

19B Three Parks Business

19B.1 Purpose

The primary purpose of the Three Parks Business Zone is to provide for a range of industrial, service and trade related activities. The zone provides for a range of activities not necessarily suited to either the Three Parks Commercial or General Industrial and Service zones.

19B.2 Objectives and Policies

19B.2.1 Objective - A high quality, functional business area which provides for a wide range of industrial, service and trade related activities, limited retail and office activities, and restricts the establishment of residential and other non-compatible activities.

Policies

- 19B.2.1.1 Enable a variety of compatible activities while managing adverse effects, including reverse sensitivity effects.
- 19B.2.1.2 Avoid non-compatible activities that may result in reverse sensitivity and future incompatibility issues with industrial uses.
- 19B.2.1.3 Avoid office and retail activities unless they are small scale and ancillary to the principal use of the site.
- 19B.2.1.4 Ensure that the design of buildings and associated development is of a high quality while meeting the functional needs of industrial and service activities.
- 19B.2.1.5 Require outdoor storage areas are appropriately located and screened to limit any adverse visual effects on public places and adjoining residential zones.
- 19B.2.1.6 Encourage design treatments to the form, colour or texture of buildings to add variety, moderate their scale and provide visual interest from a range of distances.

19.B.3 Other Provisions and Rules

19.B.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision and Development
28 Natural Hazards	29 Transport	30 Energy and Utilities

31 Signs	32 Protected Trees	33 Indigenous Vegetation and Biodiversity
34 Wilding Exotic Trees	35 Temporary Activities and Relocated Buildings	36 Noise
37 Designations	38 Open Space and Recreation Zones	39 Wāhi Tūpuna
District Plan web mapping application		

19B.3.2 Interpreting and Applying the Rules

19B.3.2.1 Permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules, otherwise a resource consent will be required.

19B.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply.

19B.3.2.3 Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

19B.3.2.4 For controlled and restricted discretionary activities, the Council shall restrict the exercise of its control or discretion to the matters listed in the rule.

19B.3.2.5 The following abbreviations are used within this Chapter.

P – Permitted	C – Controlled	RD – Restricted Discretionary
D – Discretionary	NC – Non – Complying	PR - Prohibited

19B.3.2.6 Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances ('NZECP34:2001') is mandatory under the Electricity Act 1992. All activities, such as buildings, earthworks and conductive fences regulated by NZECP34:2001, including any activities that are otherwise permitted by the District Plan must comply with this legislation. Chapter 30 Energy and Utilities part 30.3.2.c has additional information in relation to activities and obligations under NZECP34:2201.

19B.4 Rules – Activities

	Table 19B.4 – Activities located in the Three Parks Business Zone	Activity Status
19B.4.1	Industrial activities and service activities	P
19B.4.2	Trade suppliers	P
19B.4.3	Showrooms	P

19B.4.4	Office and retail activity ancillary to the principal use of the site and not greater than 30% of the GFA.	P
19B.4.5	Service Stations	P
19B.4.6	<p>Buildings</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. external appearance, including colours and materials; b. glazing treatment; c. design treatment; d. signage platforms; e. lighting; f. the ability to service the building(s), in terms of roading, water supply, stormwater and wastewater; g. location and screening of storage; h. provision for and screening of waste and recycling space; i. landscaping; and j. access, maneuvering, loading, location of car parking, provision for mobility parking; k. natural hazards; and l. where Electricity Sub-transmission Infrastructure or Significant Electricity Distribution Infrastructure as shown on the Plan maps is located within the adjacent road any adverse effects on that infrastructure. 	RD
19B.4.7	Commercial sale of food and beverages including restaurants, take away food bars and Licensed Premises.	NC
19B.4.8	Large Format Retail	NC
19B.4.9	Commercial activities not otherwise provided for in this Table	NC
19B.4.10	Office and retail activities, except where ancillary to the principal use of the site and not greater than 30% of the GFA.	NC
19B.4.11	Residential activities	NC
19B.4.12	Visitor accommodation	NC
19B.4.13	Any activity requiring an Offensive Trade Licence under the Health Act 1956.	NC
19B.4.14	Activities which are not listed within this table	NC
19B.4.15	Mining	PR
19B.4.16	Cemeteries and crematoria	PR

19B.5 Rules - Standards

	Table 19A.5 – Standards for activities located in the Three Parks Business Zone	Non-compliance status
19B.5.1	<p>Setbacks and sunlight access</p> <p>19B.5.1.1 Where a site adjoins a different zone, except roads, all buildings for industrial and service activities shall be set back not less than 7m.</p> <p>19B.5.1.2 Where a site adjoins a road, all buildings for industrial and service activities shall be set back not less than 3m.</p> <p>19B.5.1.3 No minimum internal setbacks are required where a site adjoins other sites within the Three Parks Business Zone.</p> <p>19B.5.1.4 Buildings for activities that are not industrial or service activities shall not project beyond a recession line constructed at an angle of 34° inclined towards the site from points 3m above any Residential Zone boundary.</p> <p>19B.5.1.5 Where a site adjoins a different zone or public place, except roads, all buildings (other than those for industrial and service activities for which standard 19B.5.1.1 applies) shall be set back not less than 4.5m.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> The visual effects of the height, scale, location and appearance of the building, in terms of dominance and loss of privacy on adjoining properties and any resultant shading effects; the nature of the activity, including any noise, vibration, odour, dust, glare, traffic or any other nuisance effects; landscaping and screening; and compatibility with the appearance, layout and scale of surrounding sites.
19B.5.2	<p>Storage</p> <p>Outdoor storage and storage of waste and recycling shall be screened from public areas and adjoining zones by a 2m high solid fence.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> the effects on visual amenity; the location relative to the public realm and adjoining zones; and consistency with the character of the locality; and whether pedestrian and vehicle access is compromised

19B.5.3	<p>Glare</p> <p>19B.5.3.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects on the amenity of adjoining sites, the safety of the road network, and on the night sky.</p> <p>19B.5.3.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>19A.5.3.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. effects of lighting and glare on the amenity values of adjoining sites, the safety of the road network and the night sky.</p>
19B.5.4	<p>Fencing</p> <p>a. Any site adjoining a residential zone shall establish a solid fence at least 2m in height, or dense planting that shall achieve the same height, along the site boundary; and</p> <p>b. No razor wire or barbed wire shall be used on any fencing.</p>	D
19B.5.5	<p>Building coverage</p> <p>The maximum building coverage for all activities within any site shall be 75%.</p>	D
19B.5.6	<p>Maximum building height</p> <p>19B.5.4.1 Maximum building height of 10m; and no greater than 3 storeys.</p>	NC

19B.6 Non-Notification of Applications

19B.6.1 The following Restricted Discretionary activities shall not require the written approval of other persons and shall not be notified or limited notified:

Rule 19B.4.6 Buildings.

19B.6.2 The following Restricted Discretionary activities will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

Rule 19B5.1 Setbacks and sunlight access.

19B.6.3 In relation to the electricity distribution network and where Rule 19B.4.4. (l) is relevant, Council will give specific consideration to Aurora Energy Limited as an affected person for the purposes of section 95E of the Act.

Variations to the Proposed District Plan

Key:

Underlined text for additions and ~~strike-through text for deletions~~

Consequential Amendment to Chapter 30 – Energy and Utilities

30.5 Utility Rules

30.5.6	Telecommunications, radio communication, navigation or meteorological communication activities	Activity Status
30.5.6.6	<p>Poles</p> <p>With a maximum height greater than:</p> <ol style="list-style-type: none"> a. 18m in the High Density Residential (Queenstown – Flat Sites), Queenstown Town Centre, Wanaka Town Centre (Wanaka Height Precinct) or Airport Zones; b. 25m in the Rural Zone; c. 15m in the Business Mixed Use Zone (Queenstown); d. 13m in the Local Shopping Centre, Business Mixed Use (Wanaka and Three Parks) or Jacks Point zones; e. <u>18m in the Three Parks Business Zone provided that:</u> <ul style="list-style-type: none"> • <u>Standard 19B.5.1.4 is complied with;</u> f. 11m in any other zone; and g. 8m in any identified Outstanding Natural Landscape. <p>Where located in the Rural Zone within the Outstanding Natural Landscape or Rural Character Landscape, poles must be finished in colours with a light reflectance value of less than 16%.</p>	P