, then this plan change would need to become a Variation to Plan Change 36. This is not a particularly desirable situation.

- The **Business Zone** is a permissive zone allowing commercial (e.g. business, offices, service), industrial (albeit subject to a lower noise standard), visitor accommodation, custodial residential units and ancillary retail activities. It also provides for retail over 500m² in size as a discretionary activity with those under 500m² being non complying. Buildings are controlled and there is no Outline Development Plan requirement. There are a large number of known problems with the existing provisions, including the objectives and policies being weak; the provisions relating to custodial units and retail being ineffective (in that retail of any size/ format seems to be approved); there being a small lot size without any requirement to for a comprehensive plan; all retailing being granted; visitor accommodation being allowed in often inappropriate areas and with no specific minimum standards; the height rules resulting in poor design and/ or over height buildings being approved; and insufficient car parking and on-site loading. Whilst such problems could be rectified in the District Plan review, this would very likely be aimed at further restricting offices, residential, and retail; making it less (rather than more) applicable/ appropriate to be applied to the plan change 43 site.
- The **Frankton Flats (B) Zone** contains a number of business Activity Areas. It is noted that those objectives which relate to the whole FF (B) Zone are applicable to the Plan Change 43 land with potentially some minor amendments/ additions to the policies. These objectives include matters such as the protection of the on-going functioning of the Airport, integration and connection with the surrounding uses, community, and other urban areas in terms of land use, infrastructure and Utility Services, a high quality integrated, and comprehensive development, and maintaining visual connections to the surrounding landscape. Activity Area E (in its various forms) provides primarily for industrial, trade and service, and business activities. The objectives and associated policies strive to establish pleasant light industrial, trade, service, and related business areas which function efficiently and have attractive street frontages and pedestrian connections and, notably, a high quality of design and landscaping for buildings and activities that are viewed from the State Highway.

Whilst, on the face of it, Activity Area 'E' (in its various forms) may well be applicable and could usefully be incorporated into a generic "Business (B)" zone, the fact that the provisions are still subject to appeal and very much uncertain makes it impractical to simply apply the zoning to the Plan Change 43 land.

The **Corner Shopping Centre Zone** is a permissive zone, which permits almost all activities, including commercial, above ground residential, all retail, office, industrial, business and service uses, (subject to standards). Buildings are controlled, visitor accommodation and licenced premises are discretionary, and noxious/ heavy industry is prohibited. The existing Frankton corner shopping centre is zoned "Corner Shopping Centre". The provisions are very brief and open-ended as to what can occur however the quite comprehensive Town Centre assessment matters apply

in this zone, which would provide considerable guidance. By way of example, it is fortunate that the 'bones' of the Frankton Corner are good (in terms of the way the buildings front and animate the main intersection, the inclusion of the residential component, and the lack of significant parking in front of the building as the provisions could well result in a far worse outcome.