



# General Industrial Zone

## Chapter 18A

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Industrial and Service activities both play an important and growing role in our District's economy. The aim of the General Industrial Zone chapter is to ensure these activities have locations in our urban environments to establish, operate and flourish.

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Under the current rules, Industrial Zones have limitations which prevent the long term viability of Industrial and Service activities. This chapter proposes to utilise land use rules to address these issues and enable their long term development to be possible.

As part of this process, the focus will be on areas currently zoned for industrial use. Significant new areas of industrial land will not be identified.

In addition to this chapter, Queenstown Lakes District Council (QLDC) is also developing a Spatial Plan which will identify possible locations in the District which may be suitable for accommodating new urban zones, including for industrial development capacity.

### THE CURRENT SITUATION

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At the moment, there are multiple industrial zones across our District including Industrial, Industrial B, and Ballantyne Road Mixed Use Zones. There are also limitations in these zones which prevents the long term viability of Industrial and Service activities.

## WHAT IS BEING PROPOSED

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The General Industrial Zone chapter proposes to replace the various industrial zones with a single zone. This will ensure all land zoned for industrial purposes will be managed consistently and appropriately through the use of common objectives, policies and rules.

### **This new framework would mean:**

- > Ancillary Office, Retail and Commercial activities that directly support the operation of an Industrial or Service activity will be enabled (through new controls applied to floor area, location, function, appearance, and outdoor areas used in association with the activity). Most non-industrial type activities including custodial residential units, other residential activities, and visitor accommodation activities, as well as other types of Office, Retail and Commercial uses will be excluded from the General Industrial Zone.
- > Food and beverage commercial sales will be enabled to ensure people working in the area do not have to travel large distances for food and drinks. These sites will be subject to controls including floor area, location, function and landscaping.
- > A greater range of buildings in the zones will be possible as a result of greater flexibility in building setbacks and height limits. Additional limits will be in place however, where sites adjoin residential zoned land containing more sensitive activities.
- > Promoting good design practices to ensure that our industrial areas are pleasant, healthy and safe for the people using them.
- > It is proposed to set a minimum site size of 1,000 m<sup>2</sup>. Flexibility will be provided for smaller sites down to 500 m<sup>2</sup> as it is recognised that smaller Industrial and Service activities are common and also require viable opportunities to locate in the General Industrial Zone.

It is also proposed to identify approximately 12.2 ha of land off Ballantyne Road in Wānaka within the General Industrial Zone.

## WANT TO GET INTO MORE DETAIL?

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Full details, including how to make a submission, a glossary of terms, and other resources are available at: [www.qldc.govt.nz/proposed-district-plan-stage-3](http://www.qldc.govt.nz/proposed-district-plan-stage-3).

For clarification on 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. Please phone 03 441 0499 (Queenstown) or 03 443 0024 (Wānaka) or email [pdpenquiries@qldc.govt.nz](mailto:pdpenquiries@qldc.govt.nz).