

Factsheet

Coneburn Industrial Zone Notification

What is included in the variation?

Queenstown Lakes District Council (QLDC) is proposing a variation to Chapter 44 Coneburn Industrial Zone of the Proposed District Plan (PDP) to remove the restricted discretionary activity status for building coverage, and to amend rules regarding Custodial Units and Visitor Accommodation activities to ensure these provisions more closely align with the overall strategic intent of the PDP.

Variations will also be made to District-Wide Chapter 25 Earthworks, 27 Subdivision, 29 Transport, 31 Signs, and 36 Noise. Specific provisions will be introduced in these Chapters to identify the Coneburn Industrial Zone within their overall management framework.

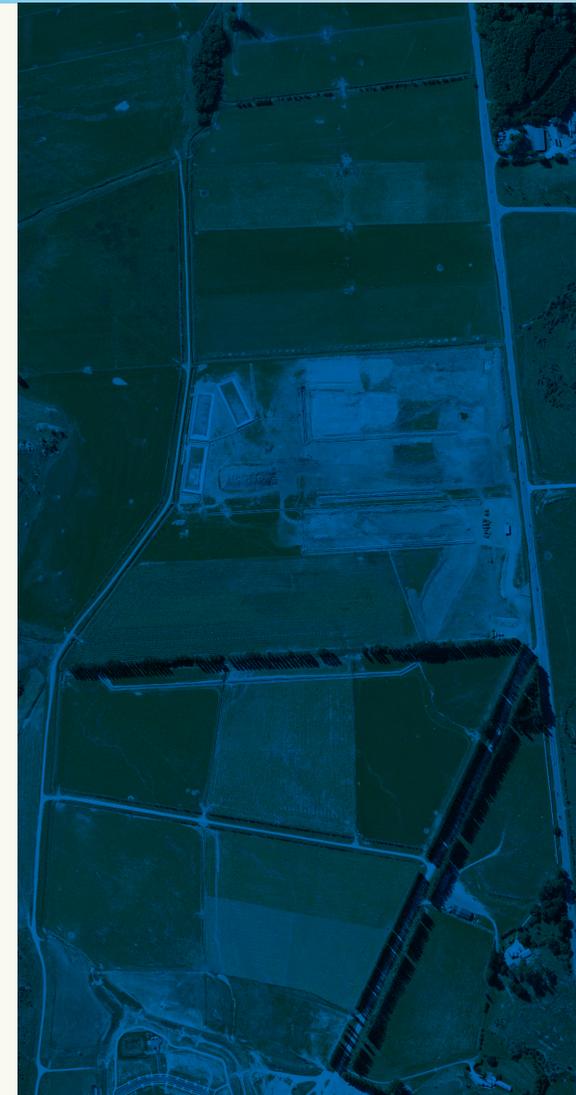
Coneburn Industrial Zone

The variation to Chapter 44 Coneburn Industrial Zone includes three variations, which are:

- The removal of the restricted discretionary activity status for maximum building coverages of sites and to amend the permitted coverage rules as seen in the table below:

Activity Area	Permitted	Restricted Discretionary	Non-Complying
Operative Building Coverages			
Activity Area 1A	Up to 30%	30 to 40%	Above 40%
Activity Area 2A	Up to 35%	35 to 65%	Above 65%
Proposed Building Coverages			
Activity Area 1A	Up to 40%	-	Above 40%
Activity Area 2A	Up to 65%	-	Above 65%

- Amend Rule 44.4.9 Custodial Units to change the wording of 'residential flat' to 'residential unit'.
- Amend Rule 44.4.20 Visitor Accommodation to include Residential Visitor Accommodation and Homestay activities as being prohibited activities alongside the existing prohibition of Visitor Accommodation activities.



Part Five: District-Wide Chapters Variations (PDP)

- The variation to Chapter 25 Earthworks to include standard of 500m³ for the Coneburn Industrial Zone to Table 25.2 Maximum Volume.
- The variation to Chapter 27 Subdivision to amend Rule 27.7.7.3 (Subdivision whereby prior to the issue of a s224(c) certification under the Act for any subdivision of any land within the zone) regarding the development of a dual circulating roundabout.
- The variation to Chapter 29 Transport Table 29.3.a Standards for activities outside roads to include 'Coneburn Industrial Zone'.
- The variation to Chapter 31 Signs Table 31.6 Activity Status of Signs in Commercial Areas to include standards for the Coneburn Industrial Zone.
- The variation to Chapter 36 Noise contains variations to two Rules, with these being Rule 36.5.15 and Rule 36.7 to ensure that it is consistent with other industrial zones.
- The variation to Rule 36.5.15 involves the inclusion of noise standards in Table 3 Specific Standards for the Coneburn Industrial Zone and the subsequent renumbering of existing provisions within Table 3 in Chapter 36 of the PDP.
- Rule 36.7 Ventilation Requirements for other Zones (Table 5) to include 'Coneburn Industrial Zone'.

How do I make a submission on this variation?

Submissions on these proposed variations open on Thursday 27 October 2022 and can be made on QLDC's website at:

www.qldc.govt.nz/coneburn-variation

Submissions can also be made by:

- **POST**
Queenstown Lakes District Council,
Private Bag 50072, Queenstown
9348.
Attention: Proposed District Plan
Submission
- **EMAIL**
pdpsubmission@qldc.govt.nz
(subject line: Coneburn Industrial
Zone Variation)

Full details, including how to make a submission, a glossary of terms, and other resources are also available online.

Submissions close:

Thursday 24 November 2022.

Want to know more?

If you have questions about any of the proposed changes, a duty policy planner will be available either by phone or in person by appointment, every workday until submissions close.

- **PHONE**
03 441 0499 (Queenstown)
03 443 0024 (Wānaka)
- **EMAIL**
pdpsubmission@qldc.govt.nz