

12.21 BALLANTYNE ROAD MIXED USE ZONE

12.21.1 Resources and Values

Business and industrial activities occur throughout the District. High land values have made it untenable in the past for many businesses and industries to become established or to expand locally. Such activities need to be provided for in appropriate locations so they can efficiently service the local economy.

The Ballantyne Road Mixed Use Zone consists of approximately 30 hectares within close proximity to the growing industrial node at Frederick Street. The site is located within land identified by Wanaka 2020 and the adopted 2004 Wanaka Structure Plan as being set aside for industrial, mixed use, mixed business commercial and retail.

In order to ensure that an appropriate degree of amenity is provided both within the site and in the surrounding area, the quality of development within the Zone must enhance the visual amenity of the Ballantyne Road streetscape as well as ensure that appropriate setbacks and buffer treatments are provided from adjacent land.

The Zone provides for a range of business and industrial activities with a small provision for commercial activity in order to create an attractive and vibrant employment area and to provide for the economic, social and cultural wellbeing of the Upper Clutha Community.¹

12.21.2 Resource Management Issues

(i) Land and Location

Unavailability of land for **business, service or industrial activities, including those² requiring low building coverage and large storage areas can result in the loss of opportunities for the business sector, and competition for appropriate land.**

High land prices in the District, and particularly in the existing Business and Industrial Zones, have made it difficult for activities, **including those requiring low building coverage³**, to become established. The lack of appropriate areas for such activities can force them to locate outside the District and in areas where transport costs are increased. The lack of available land can also create pressure for these activities to establish in inappropriate locations where adverse amenity and landscape effects can not be appropriately mitigated.

(ii) Environmental Effects

The establishment of **business, service and industrial activities including⁴ yard based activities may give rise to adverse effects on the wider area within which they are located.**

The Zone is located adjacent to an expanding industrial node in the Ballantyne Road/Frederick Street area. Although industrial areas do not give rise to the same expectation of amenity as other zones, development must nonetheless ensure that amenity values of the area are protected while at the same time being appropriate so as to not curtail the efficient functioning of the Zone.

(iii) Sustainable Development

Development will occur in a comprehensive manner within the site and the wider area over time. It is important that

² 32/10/5 (Willowridge Developments)

³ 32/10/5 (Willowridge Developments)

⁴ 32/10/6 (Willowridge Developments)

¹ 32/1/0/4 (Willowridge Developments)

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¶ The Ballantyne Road Mixed Use Zone consists of approximately 20 hectares within close proximity to the growing industrial node at Frederick Street. The site is located within land identified by Wanaka 2020 and the adopted 2004 Wanaka Structure Plan as being set aside for industrial type development. ¶

¶ In order to ensure that an appropriate degree of amenity is provided both within the site and in the surrounding area, the quality of development within the Zone must enhance the visual amenity of the Ballantyne Road streetscape as well as ensure that appropriate setbacks and buffer treatments are provided from adjacent land. ¶ [1]

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development within the Zone does not compromise the development of other activities on adjoining properties.

The Zone is bounded on three sides by land identified in the Wanaka Structure Plan for future development for a mixture of residential, commercial and other uses. Development within this Zone needs to be undertaken in such a way that activities do not have effects beyond the zone that would adversely affect activities provided for on adjacent land.

The mixed use development enabled in parts of this Zone will produce an integrated and coherent built environment with significant economic and social benefits for the District.

Effective management of adverse effects of activities within the Zone is a further development requirement. Also important is the management of reverse sensitivity issues (such as noise and vibration) in relation to adjacent land that is also earmarked for development.

(iv) Inappropriate Activities

Locating activities with greater expectations of amenity can result in an inefficient development of the yard based activity area.

Some activities can be incompatible with yard based or other industrial activities. Activities that require a higher degree of amenity, such as residential and visitor accommodation activities can give rise to reverse sensitivity effects, and force activities provided for in the one to look elsewhere for sites where no conflict arises.

It is also appropriate to require appropriate separation distances from external Zone boundaries to ensure that activities on adjacent sites are not adversely affected or restricted.

12.21.3 Objectives and Policies

Objective 1

To enable sustainable yard based and mixed business use within the Zone while avoiding, remedying and mitigating reverse sensitivity issues with adjacent land uses.

Policies

- 1.1 *To ensure that development is undertaken in accordance with a Structure Plan so that an appropriate range of activities can be accommodated within the Zone while ensuring that incompatible uses are avoided.*
- 1.2 *To provide for yard based industrial activities while providing an appropriate level of amenity within the Zone.*
- 1.3 To encourage a mix of businesses, service and industrial activities to create a vibrant employment area⁵.
- 1.4 To establish an appropriate buffer and landscaping between the site and adjacent land.
- 1.5 To minimise and contain adverse environmental effects such as noise, dust and vibration within the Zone.
- 1.6 To defer the taking up of some of the zone until there is demand for the release of additional land for uses provided for in the Zone.

Explanation and Principal Reasons for Adoption

The Zone provides for a range of business, service and industrial activity, including yard based activity. This has arisen as a result of

⁵ 32/10/7 (Willowridge Developments)

Deleted: To ensure that the Zone contains predominantly yard based industrial activities, with complementary mixed business activities provided for around the site in order to assist in integrating development into the surrounding environment

Deleted: The Zone provides primarily for the establishment of yard based industrial and service activities. This has arisen as a result of studies that have identified an immediate need for at least 10 hectares of land for yard based activities. The location of the Zone is ideal for such activities. The topography of the site, largely as a result of the Wanaka oxidation ponds, lends itself to accommodating a range of activities. Although this assists in mitigating any effects of land use activities, it is important that care is taken to ensure activities in the Zone can co-exist and avoid any issues of reverse sensitivity where possible. ¶

¶ The Zone seeks to develop an environment which is flexible and adaptable to changing activities and needs. Deferring the Zoning over part of the site will ensure that the immediate need identified for yard based activities can be met, while ensuring sufficient land remains available for future mixed business use. In the event that the market changes and the land is no longer needed for that purpose, the land ca ... [2]

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studies that have identified an immediate need for business, service and industrial land in Wanaka to serve the Upper Clutha area. The location of the Zone is ideal for such activities given its proximity to the existing Ballantyne Road industrial area and its ability to service and be serviced by future development as promoted through the Wanaka Structure Plan.

The Zone seeks to develop an environment which is flexible and adaptable to changing activities and needs. Deferring part of the Zone will enable land to be released for appropriate use in the future.⁶

Objective 2

Landscaping Strip - Activity Area A

To create an area of landscaping adjacent to Ballantyne Road for landscaping and as a buffer to the development.

Policies

- 2.1 *To create an area that provides a landscaped buffer that is free from built form to act as a balance to the intensity of the zoning beyond;*
- 2.2 *To require that the landscaping within Activity Area A is developed prior to any construction within the Zone and includes appropriate screening species.*

Explanation and Principal Reasons for Adoption.

Activity Area A is intended to provide an attractive landscaped area on the site between Ballantyne Road and the development beyond. The

⁶ 32/10/8 (Willowridge Developments)

strip is 5⁷ metres wide, which is sufficient to provide for appropriate landscaping and to act as a buffer area between the Zone and Ballantyne Road. As the area is intended to provide screening for subsequent development of the Zone, it is important that the area be landscaped prior to the commencement of any development within the Zone. It is also important that appropriate screening species be utilised. As appropriate, this land will be vested in Council.

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Objective 3

Mixed Business Use – Activity Areas B, D and E

To provide an area of appropriate mixed business, service and light industrial activity planned to integrate with adjacent yard based activity and other surrounding land uses.⁸

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Policies

- 3.1 *To provide for a suitable range of local service, business activities and light industrial activities including offices, showrooms and small scale service activities.*⁹
- 3.2 *To encourage variations in building height in order to create interesting streetscapes and variety in form, scale and height of buildings.*
- 3.3 *To encourage the use of colours and materials that are complementary to the surrounding landscape character;*
- 3.4 *To ensure provision is made for adequate and properly designed car parking areas and loading zones.*

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⁷ 32/7/3 (Orchard Road Holdings), 32/10/9 (Willowridge Developments)

⁸ 32/10/10 (Willowridge Developments)

⁹ 32/10/11 (Willowridge Developments)

3.5 Noise sensitive activities within the mixed use zone, such as workers accommodation, should be designed and managed to minimise conflict with mixed business uses and avoid or mitigate adverse amenity effects.¹⁰

3.6 To create additional zoning for mixed business activities in the future by deferring zoning over part of the site (Activity Area D and E).

¹¹

Explanation and Principal Reasons for Adoption.

Activity Area B occupies the land along Ballantyne Road and within the area known as 3 Parks. This area is allocated for mixed business use including service, light industrial and commercial activities to meet the identified immediate demand for business use and to create a vibrant, high amenity mixed business activity area.

Activity Areas D and E provide an additional area of land to be released for development when demand can be demonstrated. Allowing for further areas of mixed business will ensure that an appropriate transition from the yard based areas through to the adjoining land is provided.¹²

Objective 4

Yard based activities

To provide an area dedicated to yard based activities to maintain economic viability of these activities within the District - Activity Area C.

¹⁰ 32/10/12 (Willowridge Developments)

¹¹ 32/10/13 (Willowridge Developments)

¹² 32/10/14 (Willowridge Developments)

4.1 To provide specific areas for yard based industrial uses that will be needed to support economic growth within the Wanaka area.

4.2 To ensure that developed yard based sites are not compromised over time, by requiring appropriate building coverage and large areas for parking, on site manoeuvring and storage of goods

4.3 To require all parking, loading and turning of vehicles to be contained internally within each site

4.4 To promote high quality design and layout of all sites within this activity area.

4.5 To exclude retailing of goods unless manufactured on site

4.6 To avoid activities (such as residential activities, custodial units and visitor accommodation) that conflict with the activities of the intended uses in the zone.

4.7 To ensure that the use of the yard based industry area is maximised by requiring large minimum lot sizes and excluding further subdivision.

4.8 To require building design to allow for future adaptive reuse.

4.9 To ensure land is used for its intended purpose within this activity area, any office space must be minor and directly ancillary to the principal use of the site.

4.10 To utilise Activity Area C for the promotion of transportation, storage and yard based activities.

Deleted: To exclude activities (such as residential activities and visitor accommodation) that conflict with the mixed business activities in the zone

Deleted: 3.7. To exclude retailing of goods unless manufactured on site.

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Deleted: Activity Area B occupies the land between the Ballantyne Road landscaping strip and the yard based industrial area. This area is set aside for a small mixed business use area to provide a suitable transition between the landscaping buffer and the more industrial yard based activity area. Activities that may conflict or give rise to reverse sensitivity effects are therefore not provided for within the Activity Area. Variation in built form is encouraged in this area to create a transition into the adjoining activity area. Accordingly the provisions include a setback area, height, building coverage and landscape controls. ¶

¶ Activity Areas D and E provide an additional area of land to be released for development when demand can be demonstrated. Allowing for further areas of mixed business will ensure that an appropriate transition [... [3]

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4.11 *To encourage the use of existing topography as a means to absorb development into the site.*

Explanation and Principal Reasons for Adoption

The District currently has an insufficient supply of industrial land and land dedicated to undertake yard based activities. This shortage of land places pressure on existing land resources, pushing up prices and may force some of these activities to establish in inappropriate locations or out of the District. Because of the nature of activities occurring on these sites any form of residential or visitor accommodation zoning is inappropriate.

Objective 5

Amenity within Yard Based Activity Area C

Areas of yard based activities which have a standard of amenity pleasant to visit and work within while recognising their function.

Policies

- 5.1 *To enhance the yard based areas by minimising the adverse effects created by activities as a result of street appearance, noise, glare, traffic and dust within the activity area*
- 5.2 *By ensuring sites for yard based activity provide an attractive frontage to streets, public places and adjacent land.*
- 5.3 *To ensure provision is made for adequate road access and on-site loading zones for heavy vehicles and ensure that there is sufficient area within all sites for large vehicles (truck and trailer) units to exit the site in a forwards direction.*

5.4 *To have regard to visual amenity (design and landscaping) of sites within the Zone.*

5.5 *To promote high quality design and layout to ensure the adequate provision of public/employee car parking for all of the future uses within the Zone.*

Explanation and Principal Reasons for Adoption

Yard based activities can positively contribute to the amenity of the area, with appropriate landscaping and control over buildings. Amenity and environmental quality are important in business areas. Environmental effects of concern are traffic generation, parking congestion, dust, noise and visual impact. For this reason the Council has determined the locations in which this type of activity can be established and has identified acceptable levels of effects that may arise from activities within those areas.

¹³Objective 6 - Commercial, Service and Retail - Activity Area F¹⁴

An area of commercial, service and retail development, which will complement and support the surrounding mixed use activity and will provide for the economic, social and cultural wellbeing of the Upper Clutha Community.

Policies

6.1 - To enable the establishment of commercial, service and retail activities to service the Upper Clutha Community.

6.2 - To create an attractive and vibrant street scene.

6.3 - To encourage a vertical mix of uses.

6.4 - To encourage a high standard of building.

Implementation Methods

The Objectives and Policies will be implemented through:

District Plan

- (a) Rules, including the use of an Outline Development Plan to be submitted and granted before individual resource consents are applied for
- (b) Assessment Matters

Other

- Design guidelines;

- Council's development contributions policy under the Local Government Act 2002 for the provision of reserves and community infrastructure.
- Southern Light – Lighting Strategy for the Queenstown Lakes District Council

12.21.4 Environmental Results Anticipated

Implementation of the policies and methods for management relating to the Zone will result in:

- (i) A high quality of urban design throughout the Zone;
- (ii) A range of building types and forms that are flexible to changes in use over time and which will promote social and economic diversity;
- (iii) Compatible mixed use environment which does not result in reverse sensitivity issues within the Zone nor with adjoining activities.

The Wanaka economy not being constrained by the supply of land for yard based and mixed business including service, light industrial and commercial activities.¹⁵

- (iv) A development that meets the District Plan's principal objectives and policies in respect of landscape protection, urban growth and service availability.

12.22 Ballantyne Road Mixed Use Zone - Rules

12.22.1 Zone Purpose

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To ensure that the Affordable Housing demand generated by the development and/or subdivision is avoided, remedied, or mitigated

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To assess the impact of the development and/or subdivision on the supply of and demand for Affordable Housing, and whether a contribution towards Affordable Housing is

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¹³ 32/10/15 (Willowridge Developments)

¹⁴ 32/10/16 (Willowridge Developments)

¹⁵ 32/10/40 (Willowridge Developments)

The purpose of the Zone is to provide for existing demand for mixed business including service, light industrial and commercial activity and yard based industrial activities and the services they provide for the social and economic wellbeing of the community. The Zone also provides for a strip of retail and commercial activity to support the business and industrial activity and create an attractive and vibrant employment area.¹⁶

12.22.2 District Rules

The following District Wide Rules apply unless inconsistent with any particular Zone rule in which case the latter shall prevail.

- (i) Heritage Protection - Refer Part 13
- (ii) Transport - Refer Part 14
- (iii) Subdivision, Development and Financial Contributions - Refer Part 15
- (iv) Hazardous Substances - Refer Part 16
- (v) Utilities - Refer Part 17
- (vi) Signs - Refer Part 18
- (vii) Relocated Buildings and Temporary Activities - Refer Part 19

12.22.3 Activities

12.22.3.1 Permitted Activities

Any Activity which complies with the **Site** and **Zone** Standards and is in accordance with the **Structure Plan** (Figure 1 of this section) and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited Activity** (in Table 12.22.3.6 to this Rule) shall be a **Permitted Activity**.

12.22.3.2 Controlled Activities

Activities listed as **Controlled Activities** in Table 12.22.3.6 to this Rule shall be controlled activities provided they are not listed as a **Discretionary, Non-Complying or Prohibited Activity** and they comply with relevant **Site** and **Zone Standards** and are in accordance with the **Structure Plan** (Figure 1 of this section).

The matters over which the Council has reserved control are listed with each controlled activity.

i Outline Development Plan

NOTE: for the purpose of this rule the term "Outline Development Plan" is defined as a scaled plan showing proposed development for the whole or any part of an Activity Area.

The Outline Development Plan of any Activity Area or part of an Activity area lodged with the Council for approval is controlled in respect of all of the following:

- (a) The location of roads, accessways, and connections to other activity areas and adjoining land, including the access points into the Zone from Ballantyne Road,¹⁷
- (b) Indicative subdivision design, configuration and allotment sizes and landscaping¹⁸;

Deleted: The purpose of the Zone is to provide for the continued viability of yard based industrial activities and the services they provide for the social and economic well being of the community. The Zone also provides for a range of mixed business activities to integrate the yard based activities into the surrounding environment.

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¹⁶ 32/10/17 (Willowridge Developments)

¹⁷ 32/10/18 (Willowridge Developments)

¹⁸ 32/10/19 (Willowridge Developments)

- (c) For Activity Area C, details of all earthworks to remediate the ponds structures, including details of any fill and finished ground levels.
- (d) Proposed building setbacks from roads and internal boundaries and boundaries with adjacent land
- (e) The landscaping of all external Zone boundaries.
- (f) The location and details of all fencing;
- (g) The location of any communal car parking areas and the location of loading and unloading areas for heavy vehicles and service vehicles on each allotment;
- (h) In Activity Area B, the location and design of parking areas, including communal parking areas and associated landscaping.
- (i) The Design Guidelines which will apply to all buildings erected within the area;
- (j) The provision of infrastructure to service the development such as water, sewage treatment; storm water, lighting, power and telecommunications facilities.
- (k) The location of any open space (including land to be vested in Council) and pedestrian/cycle paths

(l) Building platforms¹⁹

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¹⁹ 32/10/21 (Willowridge Developments)

²⁰ 32/10/20 (Willowridge Developments)

Any of the above requirements (a) to (l) can be waived at the discretion of Council.

PROVIDED THAT any approval for an Outline Development Plan does not constitute an approval for any Controlled, Discretionary or Non-complying activity or building which shall require resource consent under the relevant prevailing rule(s) of this Zone.

²¹ **iii All activities that are listed as controlled activities in Table 1 are controlled in respect of:**

- (a) compatibility with surrounding land use, character and amenity
- (b) traffic generation and vehicle access
- (c) nature and scale of activities
- (d) hours of operation

iv Outdoor Storage Areas in all Activity Areas

Outdoor storage areas are controlled in respect of landscaping and screening.

12.22.3.3 Discretionary Activities

- i Activities listed as **Discretionary Activities** in Table 1 (Rule 12.22.3.6) shall be Discretionary Activities provided they are not listed as a **Non-Complying or Prohibited Activity** and they comply with all the relevant **Zone Standards** and are in accordance with the **Structure Plan**.

²¹ 32/10/22 (Willowridge Developments)

Deleted: ii All buildings that are controlled activities are controlled in respect of the following:

The location, design, height and appearance of buildings, including external finishes and materials.

Visual impact and effects on wider landscape values

Landscaping

consistency with the approved outline development plan

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Deleted: (l) Completion of an Affordable Housing Impact and Mitigation Statement and contributions (if any) made accordingly

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- ii Any activity which is not listed as a **Non-Complying** or **Prohibited Activity** and complies with all the **Zone Standards** but does not comply with one or more of the **Site Standards** shall be a **Discretionary Activity** with the Council's discretion restricted to that matters contained in that site standard

iii Buildings not in compliance with an approved outline development plan in respect of the specific matters of non-compliance.²²

12.22.3.4 Non-Complying Activities

- i Activities listed as **Non-Complying Activities** in Table 1 to this Rule shall be Non-Complying Activities provided that they are not listed as a **Prohibited Activity**.
- ii Any Activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone Standards**, shall be a **Non-Complying Activity**.
- iii Any development in Activity Areas D and E until such time as:
 - (a) There is demonstrable market demand (based on a land supply and demand analysis) for the release of further land for the activities enabled in those areas.

iv Any activity taking place in advance of the approval of an outline development plan.²³

12.22.3.5 Prohibited Activities

Activities listed as **Prohibited Activities** in Table 1 to this rule shall be Prohibited.

²² 32/10/23 (Willowridge Developments)

²³ 32/10/24 (Willowridge Developments)

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12.22.3.6

Table 1

Activity	A (landscape buffer)	B (mixed business)	C (yard based)	D (low density employment)	E (high density employment)
Buildings	N-C	CON	CON	CON	CON
Landscaping					
Residential Activities – staff accommodation only	PRO	N-C	N-C	N-C	N-C
Residential Activities (including visitor accommodation)	PRO	PRO	PRO	PRO	PRO
Commercial activities (excluding showrooms, hire of goods/equipment or services, offices, motor vehicle sales and yard based/service activities)	PRO	N-C	N-C	N-C	N-C
Community activity	PRO	N-C	PRO	N-C	N-C
Educational Facilities	PRO	N-C	PRO	N-C	N-C
Yard Based Industrial ²⁴ Activities	PRO	N-C	DIS ²⁵	N-C	N-C
Service Based Industrial Activities ²⁶	PRO	N-C	DIS ²⁷	N-C	N-C
Retail activities of goods manufactured on site or ancillary to Yard Based/Service activities (up to 10% of total floor area)	PRO	N-C	CON	N-C	N-C
Retail Activities ancillary to Yard Based/Service activities exceeding 10% of total floor area.	PRO	PRO	N-C	PRO	PRO
Industrial activities (excluding yard based/service activities)	PRO	N/C	N-C	N-C	N/C
Health & Day Care Facilities	PRO	N-C	PRO	N-C	N-C
Premises licensed for the sale and consumption of liquor	PRO	N-C	N-C	N-C	N-C

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²⁴ ~~32/2/3 (Firth Industries)~~

²⁵ ~~32/2/4 (Firth Industries)~~

²⁶ ~~32/2/3 (Firth Industries)~~

²⁷ ~~32/2/5 (Firth Industries)~~

Activity	A (landscape buffer)	B (mixed business)	C (yard based)	D (low density employment)	E (high density employment)
Factory Farming, Forestry Activities, Mining	PRO	N-C	N-C	N-C	N-C
Offices ancillary to any Permitted or Controlled Activity	PRO				
Offices	PRO	CON	N-C	CON	CON
Planting of any wilding species (as identified in Part 5 of the District Plan)	PRO	N-C	N-C	N-C	N-C
Panel beating, spray painting, motor vehicle repair or dismantling, fibre glassing, sheet metal work, and motor body building	PRO	N-C	N-C	N-C	N-C
Any activity requiring an offensive trade licence under the Health Act 1956.	PRO	N-C	N-C	N-C	N-C
Showrooms	PRO	CON	N-C	CON	CON
Hire of goods, equipment or services	PRO	DIS	CON	DIS	DIS
Motor vehicle sales	PRO	N-C	DIS	N-C	N-C
Place of assembly	PRO	N-C	N-C	N-C	N-C
Place of entertainment	PRO	N-C	N-C	N-C	N-C
Waste management facility/landfill	PRO	N-C	N-C	N-C	N-C

(blank) Permitted Activity
 CON Controlled Activity
 DIS Discretionary Activity
 N-C Non-Complying Activity
 PRO Prohibited Activity

Where this Table gives more than one classification to any Activity Area, the most restrictive classification shall override any other classification.

12.22.4 Non-notification of Applications

Any application for a resource consent for the following matters may be decided without service on affected persons under section 94(1) of the Act and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:

- (i) All applications for **Controlled** Activities.
- (ii) All applications for **earthworks** that are restricted discretionary activities and that are undertaken in relation to otherwise controlled activities in the Zone provided the earthworks are not within 5m of the site or zone boundary.

12.22.5 Standards

12.22.5.1 Site Standards

i Building Height

- Activity Area B 8 m above ground level;
- Activity Area C 10m above ground level;
- Activity Area D 8 m above ground level
- Activity Area E 8m above ground level
- Activity Area F 10m above ground level²⁸

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ii Building coverage

- (a) In Activity Area B, maximum building coverage shall be ~~80%~~ providing that where there is more than one site, this shall be deemed to be ~~80%~~ of each site.²⁹
- (b) In Activity Area C, maximum building coverage shall be 30% providing that where there is more than one site, this shall be deemed to be 30% of each site.
- (c) In Activity Area D, maximum building coverage shall be 40% providing that where there is more than one site, this shall be deemed to be 40% of each site.
- (d) In Activity Area E the building coverage shall be 50% providing that where there is more than one site, this shall be deemed to be 50% of each site.

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²⁸ ~~32/10/26 (Willowridge Developments)~~

²⁹ ~~32/10/27 (Willowridge Developments)~~

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(e) In Activity Area F the building coverage shall be 100% providing that where there is more than one site, this shall be deemed to be 100% of each site.³⁰

- (ii) cause artificial drainage of any groundwater aquifer;
- (iii) cause temporary ponding of any surface water.

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iii Earthworks

The following limitations apply to all earthworks within all Activity Areas except for earthworks associated with a subdivision or building that has both resource consent and engineering approval:

1. Earthworks

- (a) The total volume of earthworks, apart from any earthworks associated with the remediation of the oxidation ponds, does not exceed **100m³** per site (within a 12 month period). For clarification of “volume”, see interpretative diagram 5.
- (b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m, apart from any earthworks associated with the remediation of the oxidation ponds, shall not exceed **200m²** in area within that site (within a 12 month period).
- (c) No earthworks shall:
 - (i) expose any groundwater aquifer;

2. Height of cut and fill and slope

- (a) The vertical height of any cut or fill shall not be greater than the distance of the top of the cut or the toe of the fill from the site boundary (see interpretative diagram 6). Except where the cut or fill is retained, in which case it may be located up to the boundary, if less or equal to 0.5m in height.
- (b) The maximum height of any cut shall not exceed 2.4 metres.
- (c) The maximum height of any fill shall not exceed 2 metres.

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3. Environmental Protection Measures

- (a) Where vegetation clearance associated with earthworks results in areas of exposed soil, these areas shall be revegetated within 12 months of the completion of the operations.
- (b) Any person carrying out earthworks shall:
 - (i) Implement erosion and sediment control measures to avoid soil erosion or any sediment entering any water body. Refer to the Queenstown Lakes District

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³⁰ 32/10/28 (Willowridge Developments)

earthworks guideline to assist in the achievement of this standard.

- (ii) Ensure that any material associated with the earthworks activity is not positioned on a site within 7m of a water body or where it may dam or divert or contaminate water.

(c) Any person carrying out earthworks shall implement appropriate dust control measures to avoid nuisance effects of dust beyond the boundary of the site. Refer to the Queenstown Lakes District earthworks guideline to assist in the achievement of this standard.

4. Protection of Archaeological sites and sites of cultural heritage

- (a) The activity shall not modify, damage or destroy any Waahi Tapu, Waahi Taoka or archaeological sites that are identified in Appendix 3 of the Plan, or in the Kai Tahu ki Otago Natural Resource Management Plan.

iv Setback from Activity Area Boundaries

The minimum building setback from any internal boundary adjoining an adjacent activity area shall be the following:

Activity Area C	10m
<u>Activity Area F</u>	<u>No minimum Setback</u>
All other Activity Areas	<u>2m³¹</u>

³¹ 32/10/29 (Willowridge Developments)

v Internal Setbacks

The minimum building setback from any internal boundary within an activity area shall be the following:

Activity Area C	5m
All other Activity Areas	2m

(v) Setback from External Zone Boundaries

- Activity Area B 3 metres
- Activity Area C 15 metres
- Activity Areas D and E 30 metres
- Activity Area F No setback required³²

ix Car Parking

Requirements in accordance with existing provisions in Part 14 of the District Plan.

x Retail Sales – the maximum retail sales floor area per site within any activity area shall be 250m^{2, 33}

³² 32/10/30 (Willowridge Developments)

³³ 32/10/31 (Willowridge Developments)

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12.22.5.2 Zone Standards

i Structure Plan

All activities and developments must be carried out in conformity with the Structure Plan in Figure 1.

ii Road Setbacks

Within Activity Area C there shall be a setback of 10 metres from any road boundary.

Within Activity Areas B, D and E there shall be a setback of ~~2~~ metres from any road boundary.

Within Activity Area F there shall be no minimum setback from road boundaries.³⁴

iii Building Height

- Activity Area B 10 m above ground level;
- Activity Area C 12m above ground level;
- Activity Area D 10 m above ground level
- Activity Area E 10m above ground level
- Activity Area F 10m above ground level³⁵

³⁴ 32/10/32 (Willowridge Developments)

³⁵ 32/10/33 (Willowridge Developments)

- (a) All resource consents for additional building heights in Activity Area C must show how this additional height shall be used to facilitate appropriate yard based industrial use.

Refer Appendix 4 and definitions of Height and Ground Level.

iv Building Coverage

The maximum building coverage for all activities on any site should be:

- 40% in Activity Area C
- ~~80%~~ in Activity Areas B and D
- 60% in Activity Area E
- 100% in Activity Area F³⁶

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v Landscaping

A minimum width of 10m of the 15metre wide landscaping strip in Activity Area A shall be landscaped. Any such landscaping shall commence at the Ballantyne Road boundary and extend into the site. No development is to take place in the Zone until such time as the landscaping is undertaken.

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³⁶ 32/10/34 (Willowridge Developments)

vi Landscaping of all setback areas

Except as provided for in Zone Standard 12.22.5.2(v) Activity Area A) a minimum of 50% of all setback areas, excluding any area set aside for vehicle entry or exit to a site, shall be landscaped. Such landscaping is to be identified on a landscape plan accompanying a land use consent application.

vii Noise

(a) In Activity Area C activities shall be so conducted that the following noise limits are not exceeded at the boundary of this Zone:

- Daytime (0800 - 2200 hrs) 60dBA L₁₀
- Night time (2200 - 0800 hrs) 50dBA L₁₀ and 70dBA L_{max}

(b) In all other Activity Areas activities shall be so conducted that the following noise limits are not exceeded within the boundary of any other site within this Zone:

- Daytime 0800-2000 hours 50dBA L₁₀
- Night-time 2000-0800 hours 40dBA L₁₀ and 70dBA L_{max}

(c) Construction noise shall comply with and be measured and assessed in accordance with the relevant New Zealand Standard.

- Noise levels shall be measured and assessed in accordance with NZS 6801:1991 and NZS 6802: 1991.

(d) All applications for resource consent in Activity Area C shall provide a noise assessment from an appropriately qualified acoustic engineer that assesses potential noise from the activity.

viii Access from Ballantyne Road

There must be no more than 3 access points into the Zone from Ballantyne Road. One is to be adjacent to the southern boundary to provide access to the deferred area and beyond. The location of all access points shall be identified on an Outline Development Plan for the zone prepared in accordance with Rule 12.22.3.2(i) and shall not be directly opposite Frederick Street. The location of the principal access shall be supported by a traffic assessment prepared by an appropriately qualified person.³⁷

ix Nature and Scale of Activities

The following limitations apply to all activities within Activity Areas B, D and E:

- (a) No goods, materials or equipment shall be stored outside a building unless screened from all roads,³⁸ except for vehicles associated with the activity parked on the site overnight.
- (b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

³⁷ 32/10/35 (Willowridge Developments)

³⁸ 32/10/36 (Willowridge Developments)

Deleted: There must be no more than 2 access points into the Zone from Ballantyne Road. One is to be adjacent to the southern boundary to provide access to the deferred area. The location of both access points into the Zone shall be identified on an Outline Development Plan for the zone prepared in accordance with Rule 12.22.3.2(i) and shall not be directly opposite Frederick Street. The location of the principal access shall be supported by a traffic assessment prepared by an appropriately qualified person.

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x Lighting and Glare

In all Activity Areas:

- All fixed exterior lighting shall be directed away from adjacent sites and roads; and
- No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light onto any other site measured at any point inside the boundary of the other site, provided that this rule shall not apply where it can be demonstrated that the design of adjacent buildings adequately mitigates such effects.
- There should be no upward light spill within this Special Zone
- All roofs of buildings shall be finished or treated so they do not give rise to undue glare when viewed from any public place or neighbouring property.

xi Atmospheric Emissions

There shall be no open solid fuel fires.

xii Landscaping within Activity Area A

No development shall be undertaken within the Zone until such time as the landscaping of Activity Area A has been completed.

xiii Outline Development Plan

No development shall be undertaken within the Zone or part of the zone until such time as an Outline Plan has been approved by the Council.

xiv Retail Activity within the Zone is limited to 250m² retail sales floor space per site.³⁹

12.22.6 Resource Consents – Assessment Matters

The resource consent Assessment Matters which apply to the consideration of resource consents in the Zone are specified in this Rule. The Assessment Matters are applied as follows:

- i For all Controlled Activities in the Zone, the assessment matters shall only apply in respect of conditions that may be imposed on a consent.
- ii For any Controlled Activities that do not comply with one or more of the relevant site standards, in determining whether or not to grant consent the Council shall only apply the assessment matters relevant to that site standard.
- iii For all Discretionary Activities in the Zone, in considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the assessment matters.

a. Controlled and Discretionary Activity – Landscaping

³⁹ 32/10/37 (Willowridge Developments)

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- The extent to which the landscape treatment in Activity Area A and on the Zone boundaries will assist to soften the full extent of development and avoid adverse effects (including reverse sensitivity effects) on Ballantyne Road and on adjacent sites and land.
 - The extent to which any planting of vegetation is of a sufficient maturity to mitigate the effects of buildings and structures.
 - The extent to which the landscape treatment of this area is compatible with and provides for pedestrian and cycle access along Ballantyne Road.
 - The extent to which it is necessary to provide landscape planting adjacent to buildings in order to soften their visual effect.
- b. Site Layout, Size, Orientation and Density of Development in Activity Areas**
- The proposed site layout connects to adjacent land and activity areas through adequate pedestrian and vehicle access;
 - The extent to which site layout takes into account on-site features, topography, views, vegetation, structures, drainage, services, access, and orientation.
 - The extent to which site layout efficiently distributes utilities to and on the site, taking into account any future site development.
- Sites have the appropriate area and dimensions to enable the siting and construction of buildings and vehicle access parking, turning and loading space.
- c. Streetscape**
- The extent to which the streetscape is considered as an entity that relates appropriately to criteria concerning lot size, layout, and orientation, transport networks, street design, and vehicle parking.
 - The extent to which the streetscape incorporates a landscape approach which:
 - Satisfies maintenance and safety requirements and considers lines of sight for pedestrians, cyclists and vehicles.
 - Accommodates utility services and minimises their visual impact.
 - Maximises the use of trees and plants as landscape features for neighbourhood identity.
- d. Building Design and Appearance**
- The extent to which the orientation of buildings optimises views and sun exposure and orientation to open space.

- The extent to which building materials are appropriate to the area and have an alpine character that has local application.
- The extent to which the colour and exterior finishing materials of any buildings contribute toward maintaining the naturalness of the local environment.

e Continuous Building Length

- The extent to which any building within any activity area which has a continuous building length along a road boundary of greater than 10m shall provide architectural diversity and definition such that it articulates the frontage of any building block.

f Earthworks and Conservation

- The extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- Whether appropriate measures to control dust emissions are proposed.

- Whether any groundwater is likely to be affected, and any mitigation measures are proposed to deal with any effects. NB: Any activity affecting groundwater may require resource consent from the Otago Regional Council.

g Effects on landscape and visual amenity values

- Whether the scale and location of any cut and fill will adversely affect:
 - The visual quality and amenity values of the landscape;
 - The natural landform of any ridgeline or visually prominent areas;
 - The visual amenity values of surrounding sites.
- Whether the earthworks will take into account the sensitivity of the landscape.
- The potential for cumulative effects on the natural form of existing landscapes.
- The proposed rehabilitation of the site.

h. Effects on adjacent sites:

- Whether the earthworks will adversely affect the stability of neighbouring sites.

- Whether the earthworks will change surface drainage, and whether the adjoining land will be at a higher risk of inundation, or a raised water table.
- Whether cut, fill and retaining are done in accordance with engineering standards.

i. General amenity values

- Whether the removal of soil to or from the site will affect the surrounding roads and neighbourhood through the deposition of sediment, particularly where access to the site is gained through residential areas.
- Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
- Whether natural ground levels will be altered.

j. Impacts on sites of cultural heritage value:

- Whether the subject land contains Waahi Tapu or Waahi Taoka, or is adjacent to a Statutory Acknowledgment Area, and whether tangata whenua have been notified.
- Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.

k. Conservation

- Subject to the next criterion, that trees are retained in order to achieve the intended environmental outcomes for that part of the zone.
- That earthworks, excavation and the removal of topsoil to be kept to the minimum necessary to provide for the activities for which the land is to be used.
- That the character of the landscape features is enhanced.

l. Discretionary Buildings and Activities pursuant to Rule 12.22.3.3

- The extent to which new buildings and any associated outdoor activities including carparking and storage are visually compatible in scale with the immediate streetscape and/or adjoining buildings on properties within Activity Areas
- The extent to which new developments are designed and detailed to avoid blank walls along street frontages;
- The location, height, design and appearance of buildings.

- ⁴⁰
▼▼
- m Setbacks from Roads and Internal Boundaries**
- The extent to which a limited building setback from a road or neighbours is necessary in order to allow more efficient or practical use of the remainder of the site.
 - The extent to which alternative practical locations are available for the building or structure.
 - The degree to which the proposed building enhances the visual amenity of the site as viewed from the road and adjoining sites.
 - The degree to which the proposed building will detract from the outlook and privacy of people on adjoining sites.
 - The degree to which proposed landscaping, including plantings, will mitigate the effects of limited building setback from a road or neighbours.
 - The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries.
 - The extent to which the proposed building will have a size, form, and external appearance which is

sympathetic to, and in visual harmony with the surrounding environment.

- The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of noise, smell, dust, glare or vibration.

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n. Buildings and activities on the Zone boundary

- Whether and to what extent landscaping is proposed in order to effectively enhance the amenity of the streetscape and to break up and enhance the external appearance of the industrial buildings.

o. Discretionary Building Height

- Whether variations of building height are used to contribute to the legibility, visual interest and character of the neighbourhood.
- Whether the roof form provides an appropriate termination to the building that positively contributes to the variety and visual character of the neighbourhood.

⁴⁰ [32/10/38 \(Willowridge Developments\)](#)

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SUBDIVISION RULES

Add to 15.2.6.3 Zone Subdivision Standards – Lot Sizes and Dimensions

Zone	Minimum Lot Area
Ballantyne Road Mixed Use Zone	Activity Area C – 3000m ² Activity Area D – 1000m ² All other Activity Areas - No minimum lot size. All subdivision shall be in accordance with an Outline Development Plan approved pursuant to Rule 12.22.3.2(i).

Subdivisions in all Activity Areas must result in lots capable of accommodating buildings and uses in accordance with the permitted and controlled activity rules and site and zone standards for the particular zone in which the site(s) is located, and the requirements of Section 14 – Transport.

Add to 15.2.3.2 Controlled Subdivision Activities

(iii) In the Ballantyne Road Mixed Use Zone subdivision that is in accordance with an Outline Development Plan approved pursuant to Rule 12.22.3.2(i)

Add to 15.2.3.4 Non-complying Subdivision Activities

- (vi) In the Ballantyne Road Mixed Use Zone subdivision shall be a **Non-complying** Activity when it is not in accordance with an Outline Development Plan approved pursuant to Rule 12.22.3.2(i)

TRANSPORT RULES

Add to 14.2.2.2 Controlled Activities

- i **Car Parking Areas in the Town Centre, Business, industry Zones, Ballantyne Road Mixed Use Zone, and Corner Shopping Centre Zone.**

SIGNS RULES

Add to 18.2.5 Zone Standards

All activities that do not meet the zone standards shall be Non-Complying Activities:

TOWNSHIP, TOWN CENTRE (EXCEPT WITHIN THE TOWN CENTRE TRANSITION SUB-ZONE), CORNER SHOPPING CENTRE, AIRPORT MIXED USE, BUSINESS & INDUSTRIAL ZONES AND REMARKABLES PARK ZONE ACTIVITY AREAS 3 AND 5 AND BALLANTYNE ROAD MIXED USE ZONE ACTIVITY AREAS B AND C

LOW DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, THE TOWN CENTRE TRANSITION SUB-ZONE, RESIDENTIAL ARROWTOWN HISTORIC MANAGEMENT, RURAL RESIDENTIAL ZONES AND REMARKABLES PARK ZONE (except Activity Areas 3, 5

BALLANTYNE ROAD SPECIAL INDUSTRY – PROPOSED PLAN CHANGE 12

and 8) AND BALLANTYNE ROAD MIXED USE ZONE ACTIVITY
AREAS D AND E

BALLANTYNE ROAD SPECIAL INDUSTRY – PROPOSED PLAN CHANGE 12

Figure 1: Structure plan

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⁴¹ 32/10/39 (Willowridge Developments), 32/7/2 (Orchard Road Holdings)

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Business and industrial activities occur throughout the District. High land values have made it untenable in the past for activities requiring large areas for storage and yard based activities to become established. Such activities need to be provided for in appropriate locations so they can efficiently service the local economy without adversely affecting surrounding land uses.

The Ballantyne Road Mixed Use Zone consists of approximately 20 hectares within close proximity to the growing industrial node at Frederick Street. The site is located within land identified by Wanaka 2020 and the adopted 2004 Wanaka Structure Plan as being set aside for industrial type development.

In order to ensure that an appropriate degree of amenity is provided both within the site and in the surrounding area, the quality of development within the Zone must enhance the visual amenity of the Ballantyne Road streetscape as well as ensure that appropriate setbacks and buffer treatments are provided from adjacent land.

The Zone provides predominantly for yard based industrial activities, with appropriate mixed business uses allowed for at the periphery of the Zone to enable development to be absorbed into the landscape and to provide a transition from the yard based uses to the more amenity driven residential activities anticipated on adjacent land by the Wanaka Structure Plan.

The Zone provides primarily for the establishment of yard based industrial and service activities. This has arisen as a result of studies that have identified an immediate need for at least 10 hectares of land for yard based activities. The location of the Zone is ideal for such activities. The topography of the site, largely as a result of the Wanaka oxidation ponds, lends itself to accommodating a range of activities. Although this assists in mitigating any effects of land use activities, it is important that care is taken to ensure activities in the Zone can co-exist and avoid any issues of reverse sensitivity where possible.

The Zone seeks to develop an environment which is flexible and adaptable to changing activities and needs. Deferring the Zoning over part of the site will ensure that the immediate need identified for yard based activities can be met, while ensuring sufficient land remains available for future mixed business use. In the event that the market changes and the land is no longer needed for that purpose, the land can be subject to either the resource consent process, a further Plan Change process or a designation process if required.

Activity Area B occupies the land between the Ballantyne Road landscaping strip and the yard based industrial area. This area is set aside for a small mixed business use area to provide a suitable transition between the landscaping buffer and the more industrial yard based activity area. Activities that may conflict or give rise to reverse sensitivity effects are therefore not provided for within the Activity Area. Variation in built form is encouraged in this area to create a transition into the adjoining activity area. Accordingly the provisions include a setback area, height, building coverage and landscape controls.

Activity Areas D and E provide an additional area of land to be released for development when demand can be demonstrated. Allowing for further areas of mixed business will ensure that an appropriate transition from the yard based area through to the adjoining land is provided.

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Objective 6

Affordable Housing

To ensure that the Affordable Housing demand generated by the development and/or subdivision is avoided, remedied, or mitigated

Policies

To assess the impact of the development and/or subdivision on the supply of and demand for Affordable Housing, and whether a contribution towards Affordable Housing is necessary to offset any adverse effects

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The Wanaka economy not being constrained by the supply of land for yard based activities.