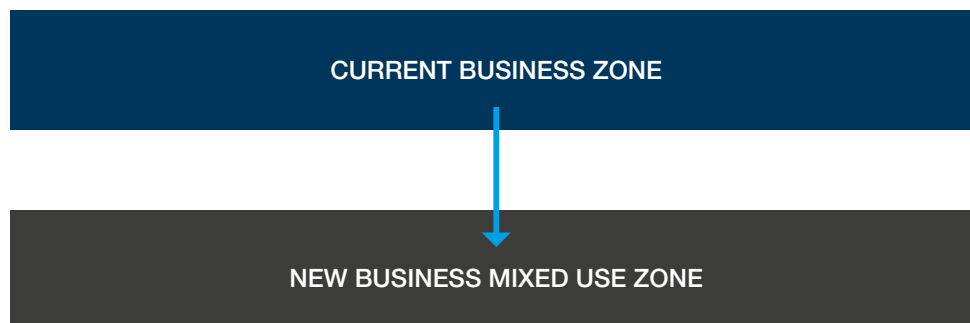


Business Mixed Use Zone

It is proposed that the current Business Zone is replaced with a new Business Mixed Use Zone.



The existing situation

The operative Business Zone is located in the Gorge Road area of Queenstown and Anderson Heights in Wanaka. These locations are important because they are within walking distance of our two main commercial centres in Queenstown and Wanaka.

The current zone has been critically reviewed and several issues have been identified that are addressed by proposed changes:

- There is no clear distinction between the Business and Industrial Zones. This leaves the door open for industrial activities to establish

in the zone. The zone adjoins residential areas in both Wanaka and Queenstown. Limiting industrial activities in the zone will decrease their effect on residential amenity.

- Rules that guide the location of buildings are inflexible and don't encourage quality design outcomes or innovation.
- There is little acknowledgement that the zone is strategically located close to Town Centres, or that there could be opportunities for apartment-style living close to Town.
- The areas have the potential to absorb taller and more intensive development.

What are we trying to achieve?

The current Business Zone will be replaced with the Business Mixed Use Zone.

This continues the status quo and commercial activities are still encouraged to establish in these areas. However residential activities will now also be enabled.

Allowing a mix of commercial and residential activities will increase the diversity of housing supply in the District by providing more opportunities for high density housing, such as apartments.

The changes will make stronger distinctions between this zone and the Industrial Zones. Industrial and other activities that have noxious effects are excluded from the Business Mixed Use Zone.

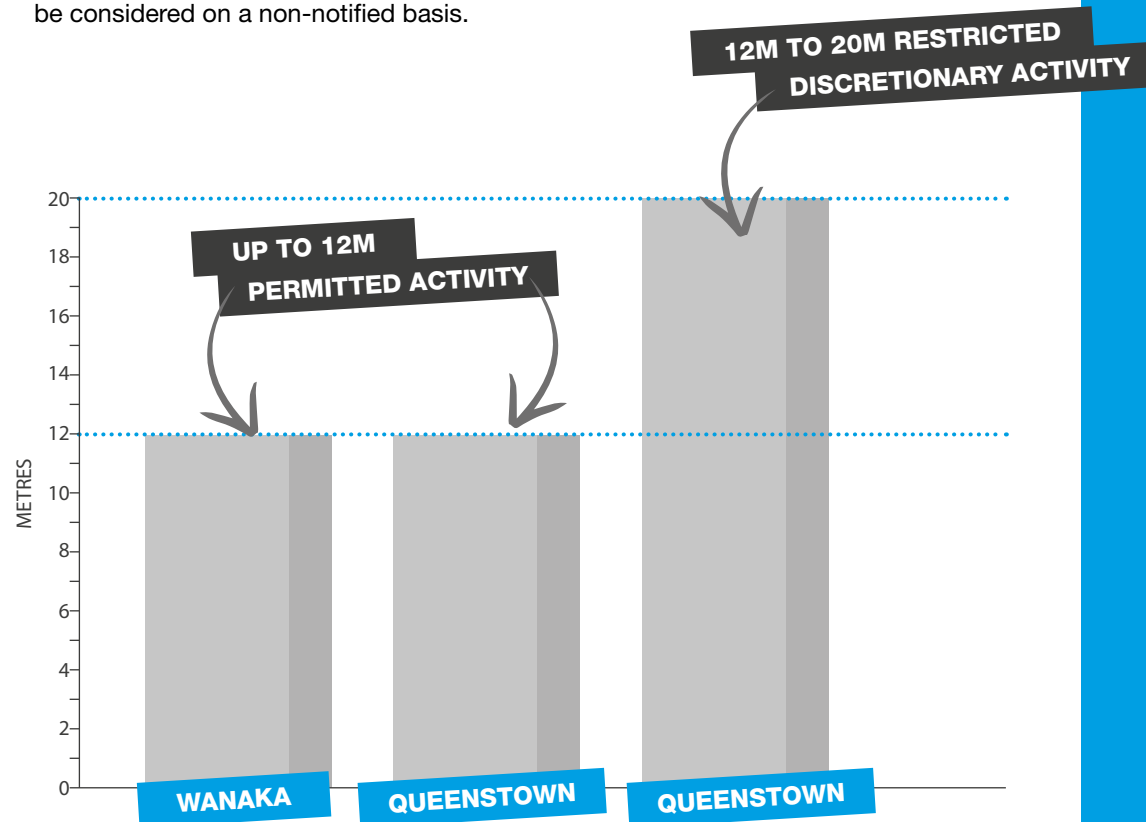
To manage the potential conflicts between residential and commercial activities, new rules will address issues such as noise, for example acoustic insulation for residential and visitor accommodation.

New buildings will require Restricted Discretionary Activity resource consent, with a strong focus on building design and the integration of buildings (how they relate to each other to encourage cohesive commercial hubs). Resource consent applications for buildings will be considered on a non-notified basis.

Revised building heights will be introduced for both Queenstown and Wanaka:

- Queenstown:
Up to 12m – Permitted Activity
12m to 20m – Restricted Discretionary Activity
- Wanaka:
Up to 12m – Permitted Activity

Proposals exceeding these limits will require consent for a Non-Complying Activity.



Want to get into more detail?

Visit www.qldc.govt.nz/proposed-district-plan to read the full provisions or a range of other resources.