

Business Zones Issues and Options

The business zones are shown below in blue.



Wanaka



Queenstown

maps indicative only

Signs, Parking and Access

There may also be issues around Signs, Parking and Access for these areas. Separate brochures are being prepared for these issues and will be released for comment soon.

What are we doing?

We're currently reviewing the District Plan and looking at what works well and what needs to be changed.

The Business Zone is intended to be one of the primary locations for commercial activities that don't fit in the main town centres.

There are two Business zones in the District, located in Gorge Road, Queenstown and Anderson Heights, Wanaka.

The Current Situation

The purpose of the Business zone is to allow for a wide range of commercial activities that are not appropriate for the Town Centre zones due to issues such as the scale of activity, effects on amenity or ease of accessibility. As a result relatively few activities require consent, however the zone contains a number of development controls to address the effects of activities. For example:

Buildings

Currently the Council has control over building appearance and landscaping to ensure development looks good.

Residential Activity

One residential unit is permitted per site.

Retail

Retail activity may not need resource consent if goods are produced on site, or under 20% of gross floor area, or are permanently stored outside.



The complete set of the current objectives, policies and rules for the Business zone can be seen at www.qldc.govt.nz/district_plan

Proposed Changes

While most provisions are working, monitoring of the Business zone provisions and feedback from previous consultation, such as the Business and Industrial Land Review in 2010, have raised some areas where people think the plan could be improved.

You can see these documents at: www.qldc.govt.nz

Possible changes for consideration:

Revision of the objectives and policies

Objectives and policies could be revised to provide greater guidance.

Retail

There has been support for continuing to enable retail as a component of business in the zone. The suggestion is these rules need to be clarified.

Residential

Feedback is that custodial management provisions are no longer relevant, and new residential activity should be restricted to protect legitimate business activities seeking to operate in these zones.

Lot size

Feedback from the Business zone survey suggests that the minimum lot size of 200 m² is too small and contributes to parking, loading and access issues. Increasing the minimum lot size or requiring a comprehensive development approach for smaller sites may help address this problem.

Q What do you think the minimum lot size should be?



What do you think?

Q Have we identified the issues for the Business Zone correctly?

Q Are there any other issues we should be considering?

Please send your comments to: Policy & Planning
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348

Email services@qldc.govt.nz

Or comment online at

www.qldc.govt.nz/district_plan_review

Comments should be received by **20 October 2012**.

business

zone