

Queenstown Lakes District Council is currently reviewing the District's Industrial and Business Zones to identify problems and propose solutions. Have your say and help us gain an idea of the current operation of the Zones by filling in the questionnaire included in this document.

Business and Industrial Zone Review



Purpose of the Industrial Zones

This Zone is for industrial activities and services with possible negative effects or unpleasant features which means that they might not be suitable near other activities. Examples of effects may be visual, noise, odour, emissions, and increased heavy traffic 24 hours-a-day. These areas are located away from heavily populated urban areas. Hence, the locations at Glenda Drive, Ballantyne Road and Bush Creek Road.



Purpose of the Business Zones

This Zone is to provide for light industrial uses, processing, storage, and retailing of bulky or larger goods plus vehicle orientated services and retail uses. These types of businesses serve the day-to-day needs of the District and have effects that are more acceptable in areas closer to urban centres and residential areas. You can see this in their locations at Gorge Road and Anderson Road. In these locations, their goods and services are easily available and allow for vehicle access for delivery of larger items and for bulk delivery.



Examples of Industrial and Business Zone Issues

Retail in an Industrial Zone - It is a non-complying activity to carry out retail activities in an Industrial Zone, (except for goods manufactured on site and additional products up to 20% of the gross floor area), however, a policy in the District Plan states: To enable a wide range of activities to establish throughout the business and industrial areas. So this makes it difficult to stop retail activities from taking place. This means that valuable and rare industrial land is being used for retail activities.

Car Parking and Loading Zones - In all areas zoned Business, there appears to be not enough car parking and on-site loading zones. In these areas it is now common to see trucks blocking the streets while they are loaded or unloaded. Cars are seen parked on footpaths, road reserves and on empty lots with on-street parking completely filled.



Residential Accommodation in the Industrial Zone - At the moment, it is a permitted activity for a site to have one residential unit for management purposes. This condition can allow for a residential unit in each lot in unit title subdivisions. This may cause a much higher residential density than planned for the zone and reverse sensitivity type issues, e.g noise complaints.

Height Limits - The height limits for the Business and Industrial Zones are very restrictive for the type of land use expected on the sites. The Industrial Zone height is set at 6 metres and the Business Zone height limit is set at 7 metres. These limits are often thought to be too low for many uses in the zone and resource consent applications are often made and granted for a breach of these limits.

Activities not Expected - A number of activities have taken place in the zones which have not been expected. Examples include a visitor accommodation type building in the Business Zone, and an application for a children's playground in the Industrial Zone. A review of the rules in the District Plan has shown that many activities that may not be right for these zones, can happen.

Minimum Lot Sizes - The current minimum lot size for subdivision in both the Industrial and Business Zones is 200m². This is found to be too small an area to comply when requirements for car parking, loading zones and a permitted site coverage of 75% have to be taken into account.

Entrance - The Industrial Zones are currently located so that they border onto rural zoned land and are also able to be seen from main roads leading into Wanaka and Queenstown. This can create an unattractive entrance way into the towns.



Zone not in Correct Location - The land that the zones are currently located on may be better suited to accommodate other uses.

The above issues may not be the only issues in these zones and are only examples. On the questionnaire, please state and explain any issues (this may include the examples above) that you currently have with the established zoning rules.

Glossary

District Plans - The Plan that contains all of the rules for development and zoning by the QLDC.

Resource Management Act 1991 - New Zealand's main piece of environmental legislation and provides a framework for managing the effects of activities on the environment.

Permitted Activity - An activity that can be done as of right, without the need to obtain resource consent. Rules and Standards still apply to such activities.

Controlled Activity - An activity that requires resource consent and is assessed against matters over which the Council has reserved control in the District Plan. The Council must grant consent for these types of applications but can impose conditions in respect of the matters listed in the District Plan.

Discretionary Activity - The Council can either grant or decline resource consent applications for discretionary activities. If the consent is granted the Council can impose conditions to control potential adverse effects.

Non-Complying Activity - The Council can only grant consent for these activities if the effects are minor or the activity is consistent with the District Plan's objectives and policies. If consent is granted the Council can impose conditions to control potential adverse effects of the activity.

Prohibited Activity - The Council cannot grant a resource consent for prohibited activities.

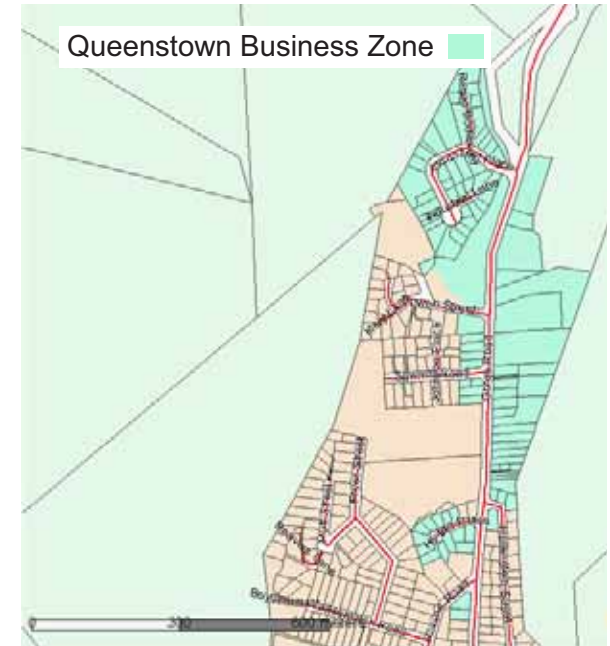
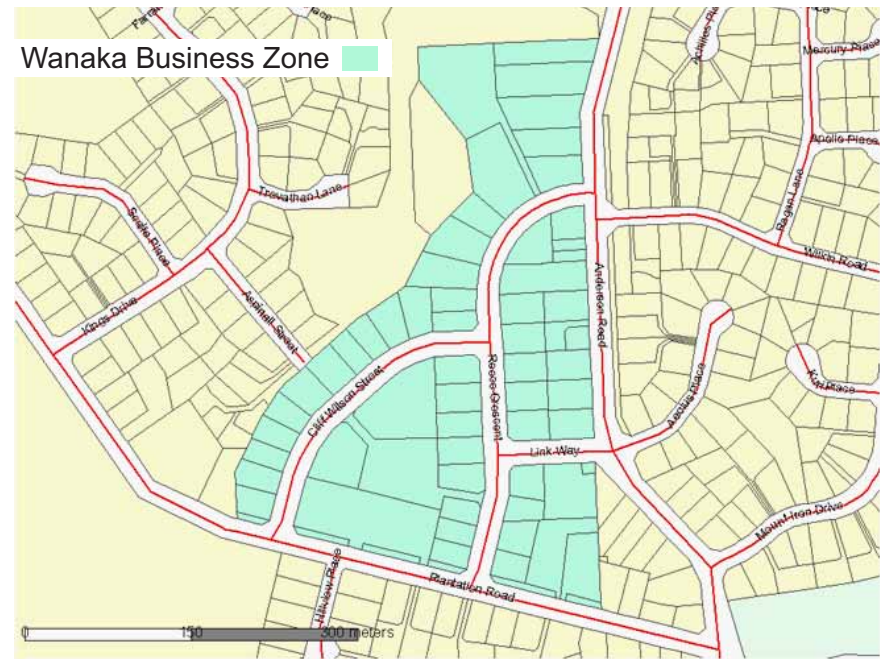
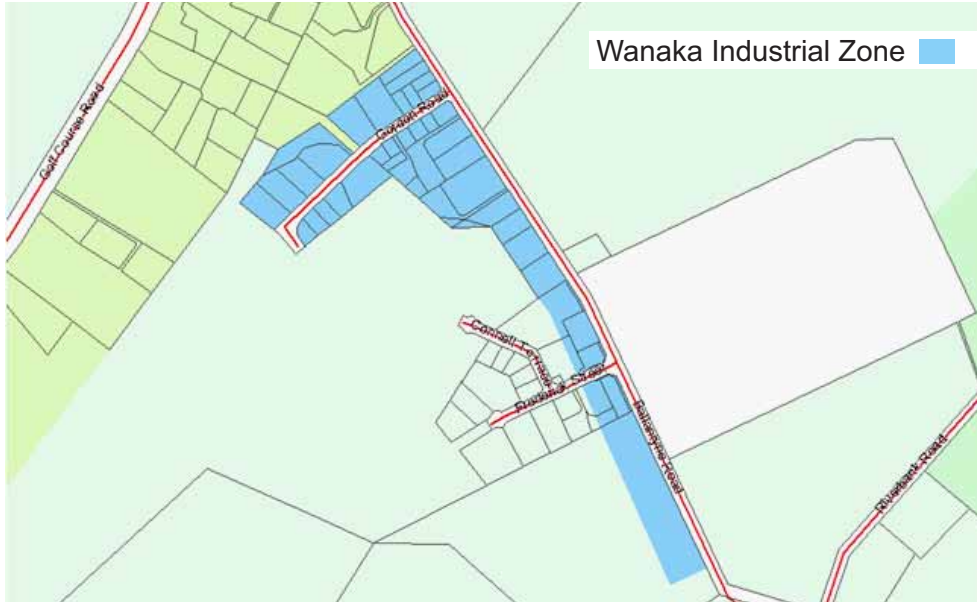
Reverse Sensitivity - Is when people move into an area and then object about the effects of activities, that occur as of right. An example is someone moving into a rural area and then complaining about noisy farm animals.

Further Information

The current provisions for Business and Industrial Zones are in Section 11 of the District Plan: see the QLDC website at www.qldc.govt.nz for reference. Maps of all the Industrial and Business Zones can be found overleaf.

If you have any further questions about this information leaflet or the questionnaire please contact Hayley Mahon at QLDC on (03) 450 1703 or at hayleym@qldc.govt.nz.

Location of the Business and Industrial Zones



Have your say...

To answer this questionnaire effectively, please read and refer to the information included in this leaflet.

Name of Business: _____

Address: _____

Contact Name: _____ Phone Number: _____

Email: _____

Nature of Business (please circle one):

Industrial Retail Office Warehouse Transport

Other: _____

May we contact you for any further discussion? (please circle one)

Yes No

1. Do you agree with retail occurring in your zone?

2. Are there enough parking spaces and on-site loading zones in your zone?

3. Do you agree with residential accommodation being allowed in an Industrial Zone?

4. Would your business be able to make better use of the land if the height limits in your zone were set higher?

5. Are there activities occurring in your zone that you do not agree with?

6. Do you feel that the minimum lot size of 200m² is too small?

7. Do you have any different issues that you would like to mention?

8. What suggestions do you have to improve any issues that have already been, or that you have, identified?

Thank you for answering these questions. Your time is greatly appreciated. We will call in to collect this questionnaire from you in a week's time.

