

12.23 Ballantyne Road Mixed Use Zone

12.23.1 Resources and Values

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 service and yard based industrial 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 service and 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 service and yard based industrial activities to the more amenity driven residential activities anticipated on adjacent land by the Wanaka Structure Plan.

12.23.2 Resource Management Issues

i Land and Location

Unavailability of land for activities 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 requiring large areas for storage 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 yard based industrial and yard based service 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 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 service and yard based industrial 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.

12.23.3 Objectives and Policies

Objective 1

To enable sustainable yard based service and yard based industrial activities 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 service and yard based industrial activities while providing an appropriate level of amenity within the Zone.*

- 1.3 *To ensure that the Zone contains predominantly yard based service and 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.*
- 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 primarily for the establishment of yard based industrial and yard based 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 service and yard based industrial 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.

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 strip is 15 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.

Objective 3

Mixed Business Use – Activity Areas B, D and E

To provide an area of appropriate mixed business activities to act as a transition area between the yard based service and yard based industrial activity area and the adjoining land.

Policies

- 3.1 To provide for a suitable range of local service and business activities including offices, showrooms and small scale service activities.

- 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.
- 3.5 To exclude activities (such as residential activities and visitor accommodation) that conflict with the mixed business activities in the zone.
- 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).
- 3.7 To exclude retailing of goods unless manufactured on site.

Explanation and Principal Reasons for Adoption

Activity Area B occupies the land between the Ballantyne Road landscaping strip and the yard based industrial and yard based service 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 service and yard based industrial 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 service and yard based industrial area through to the adjoining land is provided.

Objective 4

Yard based service and Yard based Industrial activities

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

Policies

- 4.1 *To provide specific areas for yard based industrial and yard based service uses that will be needed to support economic growth within the Wanaka area.*
- 4.2 *To ensure that developed yard based service and yard based industrial 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 industrial and yard based service 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.*

4.11 *To require the use of existing topography, ie the oxidation ponds structure, as a basis for development of the site.*

Explanation and Principal Reasons for Adoption

The District currently has an insufficient supply of yard based service or yard based 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 Service/Industrial Activity Area C

Areas of yard based service and yard based industrial 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 service and yard based industrial 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 service and yard based industrial 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.

Objective 6

Affordable Housing

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

Policies

- 6.1 *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*

12.23.3.1 Implementation Methods

The Objectives and Policies will be implemented through:

- i **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
- ii **Other**
 - (a) Design guidelines;
 - (b) Council’s development contributions policy under the Local Government Act 2002 for the provision of reserves and community infrastructure.
 - (c) Southern Light – Lighting Strategy for the Queenstown Lakes District Council

12.23.4 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.
- iv The Wanaka economy not being constrained by the supply of land for yard based service or yard based industrial activities.
- v A development that meets the District Plan’s principal objectives and policies in respect of landscape protection, urban growth and service availability.