

# Have your say!

Before we draft the Plan Change we would like to hear what you think about the issues outlined overleaf. Your ideas and comments will be used to help the Council look at changing the zoning for this piece of land.

# What's next

All feedback from this process will be reported to the Council's Strategy Committee later this year. If the Plan Change advances it will be formally notified and the public will be able to make submissions

# Wanaka Industrial Zoning Extension

Proposed Plan Change 36

# Have your say!

Name: .....  
Postal Address: .....  
.....  
Email: .....

Given the neighbouring activities, do you think that this area is appropriate for industrial activities?  
.....  
.....  
.....

What mitigation do you think is appropriate for the proposed area; landscaping, earth mounds etc?  
.....  
.....  
.....

What are acceptable height limits for this industrial area (the existing limit for industrial land is 6 metres)?  
☐ 6 metres    ☐ 8 metres    ☐ Other (specify) \_\_\_\_

What sort of provisions do you think are important to provide within an industrial area – i.e. design of buildings, adequate car parking for employee and visitors, landscaping etc?  
.....  
.....  
.....

Do you think that people should be able to live in industrial zones?    ☐ Yes    ☐ No

Do you have any other comments?  
.....  
.....  
.....

(Please continue on a separate sheet if needed.)



Please send your feedback to the Council by **22 July 2009**:

Policy and Planning  
Queenstown Lakes District Council    Fax: 03 450 2223  
Private Bag 50072    Email: alysonh@qldc.govt.nz  
Queenstown    Web: www.qldc.govt.nz



## Why do we need a Plan Change?

The Council has identified that a proposed Plan Change to extend the existing Ballantyne Road industrial zone is a priority. The need for a Plan Change was first identified by the Wanaka 2020 process and subsequently the Wanaka Structure Plan, which defines the new areas that will need to be developed to meet the township's future needs.



## How much industrial land do we need?

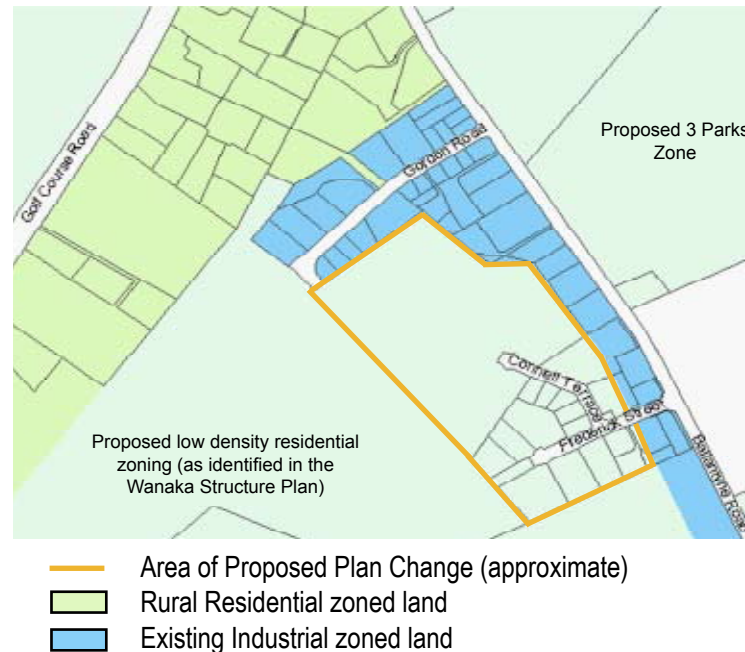
The Council asked for a Business Land Needs Analysis to look at the future need for industrial land in Wanaka. This analysis predicted that at least 20 additional hectares of industrial land would be needed to cater for growth until 2020. The following Plan Changes have been completed or commenced since the Business Land Needs Analysis was published.

Plan Change	Industrial land provided
Ballantyne Ponds Mixed Use Special Zone (Plan Change 32 - operative)	10 ha (the remaining 10 ha to be used for mixed business activities)
Proposed 3 Parks Special Zone (Plan Change 16 - notified)	8.1 ha
Wanaka Industrial Zone Extension (Plan Change 36 - proposed)	8.8 ha (this is an approximate figure and will be confirmed as part of the plan change process).
<b>Total</b>	<b>26 ha approx.</b>

## Industrial zoned land is required to service a growing community over time (not just until 2020).

Planning the location of industrial land in advance also means that the land uses (such as residential) that may surround this land can be designed to prevent conflicts. Landscaping and other forms of mitigation can be planned and provided as part of the proposed industrial development.

## Where is the proposed Industrial Zone extension?



The purpose of the proposed Plan Change is to:

- Change the zoning of the industrial area on Frederick Street from Rural General to Industrial to reflect the use of the land; and
- Rezone additional land between Frederick Street and Gordon Road to enable industrial and business activities.

## Things to think about

**The proposed Plan Change needs to consider the following issues. Use the feedback form overleaf to have your say.**

- Landscaping and mitigation to provide visual protection for future adjacent residential uses;
- Appropriate water, sewage and stormwater engineering solutions;
- Connections between the Industrial Zone extension and adjacent zones (this may include walking, cycling and safe roading connections);



- Sufficient car parking for visitors and workers within the Industrial Zone extension;
- Sufficient provision within the Industrial Zone extension for parking and manoeuvring of large vehicles;



- Safe turning into the area from Ballantyne Road;
- Definition of the appropriate land use activities for the zone.

