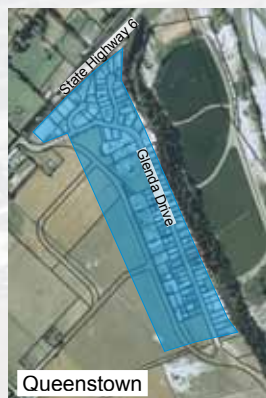


Industrial Zones Issues and Options

The industrial zones are shown below in blue.



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.

This brochure looks at potential changes to the objectives, policies and rules that manage activities and development in Industrial Zones.

There are three Industrial zones in the District, located at Bush Creek Road, Arrowtown; Ballantyne Road, Wanaka and Glenda Drive, Queenstown.

The Current Situation

The purpose of the Industrial Zone was to allow for a wide range of industrial 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 exercises control over building appearance and landscaping to ensure development looks good.

Residential Activity

One residential unit is permitted per site.

Retail zone

Retail activity may not need resource consent if goods are manufactured on site or products for sale do not exceed 20% of gross floor area

Commercial Recreational Activities

Commercial Recreational Activities require resource consent in the Industrial zone and may be declined.



The complete set of the current objectives, policies and rules for the Industrial 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.

Height

Feedback has suggested that the 6m height limit is too restrictive for many industrial uses and should be increased to at least 7m.

Retail

There has been support for continuing to enable businesses to undertake an element of retail activity in the zone but that this should continue to be associated with activities intended in the zone rather than general retail.

Residential

The custodial management provisions enabling one residential unit per lot in unit title subdivisions has resulted in higher densities than anticipated and some conflict with industrial activities. It has been suggested that these provisions are no longer relevant and new residential activity should be prohibited to protect activities intended in these areas.

Identifying inappropriate activities

Past experience has shown that some inappropriate activities may seek to establish in the zone and could

be more effectively controlled if they were specifically identified, for example - childcare facilities.

Lot size

Feedback from the industrial zone survey suggested 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 Industrial 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**.