

INDUSTRIAL ZONING REVIEW

FIND OUT MORE OR HAVE YOUR SAY



TELL US  
WHAT YOU  
THINK...

We are  
after your  
feedback!

You can find out more or get involved in the process by letting us know your preferences. To get involved or find out more information about the review process either simply scan the QR code below to go directly to our website:



The **Clutha District Council** is in the initial stages of reviewing the current industrial residential zoning in the Balclutha, Milton and Stirling area and we want your input.

We are undertaking pre-notification consultation with the respective communities. We want to understand what opportunities there are to provide more industrial land so that we can continue to attract businesses to our community without compromising the amenity values of our urban areas. We want to ensure our communities have the provisions to sustainably grow in the future.

[www.cluthadc.govt.nz/zoningreview](http://www.cluthadc.govt.nz/zoningreview)

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# Future Zoning Opportunities



The **zoning** of your property enables different activities to occur on your land. It is important to understand what activities the zoning of your property allows you to do as a right and what you may need resource consent to do.

This process is an opportunity to let us know what your preferences of zoning for your property may be.

## INDUSTRIAL ZONING



**Industrial zoning**, which is referred to as the 'Industrial Resource Area' under the Clutha District Plan, allows for industrial activities subject to meeting the relevant performance standards. Industrial areas tend to be dominated by large purpose built buildings. It is important we protect our industrial activities so that businesses have certainty for their existing operations and have the ability to grow to meet future demands.

ACTIVITIES THAT ARE GENERALLY PERMITTED AND MAY NOT REQUIRE A RESOURCE CONSENT INCLUDE:

- Industrial activities** and large purpose built facilities.
- Storage facilities**, subject to adequate screening being provided.
- Activities that are serviced by heavy vehicles**, subject to compliance with transportation requirements for the site.

EXAMPLES OF ACTIVITIES THAT MAY REQUIRE RESOURCE CONSENT INCLUDE:

- Residential activities.**
- Commercial service activities.**
- Excessively noisy or smelly activities.**

## RURAL ZONING



**Rural Zoning**, which is referred to as the 'Rural Resource Area' under the Clutha District Plan provides for most rural production activities subject to meeting the relevant performance standards. Rural zones are characterised by the open space and providing for rural processing activities.

ACTIVITIES THAT ARE GENERALLY PERMITTED AND MAY NOT REQUIRE A RESOURCE CONSENT INCLUDE:

- Operate farming activities** or an activity that directly relies on the extraction and/or processing of resources found in the rural environment (e.g. forestry and a sawmill).
- One residential dwelling** not within 200m of an existing dwelling. Properties must be of a sufficient size to effectively deal with onsite sewerage and water servicing requirements.

EXAMPLES OF ACTIVITIES THAT MAY REQUIRE A RESOURCE CONSENT INCLUDE:

- Activities that attract people to the site** for purchasing goods or to utilise a service or facility.
- Higher density of residential dwellings** e.g. a dwelling located within 200m of an existing dwelling.

