

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Key:

Recommended changes to notified chapter are shown in red underlined text for additions and ~~red strike through~~ text for deletions, Appendix 1 to Right of Reply, dated 13 December 2016.

Recommend changes to notified chapter are shown in underlined text for additions and ~~strike through text~~ for deletions. Appendix 1 to s42A report, dated 2 November 2016.

17 Queenstown Airport Mixed Use Zone

Comment [RH1]: Minute dated 16.6.16. Scope provided by 433 (QAC)

17.1 Zone Purpose

The purpose the Airport Zone is to provide for a range of airport and airport related activities at Queenstown and Wanaka Airports and to recognise the unique role of the airports in providing for the social and economic wellbeing of the community.

Comment [RH2]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Queenstown Airport provides facilities for the transportation of people and freight and is a key asset to the District in terms of supporting the tourism industry and the needs of local and business travellers. ~~Queenstown The~~ Airport acts as an important gateway into the District and facilitates access and economic activity in the local and broader regional economies.

Comment [SG3]: Minute dated 16.6.16. Scope provided by 433 (QAC)

~~Queenstown The~~ Airport's main function is for domestic and international scheduled passenger movements as well as freight. ~~The Queenstown~~ Airport is recognised as a nationally significant asset in the light of its significant contribution to the tourism industry. Queenstown Airport also provides facilities and infrastructure for helicopter, flightseeing and general aviation operations. It is also a critical provider of emergency services and is a lifeline utility under the Civil Defence Emergency Management Act 2002.

Comment [SG4]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [SG5]: Minute dated 16.6.16. Scope provided by 433 (QAC)

International tourism is New Zealand's largest foreign exchange earner and the Queenstown Lakes District tourism industry is heavily reliant on air transport. ~~Queenstown Airport The airport~~ is a significant source of employment for the District.

Comment [SG6]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Wanaka Airport is Regionally Significant Infrastructure to the District and is an important commercial and recreational aviation hub for the Upper Clutha. Wanaka Airport ~~has capacity for commercial passenger flights and flights through until 10pm at night and, as such, the Airport~~ may one day accommodate scheduled and chartered air transport services.

Comment [RH7]: 433 (QAC) 13.12.16

Comment [RH8]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH9]: Minute dated 16.6.16. Scope provided by 433 (QAC)

The Airport ~~Mixed Use~~ Zone applies to all land used for airport and airport-related activities at Queenstown ~~and Wanaka~~ Airports. The Zone rules apply a range of performance standards to manage the effects of land uses carried out at the Airports on amenity values.

The objective and provisions for Queenstown Airport promote a wide range of activities and reflect the location of Queenstown Airport within the Queenstown Urban Growth Boundary. The objectives and provisions for Wanaka Airport reflect the more remote location of Wanaka Airport outside of the Wanaka Urban Growth Boundary and seek to avoid adverse effects from inappropriate commercial activities locating at the Airport. The strategic importance to the District of both airports and the finite nature of the land resource for both airports is also recognised in the Airport Zone provisions.

Comment [CB10]: Minute dated 16.6.16. Scope provided by 433 (QAC)

QUEENSTOWN AIRPORT MIXED USE ZONE 17

17.2 Objectives and Policies

17.2.1 Objective – Queenstown Airport, is maintained recognised as as nationally significant infrastructure, and a generates of of nationally and regionally significant economic, social and cultural benefits.

Policies

17.2.1.1 ~~Airport activities are enabled, provided~~ Provide for those aviation activities necessary ~~Airport Activities to enable~~ Queenstown Airport ~~can to~~ operate in a safe and efficient manner.

17.2.1.2 Provide for a range of Aairport Rrelated ~~service, business, industrial and commercial activity aActivities~~ to support or complement the functioning of Queenstown Airport.

~~17.2.1.3 Zone sufficient land to meet the foreseeable future requirements of activities that support or complement the functioning of Queenstown Airport.~~

~~17.2.1.43 Promote the use of walking, cycling and public transport services and infrastructure to support or complement the functioning of Queenstown Airport.~~

17.2.2 Objective – At Wanaka Airport, Airport Activities and Airport Related Activities support the essential functioning of aviation activities.

Policies

17.2.2.1 Airport Activities which are core to the safe and efficient operation of Wanaka Airport are enabled and provided for.

17.2.2.2 Ensure land uses including Airport Related Activities have a legitimate relationship with Airport Activities and are only allowed where they are of a size (either individually or cumulatively) that:

- a. is ancillary to and support part of the operation of an Airport Activity; and
- b. do not adversely affect the key local service and employment function of Wanaka Town Centre or other commercially zoned areas within the District.

17.2.2.3 Only allow retail and food and beverage facilities which are designed and operated and of a nature, scale and intensity to service visitors, passengers or workers engaged in or associated with Airport Activities or Airport Related Activities within the Wanaka Airport zone, and are unlikely to attract significant patronage outside of this purpose.

17.2.2.4 Ensure buildings and activities are adequately serviced with a water supply for fire-fighting purposes as well as provision of potable water, sewage treatment and disposal.

17.2.23 Objective – ~~Provision for the requirements of Airport Activities and Airport Related Activities are provided for at Queenstown and Wanaka Airports while is balanced with achieving maintaining~~ an acceptable level of amenity for ~~noise, and high levels of general amenity for~~ those using the airports and for those residing on neighbouring land.

Policies

~~17.2.2.4~~17.2.3.1 Maintain Queenstown Airport as a memorable and attractive gateway to the District.

- Comment [RH11]: Fourth Procedural Minute
- Comment [RH12]: 768 (Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd) 2.11.16
- Comment [RH13]: Fourth Procedural Minute.
Scope provided by 768 (Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd).
13.12.16
- Comment [RH14]: 768 (Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd) 2.11.16
- Comment [RH15]: This has been reinserted as notified 13.12.16
- Comment [SG16]: 807 (RPL) 2.11.16
- Comment [RH17]: Clarification 2.11.16
- Comment [RH18]: Fourth Procedural Minute
- Comment [RH19]: This has been reinserted as notified 13.12.16
- Comment [RH20]: This has been reinserted as notified 13.12.16
- Comment [RH21]: 768 (Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd) 13.13.16
- Comment [RH22]: 807 (RPL) 13.12.16
- Comment [RH23]: 798 (ORC) 2.11.16
- Comment [RH24]: Minute dated 16.6.16. Scope provided by 433 (QAC)
- Comment [RH25]: Minute dated 16.6.16. Scope provided by 433 (QAC)
- Comment [RH26]: Minute dated 16.6.16. Scope provided by 433 (QAC)
- Comment [RH27]: Minute dated 16.6.16. Scope provided by 433 (QAC)
- Comment [RH28]: Minute dated 16.6.16. Scope provided by 433 (QAC)
- Comment [RH29]: Minute dated 16.6.16. Scope provided by 433 (QAC)
- Comment [RH30]: 807 (RPL) 13.12.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

17.2.2.2.3.2 Manage adverse effects on amenity values arising from the on-going development, use and maintenance of Queenstown and Wanaka Airports.

Comment [SG31]: Minute dated 16.6.16. Scope provided by 433 (QAC)

17.2.2.3.3 Avoid the establishment or intensification of activities that are incompatible with the ongoing operation and functioning of Queenstown and Wanaka Airports.

Comment [RH32]: 768 (Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd) 2.11.16

Comment [SG33]: 433 (QAC) 13.12.16

17.3 Other Provisions and Rules

17.3.1 District Wide

Attention is drawn to the following District Wide chapters. All provisions referred to are within Stage 1 of the Proposed District Plan, unless marked as Operative District Plan (ODP).

Comment [RH34]: Changes to this section made for consistency with other chapters. Plan guidance only, no change in substance.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	24 Signs (18 Operative DP)
25 Earthworks (22 Operative- DP)	27 Subdivision 26 Historic Heritage	28 Natural Hazards 27 Subdivision
29 Transport (ODP) 28 Natural Hazards	30 Utilities and Renewable Energy 29 Transport (14 Operative)	31 Hazardous Substances (ODP) 30 Energy and Utilities
35 Temporary Activities and Relocated Buildings 31 Hazardous Substances (16 Operative)	36 Noise 32 Protected Trees	37 Designations 35 Temporary Activities and Relocated Buildings
Planning Maps 36 Noise	37 Designations	Planning Maps

17.3.2 District Wide Clarification

Advice Notes:

Comment [SG35]: Clarification 2.11.16

17.3.2.1 A permitted activity must comply with all the rules listed in the activity and standards tables.

Comment [SG36]: 383 (QLDC) 2.11.16

17.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the 'Non-Compliance Status' column shall apply. Where an activity breaches more than one Standard, the most restrictive status shall apply to the Activity.

17.3.2.3 Rules 17.4.1 to 17.4.914 and the standards contained in Table 2 apply to Queenstown Airport. Rules 17.4.1015 to 17.4.2329 and the standards contained in Table 3 apply to Wanaka Airport.

Comment [RH37]: Minute dated 16.6.16. Scope provided by 433 (QAC)

17.3.2.4 In addition to these rules, any person wishing to undertake an activity within the Aerodrome Purposes designation at Queenstown or Wanaka Airport must obtain the written approval of the requiring authority, in accordance with section 176 of the Resource Management Act 1991.

Comment [RH38]: Clarification 2.11.16

17.3.2.5 The following abbreviations are used within this Chapter.

Queenstown Lakes District Council Proposed District Plan 2015, Right of Reply, Appendix 1

28725008_1.docx

QUEENSTOWN AIRPORT MIXED USE ZONE 17

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

General Rules:

17.3.2.6 For Airport Activities at Queenstown and Wanaka Airports, including the Queenstown Airport Corporation as Network Utility Operator, the Airport Zone (Chapter 17) shall prevail over the Energy and Utilities Chapter (Chapter 30).

17.3.2.7 Chapter 16 Hazardous Substances of the Operative District Plan does not apply to the Airport Zone).

Comment [RH39]: Minute dated 16.6.16. Scope provided by 433 (QAC) 13.12.16

Comment [RH40]: 433 (QAC)
Consequential change in accordance with Council's Reply Recommended Chapter 30 Energy and Utilities (Recommended General Rule 30.3.3.4) 2.11.16

Comment [RH41]: Moved from Notified Rule 17.5.7. 433 (QAC) 13.12.16

Comment [RH42]: Minute dated 16.6.16. Scope provided by 433 (QAC)

17.4 Rules - Activities

Table 1 - Activities located in the Queenstown Airport Mixed Use Zone		Activity Status
Queenstown Airport		
17.4.1	Any airport activity or airport related activity Airport Activity (excluding Aircraft Operations and Buildings) - Queenstown Airport, and Airport Related Activity (excluding Buildings) - Queenstown Airport or farming activity that which complies with all the relevant standards in Table 2 rules in section 17.5 shall be a Permitted Activity.	P
17.4.2	<u>Signage</u> 17.4.2.1 Advertising or promotional signage located greater than 20m from the zone boundary. 17.4.2.2 Signage to be viewed by persons within the zone and not directed at persons outside the zone. 17.4.2.3 Instruction or directional signage. <u>Note: for all other signs, Section 18 – Signs of the Operative District Plan apply.</u>	P
17.4.3	<u>Freight Facilities</u>	P
17.4.4	<u>Buildings for Airport and Airport Related Activities (except that security fencing greater than 2m high shall not be subject to this rule and is permitted).</u> <u>Control is reserved to the following:</u> <ul style="list-style-type: none"> <u>Design and appearance;</u> <u>Effects on visual amenity when viewed from beyond the zone boundary;</u> <u>Parking provision;</u> 	C

Comment [RH43]: RPL (807) 13.12.16

Comment [SG44]: RPL (807) 13.12.16

Comment [RH45]: Clarification. 13.12.16

Comment [RH46]: Clarification. Moved (Notified Rule 17.5.10) 13.12.16

Comment [RH47]: Non-substantive change. Moved from definition of 'Airport Activity - Queenstown Airport'. 13.12.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Table 1 - Activities located in the Queenstown Airport Mixed Use Zone		Activity Status
	<ul style="list-style-type: none"> Landscaping; Location of building. 	
<u>17.4.5</u>	<p>Signage</p> <p>Signage on the roof of buildings</p>	NC
<u>17.4.26</u>	<p>Any non airport related activity which is Activities not listed in Rules 17.4.35 to 17.4.913 as Prohibited, with Council's discretion restricted to:</p> <p>Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> Design, external appearance and siting of buildings and structures; Traffic generation, vehicle parking, site access and servicing, including provision for an integrated transport assessment; Landscaping and screening of any outdoor storage; The extent to which the activity benefits from an Airport location. 	RD
<u>17.4.37</u>	Forestry	PR
<u>17.4.48</u>	Factory Farming	PR
<u>17.4.59</u>	Mining	PR
<u>17.4.610</u>	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
<u>17.4.711</u>	Residential Activities	PR
<u>17.4.812</u>	Community Activities (excluding police stations, fire stations, medical facilities and education facilities provided they serve an aviation related purpose)	PR
<u>17.4.913</u>	Day Care Facilities	PR
<u>17.4.14</u>	Visitor Accommodation	PR
Wanaka Airport		
<u>17.4.4015</u>	Any activity not listed in Rules 17.4.4116 to 17.4.239	NC
<u>17.4.4116</u>	Any Airport Activity (excluding Aircraft Operations and Buildings) — Wanaka Airport, and Airport Related Activity (excluding Buildings) that complies with the relevant	P

Comment [RH42]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH48]: RPL (807) 13.12.16

Comment [RH49]: Clarification. Moved (Notified Rule 17.5.10) 13.12.16

Comment [RH50]: Consequential renumbering 13.12.16

Comment [SG51]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH52]: Non substantive for legibility purposes only 13.12.16

Comment [RH53]: Clarification 2.11.16

Comment [RH54]: 807 (RPL) 13.12.16

Comment [RH55]: The changes noted below (Rule 17.4.10 – 17.4.23) relate to the minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH56]: Minute dated 16.6.16. Scope provided by 433 (QAC)

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Table 1 - Activities located in the Queenstown Airport Mixed Use Zone		Activity Status
	standards in Table 3.	
17.4.17	Scientific Aviation and Space Research Activities	P
17.4.18	Aviation Schools	P
17.4.19	Facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation.	P
17.4.20	Air Shows	P
17.4.21	Military Training Operations	P
17.4.12	<ul style="list-style-type: none"> Airport Related Activity – Wanaka Airport that complies with the relevant standards in Table 3. 	P
17.4.1322	<p>Buildings for Airport or Airport Related Activities</p> <p>Except security fencing greater than 2m high which shall not be subject to this rule and is permitted.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> Design and appearance; The effects on visual amenity when viewed from beyond the Airport zone boundary; The purpose of the building and the operational requirements of the activity it contains. Provision for firefighting; Wastewater; Stormwater; Water Supply. 	C
17.4.1423	<p>Instructional or directional signage or signage directed at persons within the zone.</p> <p>Control is reserved to all of the following:</p> <ul style="list-style-type: none"> Dimensions of signage Location of signage <p>Note: for all other signs, Section 18 – Signs of the Operative District Plan apply</p>	C
17.4.1624	Wholesaling or Commercial Storage Activity	NC

Comment [RH42]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH58]: 17.4.17- 17.4.21, moved out of definition of "Airport Related Activity – Wanaka Airport"

Comment [RH57]: Merged with Reply Rule 17.4.16

Comment [RH59]: Non substantive for legibility purposes only 13.12.16

Comment [SG60]: QAC (433) 13.12.16

Comment [RH61]: QAC (433) 13.12.16

Comment [RH62]: Non substantive for legibility purposes only 13.12.16

Comment [RH63]: QAC (433) 13.12.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Table 1 - Activities located in the Queenstown Airport Mixed Use Zone		Activity Status
<u>17.4.25</u>	<u>New Activity Sensitive to Aircraft Noise and Building Platforms for Activity Sensitive to Aircraft Noise within the Outer Control Boundary - Wanaka Airport.</u> <u>Any new Activity Sensitive to Aircraft Noise (ASAN) or new building platforms to be used for an ASAN within the Outer Control Boundary - Wanaka Airport (except for police stations, fire stations and medical facilities provided they serve an airport related purpose).</u>	PR
<u>17.4.15</u>	<u>Community Activities limited to police stations, fire stations, medical facilities and aviation schools (provided they serve an aviation related purpose).</u>	D
<u>17.4.1726</u>	Forestry	PR
<u>17.4.1827</u>	Factory Farming	PR
<u>17.4.1928</u>	Mining	PR
<u>17.4.2029</u>	Any activity requiring an Offensive Trade Licence under the Health Act 1956	PR
<u>17.4.21</u>	<u>Residential Activity</u>	PR
<u>17.4.22</u>	<u>Community Activities (excluding those identified in Rule 17.4.15)</u>	PR
<u>17.4.23</u>	<u>Day Care Facilities</u>	PR

Comment [RH42]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH64]: Minute dated 16.6.16. Scope provided by 433 (QAC) 13.12.16

Comment [RH65]: Minute dated 16.6.16. Scope provided by 433 (QAC) 13.12.16

Comment [RH66]: Minute dated 16.6.16. Scope provided by 433 (QAC) 13.12.16

17.5 Rules - Standards

Table 2 Standards for activities located in the Queenstown Airport Mixed Use Zone		Non-compliance status:
17.5.1	Maximum Building Coverage 75% of the site area <u>Discretion is restricted to all of the following:</u> <u>*Discretion is limited to consideration of</u> <ul style="list-style-type: none"> <u>The effects on urban design outcomes, and</u> <u>The positive economic, social and/or cultural effects that may be generated from the proposed activity.</u> 	RD
17.5.2	Minimum Buildings Setback 17.5.2.1 <u>For all buildings at Queenstown Airport:</u>	RD

Comment [RH67]: Non substantive for legibility purposes only 13.12.16

Comment [RH68]: Clarification 2.11.16

Comment [RH69]: 433 (QAC) 2.11.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Table 2 Standards for activities located in the Queenstown Airport Mixed-Use Zone	Non-compliance status:
<p>a. Where the site adjoins the Residential Zone the setback shall be 5m.</p> <p>b. The setback forfrom all other zones shall be 3m.</p> <p>c. The setback from any public road shall be 5m.</p> <p>17.5.2.4Except: Security fencing around the perimeter of Queenstown Airport and jet blast fences are not subject to the building setback standards in (a) above.</p> <p>Discretion is restricted to all of the following: *Discretion is limited to consideration of</p> <ul style="list-style-type: none"> The effects on urban design outcomes, and The positive economic, social and/or cultural effects that may be generated from the proposed activity. <u>The external appearance and visual dominance of the building as viewed from the street and adjacent properties.</u> <u>Amenity and character of the streetscape.</u> <u>Access to sunlight, shading and privacy of adjoining properties.</u> <u>Views to and from Outstanding Natural Features and Landscapes.</u> 	<p>Comment [RH70]: Clarification 2.11.16</p> <p>Comment [RH71]: Non substantive for legibility purposes only 13.12.16</p> <p>Comment [RH72]: Clarification 2.11.16</p> <p>Comment [RH73]: 807 (RPL) 13.12.16</p>
<p>17.5.3 Maximum Building Height</p> <p>The maximum building height of all buildings within the Queenstown Airport Zone within the Zone is 15m. The limit specified above shall not apply to control towers, lighting towers, hangars or meteorological, navigation or communication masts and aerials which shall not be subject to a height limit.</p> <p>Discretion is restricted to all of the following: *Discretion is limited to consideration of</p> <ul style="list-style-type: none"> The effects on urban design outcomes, and Vvisual effects, The positive economic, social and/or cultural effects that may be generated from the proposed activity. <u>The external appearance and visual</u> 	<p>RD</p> <p>Comment [RH74]: Minute dated 16.6.16. Scope provided by 433 (QAC)</p> <p>Comment [RH75]: Non substantive for legibility purposes only 13.12.16</p> <p>Comment [RH76]: Clarification 2.11.16</p>

Queenstown Lakes District Council Proposed District Plan 2015, Right of Reply, Appendix 1

28725008_1.docx

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Table 2 Standards for activities located in the Queenstown Airport Mixed-Use Zone		Non-compliance status:
	<p><u>dominance of the building as viewed from the street and adjacent properties.</u></p> <ul style="list-style-type: none"> <u>Amenity and character of the streetscape.</u> <u>Access to sunlight, shading and privacy of adjoining properties.</u> <u>Views to and from Outstanding Natural Features and Landscapes.</u> 	
17.5.4	<p>Landscaping</p> <p>At Queenstown Airport, those properties fronting Lucas Place and Hawthorn Drive to the west of Copper Beech Ave shall provide and maintain a landscape strip extending the full length of the road boundary, except across vehicle and pedestrian entranceways. The strip shall be not less than 1m deep and shall have an average depth of 3m over its entire length.</p> <p><u>Discretion is restricted to all of the following:</u> *Discretion is limited to consideration of</p> <ul style="list-style-type: none"> <u>The effects on urban design outcomes and the visual landscape effects of reduction in landscaping, and</u> <u>The functional and operational requirements of the site.</u> 	RD
17.5.5	<p>Building Design and Glare</p> <p>17.5.5.1 <u>The exterior of buildings situated within the landside area at Queenstown Airport shall be designed so that roof and wall colours are limited to a maximum reflectivity of 36%, except where:</u></p> <p>a. Trims, highlights and signage totalling up to 10% of the façade area may exceed this level and be of contrasting colour.</p> <p>17.5.5.2 Any landside activity which requires the lighting of outdoor areas shall ensure that direct or indirect illumination does not exceed 10 lux at the windows of residential buildings in any adjacent Residential Zone</p> <p>17.5.5.3 <u>All fixed exterior lighting on buildings associated with Airport Related Activities shall be directed away from</u></p>	RD

Comment [RH77]: 807 (RPL) 13.12.16

Comment [SG78]: 807 (RPL) 13.12.16

Comment [RH79]: Non substantive for legibility purposes only 13.12.16

Comment [RH80]: Clarification 2.11.16

Comment [RH81]: 238 (NZIA)

Comment [RH82]: Clarification 2.11.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Table 2 Standards for activities located in the Queenstown Airport Mixed-Use Zone		Non-compliance status:
	<p>adjacent sites and roads.</p> <p>*Discretion is restricted to all of the following:</p> <ul style="list-style-type: none"> limited to the extent of adverse effects from lighting on Residential Activities. And The extent to which the lighting is required for operational purposes. The effects on urban design outcomes. Visual effects The purpose of the building and the operational requirements of the activity it contains. 	
17.5.6	<p>Maximum Noise – Land Based Activities</p> <p>17.5.6.1 Sound from land based activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802: 2008 shall not exceed the following noise limits at any point within any Residential Zone, the notional boundary in the Rural Zone, or at any point within Activity Areas 1, 3, 4, 6 and 8 of the Remarkables Park Zone. On any site within the zone, land based activities shall be conducted such that the following noise levels are not exceeded at any adjacent Zone boundary:</p> <p>a. Daytime (0700 to 2200 hrs) 55 dB $L_{Aeq(15min)}$</p> <p>b. Night time (2200 to 0700 hrs) 45 dB $L_{Aeq(15min)}$ 70 dB L_{AFmax}</p> <p>17.5.6.2 The noise limits in (a) shall not apply to any aircraft noise activities subject to the Queenstown Airport noise provisions managed through Designation 2.</p> <p>17.5.6.3 The noise limits in (a) shall not apply to construction noise which shall be assessed in accordance with NZS6803:1999 “Acoustics – Construction Noise”.</p> <p>*Discretion is limited to the extent of effects of noise generated on adjoining zones.</p>	RD
17.5.7	<p>Hazardous Substances</p>	NC

Comment [RH83]: 383 (QLDC)

Comment [RH84]: Non substantive for legibility purposes only 13.12.16

Comment [RH85]: Clarification 2.11.16

Comment [RH86]: 807 (RPL) 13.12.17

Comment [RH88]: 768 (Z Energy Ltd, BP Oil NZ Ltd and Mobil Oil NZ Ltd) 2.11.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Table 2 Standards for activities located in the Queenstown Airport Mixed-Use Zone	Non-compliance status:
<p>Hazardous substances must be used, stored and transported in accordance with the HSNQ regulations and any CAA requirements (NB Chapter 16 Hazardous Substances of the Operative District Plan does not apply to the Airport Mixed Use Zone).</p>	
<p>17.5.8Z</p> <p>Visitor Accommodation—Queenstown Airport</p> <p>17.5.8Z.1 Within the Air Noise Boundary (ANB) — New buildings and alterations and additions to existing buildings containing Visitor Accommodation shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either adhering to the sound insulation requirements in Table 1 of Appendix 13 Table 4 of Chapter 36 of the Operative this District Plan and installation of mechanical ventilation to achieve the requirements in Table 2 of Appendix 13 Table 5 of Chapter 36, or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction can achieve the Indoor Design Sound Level and installation of mechanical ventilation to achieve the requirements in Rule 36.6.3, with the windows open.</p> <p>17.5.8Z.2 Between the Outer Control Boundary (OCB) and the ANB — New buildings and alterations and additions to existing buildings containing Visitor Accommodation shall be designed to achieve an Indoor Design Sound Level of 40 dB Ldn within any Critical Listening Environment, based on the 2037 Noise Contours. Compliance shall be demonstrated by either installation of mechanical ventilation to achieve the requirements in Table 2 of Appendix 13 Table 5 of Chapter 36 of the Operative this District Plan or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction can achieve the Indoor Design Sound Level with the windows open.</p>	<p>NC</p>

Comment [RH87]: Relocated to 17.3.2.7

Comment [SG89]: Deleted 807 (RPL) 13.12.17

Comment [RH90]: 383 (QLDC) 2.11.16

Comment [RH91]: 383 (QLDC) 2.11.16

Comment [RH92]: 383 (QLDC) 2.11.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

Table 2 Standards for activities located in the Queenstown Airport Mixed-Use Zone		Non-compliance status:
<p>17.5.986</p> <p>Transportation</p> <p>17.5.9.1 Loading and Access</p> <p>Loading and Access shall comply with the requirements specified in Section 14 Transport of the Operative District Plan.</p> <p>17.5.9.2 Minimum Car Parking</p> <p>Activities undertaken within, or within the immediate environs of, or in association with the airport terminal facility are exempt from complying with any minimum parking requirement. Except for those activities undertaken within or in association with the airport terminal facility, on-site car parking shall comply with the car parking requirements specified in Section 14 of the Operative District Plan.</p>		
<p>17.5.910</p> <p>Signs</p> <p>17.5.109.1 For a Any advertising or promotional signage shall not be located within 20m of the zone boundary, whether it is affixed to a building or freestanding the rules in Section 18 Signs of the Operative District Plan apply.</p> <p>17.5.109.2 For signage to be viewed by persons within the zone at not directed at persons outside the site, no limits apply.</p> <p>17.5.109.3 There are no restrictions on the dimensions or location of instructional and directional signage.</p> <p>No signage shall be permitted on building roofs.</p>		

Comment [RH93]: Clarification. 807 (RPL) 13.12.16

Comment [RH94]: 383 (QLDC) 2.11.16

Comment [RH95]: Moved to Redrafted Rule 17.4.3 and 17.4.4 13.12.16

Table 3 Standards for activities located in the Wanaka Airport Zone		Non-compliance status:
<p>17.5.497</p> <p>Minimum Building Setback</p> <p>a. The setback from all zone boundaries shall be 5m.</p> <p>b. The setback from the eastern side of the centreline of the main runway (as at</p>		RD

QUEENSTOWN AIRPORT MIXED USE ZONE 17

	<p>2013) shall be 217 metres.</p> <p>c. <u>The setback from the western side of the centre line of the main runway (as at 2013) shall be 124 metres.</u></p> <p>d. <u>The setback from any public road shall be 5m.</u></p> <p><u>Except no setbacks shall apply to security fencing greater than 2m in height.</u></p> <p><u>Discretion is restricted to the following (where relevant):</u></p> <ul style="list-style-type: none"> • <u>For non-compliances with (a) or (d) only:</u> <ul style="list-style-type: none"> • <u>the external appearance, location and visual effects of the bulk and location when dominance of the building as viewed from the boundary of the zone or adjacent public roads and adjacent properties.</u> • <u>Amenity and character of the surrounding Rural Zone.</u> • <u>Access to sunlight, shading and privacy of adjoining properties.</u> • <u>Views to and from Outstanding Natural Features and Landscapes.</u> • <u>For non-compliances with (b) or (c) only, the effects on the current and future operation of the Airport.</u> • <u>For all non-compliances, the purpose of the building and the operational requirements of the activity it contains.</u> 	
<p>17.5.448</p>	<p>Maximum Building Height</p> <p><u>The maximum height of all buildings shall be 10m.</u></p> <p><u>Except this limit shall not apply to control towers, lighting towers or navigation and communication masts and aerals which are not subject to a height limit.</u></p> <p><u>Discretion is restricted to all of the following:</u></p> <ul style="list-style-type: none"> • <u>Visual effects of the bulk and location non-compliance when viewed from the boundary of the zone.</u> • <u>The purpose of the building and the operational requirements of the activity it contains.</u> • <u>the external appearance, location and visual effects of the bulk and location when dominance of the building as viewed from</u> 	<p>RD</p>

Comment [RH96]: Consistency with 17.5.2
13.12.16

Comment [RH97]: Non substantive for legibility purposes only 13.12.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

	<p>the boundary of the zone or adjacent public roads and adjacent properties.</p> <ul style="list-style-type: none"> Amenity and character of the surrounding Rural Zone. Access to sunlight, shading and privacy of adjoining properties. Views to and from Outstanding Natural Features and Landscapes. 	
17.5.129	<p>Glare</p> <p>Within all landside areas, All lighting shall:</p> <ol style="list-style-type: none"> ensure that direct or indirect illumination does not exceed 3 lux spill of light at any adjacent site. be directed away from adjoining sites and roads; not be directed upwards. 	NC
17.5.1310	<p>Identified Airport Related Activities - Maximum Gross Floor Area</p> <p>The following activities shall not exceed 100m² in Gross Floor Area as part of any single activity:</p> <ol style="list-style-type: none"> cafes and other food and beverage facilities; retail activities; offices. 	D
17.5.14	<p>Identified Airport Related Activities - Maximum Total Gross Floor Area</p> <p>The maximum Gross Floor Area of the following activities shall not exceed 1000m² over the zone, irrespective of any site, tenancy or lease arrangement within the zone:</p> <ol style="list-style-type: none"> cafes and other food and beverage facilities; retail activities; offices. 	NC
17.5.1511	<p>Hours of Operation for Airport Related Activities</p> <p>The hours of operation for the following Airport Related Activities shall be undertaken between 6.00 am and 10.00 pm:</p> <ol style="list-style-type: none"> cafes and other food and beverage 	NC

Comment [RH98]: Consistency with 17.5.3

433 (QAC) - 13.12.16

Comment [SG99]: 433 (QAC) - 13.12.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

	<p>facilities:</p> <p>b. <u>retail activities:</u></p>	
<u>17.5.12</u>	<p>Air shows</p> <p>a. <u>The air show (including set up, flying programmed and pack down) shall be limited to 12 days inclusive.</u></p> <p>b. <u>The flying programme for the air show shall be limited to a period of not more than five days.</u></p> <p>c. <u>The air show event does not operate outside of the hours of 0800 and 2000. Set up and pack down outside of these hours is permitted.</u></p> <p>d. <u>The air show operator shall hold a Council approved plan detailing the noise, environmental management and traffic (vehicle and pedestrian movements, public transport, parking and management of adverse effects on operation of the State Highway) aspects of the air show. A report containing the draft plan shall be submitted to the Council for approval, no later than 30 working days prior to the air show taking place.</u></p> <p><u>Except that the relevant noise standards for the Zone shall not apply to Air Shows.</u></p> <p><u>Discretion is restricted to the following:</u></p> <ul style="list-style-type: none"> • <u>Adverse amenity effects for surrounding landowners.</u> • <u>Measures to avoid, remedy or mitigate the adverse amenity effects.</u> • <u>Adverse traffic and transport effects including effects from parking.</u> 	RD

Comment [RH100]: 433 (QAC) 13.12.16

17.6 Non-Notification of Applications

17.6.1 ~~Except as provided for by the Act, a~~ All applications for controlled ~~or, restricted discretionary~~ activities ~~or discretionary activities will be considered without shall not require public notification or the need to obtain the written consent of other persons and shall not be notified or limited notified. approval of or serve notice on affected persons.~~

Comment [RH101]: RPL (807) 16.12.16

Comment [RH102]: 383 (QLDC)

Except the following:

Rule 17.5.10 Minimum Building Setback—Wanaka Airport

QUEENSTOWN AIRPORT MIXED USE ZONE 17

~~Rule 17.5.11 Maximum Building Height – Wanaka Airport~~

17.7 Non Regulatory Methods

- 17.7.1 Council will use advocacy to promote good urban design and form ~~at in the~~ Queenstown Airport ~~Mixed Use Zone~~.
- 17.7.2 As the major requiring authority in the ~~Queenstown Airport Mixed Use Airport Zones~~ at Queenstown, the Queenstown Airport Corporation will adopt best practice urban design and urban design led principles ~~at Queenstown Airport~~.
- 17.7.3 The Queenstown Airport Corporation shall prepare an urban design guideline for the Queenstown Airport ~~Mixed Use~~ Zone. The urban design guideline shall promote a built form and character which maintains the Airport and its surrounds as an attractive gateway to the district.

Note: Recommended amendments to definitions relevant to the activities within Chapter 17.

Aircraft	Means any machine that can derive support in the atmosphere from the reactions of the air otherwise than by reactions of the air against the surface of the earth. Excludes remotely piloted aircraft that weigh less than 15 kilograms.
Aircraft Operations	Includes the operation of aircraft during landing, take-off and taxiing but excludes: <ul style="list-style-type: none"> - Aircraft operating in an emergency - Aircraft using the Airport as an alternative to landing at a scheduled airport; - Military aircraft movements; and - Engine testing
Activity Sensitive To Aircraft Noise (ASAN) / Activities sensitive to road noise	Means any residential activity, visitor accommodation activity, community activity and day care facility activity as defined in this District Plan including all outdoor spaces associated with any educational facility, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Activity Sensitive To Aircraft Noise (ASAN) Wanaka	Means any residential activity, visitor accommodation activity, community activity and day care facility activity, but excludes activity in police stations, fire stations, courthouses, probation and detention centres, government and local government offices.
Air Noise Boundary	Means a boundary, the location of which is based on predicted day/night sound levels of Ldn 65 dBA from future airport operations. The location of the boundary is shown on the District Plan Maps.

Comment [RH103]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH104]: No longer required due to change to 17.6.1 13.12.16

Comment [SG105]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH106]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH107]: Non substantive, consequential change to clarify that these do not relate to Wanaka Airport Mixed Use Zone.

Comment [SG108]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH109]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH110]: 383 (QLDC)

Comment [RH111]: Consistency with recommended change provided within Council's right of reply for Low Density Residential Chapter.

Scope provided by submitter 719 (NZTA).

13.12.16

Comment [RH112]: 433 (QAC) and 836 (Arcadian Triangle Limited)

Comment [RH113]: 433 (QAC) and 836 (Arcadian Triangle Limited)

QUEENSTOWN AIRPORT MIXED USE ZONE 17

<p>Airport Activity = Queenstown Airport</p>	<p>Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:</p> <ul style="list-style-type: none"> (a) aircraft operations, which include private aircraft traffic, domestic and international aircraft traffic, rotary wing operations, (b) aircraft servicing, general aviation, airport or aircraft training facilities and associated offices. (c) Runways, taxiways, aprons, and other aircraft movement areas. (d) Terminal buildings, hangars, control towers, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, navigation and safety aids, lighting, car parking, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, border control and immigration facilities, medical facilities, fuel storage and fuelling facilities, and facilities for the handling and storage of hazardous substances, and associated offices.
<p>Airport Activity – Wanaka Airport</p>	<p>Means land used wholly or partly for the landing, departure, and surface movement of aircraft, including but not limited to:</p> <ul style="list-style-type: none"> (a) aircraft operations, rotary wing aircraft operations, helicopter aprons, and associated touch down and lift off areas, aircraft servicing, general aviation, navigational and safety aids, lighting, (b) Runways, taxiways, aprons, and other aircraft movement or safety areas. (c) Terminal buildings, hangars, air traffic control facilities, flight information services, navigation and safety aids, rescue facilities, lighting, car parking, maintenance and service facilities, catering facilities, quarantine and incineration facilities, medical facilities, fuel storage and fuelling facilities, and associated offices.
<p>Airport Related Activity = Queenstown Airport</p>	<p>Means an ancillary activity or service that provides support to the airport. This includes, but is not limited to,</p> <ul style="list-style-type: none"> (a) land transport activities, (b) buildings and structures, (c) servicing and infrastructure,

Comment [RH114]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH115]: Clarification. Non substantive 13.12.16

Comment [RH116]: RPL (807) 13.12.16

Comment [RH117]: 1123 (Airways Corporation of NZ Limited)

Comment [RH118]: Non substantive removal of duplication (also contained within definition of 'Airport Related Activity' 16.12.16

Comment [RH119]: Non substantive removed for clarification and duplication 16.12.16

Comment [RH120]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH121]: Have consolidated definition of 'Airport Related Activity' to apply to both Wanaka and Queenstown Airports.

Have included activity specific to Queenstown Airport within the Activity Table at 17.4 above.

Comment [RH122]: Signage not required as listed as permitted activity above.

QUEENSTOWN AIRPORT MIXED USE ZONE 17

	<p>(d) police stations, fire stations, medical facilities and education facilities provided they serve an aviation related purpose,</p> <p>(e) retail and commercial services, and industry and visitor accommodation associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses,</p> <p>(f) catering facilities,</p> <p>(g) quarantine and incineration facilities,</p> <p>(h) border control and immigration facilities,</p> <p>(i) administrative offices (provided they are ancillary an Airport or Airport Related Activity),</p> <p>(j) farming activities</p>
Airport Related Activity Wanaka Airport	Means any ancillary activity or service that provides support to the airport. This includes, Means any retail activity, cafes and other food and beverage facilities, administrative offices, industrial and commercial activities, provided they are ancillary to the use of the Airport. Also includes aviation schools, space research and associated activities, facilities and activities associated with veteran, vintage and classic aircraft operations, aviation museums and aero recreation. Also includes Temporary Activities associated with Air Shows, Conferences and Meetings, and rental vehicles, valet activities, and public transport facilities. Includes Military Training Operations. Also includes grazing and the keeping of livestock for land management purposes.
Hangar	Means a structure used to store aircraft, including for the maintenance, servicing and/or repair purposes.
Landside	Means that an area of an airport and buildings to which the public has unrestricted access.
Outer Control Boundary (OCB) Wanaka	Means a boundary, as shown on the District Plan Maps 18A , the location of which is based on the future predicted day/night sound levels of 55 dBA Ldn from airport operations.
Outer Control Boundary (OCB) Queenstown	Means a boundary as shown in District Plan Maps, the location of which is based on the predicted day/night sound level of 55 dB Ldn from airport operations in 2037.
Projected Annual Aircraft Noise Contour (AANC)	Means the Projected Annual Aircraft Noise Contours calculated as specified by the Aerodrome Purposes

Comment [RH123]: RPL (807) 13.12.16

Comment [RH124]: Minute dated 16.6.16. Scope provided by 433 (QAC)

Comment [RH125]: Have consolidated definition of 'Airport Related Activity' to apply to both Wanaka and Queenstown Airports.

Have included activity specific to Wanaka Airport within the Activity Table at 17.4 above.

Comment [RH126]: 433 (QAC)

Comment [RH127]: Clarification 2.11.16

Comment [RH128]: 433 (QAC)

Comment [RH129]: 433 (QAC)

Comment [RH130]: 836 (Arcadian Triangle Limited) 13.12.16

Comment [RH131]: 836 (Arcadian Triangle Limited) 13.12.16

QUEENSTOWN AIRPORT MIXED USE ZONE 17

	Designation 2, Condition 44 <u>13</u> .
Remotely Piloted Aircraft	Means an unmanned aircraft that is piloted from a remote station.
Wholesaling (Three Parks, and Industrial B <u>and Airport Mixed Use</u> Zones)	Means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.

Comment [RH132]: 433 (QAC)

Comment [RH133]: 383 (QLDC)

Comment [RH134]: Consistency/consequential amendment 13.12.16

Note: Consequential amendments to Chapter 27 (right of reply version).

<p>Rule 27.5.6</p> <p>All urban subdivision activities, unless otherwise state, within the following zones:</p> <p>9. Queenstown Airport Mixed Use Zone – <u>Queenstown</u></p>
<p>Rule 27.5.10</p> <p>All subdivision activities in the Rural General and Gibbston Character Zones <u>and Airport Zone – Wanaka</u>, with the exception of unit title, strata title or cross leas subdivision undertaken in Accordance with Rule 27.5.5</p>

Note: Consequential amendments to Chapter 36 (right of reply version).

Recommended changes from Chapter 17 Airport Zone Right of Reply, dated 13 December 2016 are shown in red underlined text for additions and ~~red strike through~~ text for deletions.

Recommend changes from Chapter 36 Noise Right of Reply, dated 22 September 2016 are shown in underlined text for additions and ~~strike through text~~ for deletions.

<p>Rule 36.5.1</p> <p>Rural Zone (Note: refer 36.5.2 <u>36.5.15</u> for noise received in the Rural Zone from the Queenstown Airport Mixed Use Zone).</p> <p><u>Rule 36.5.3</u></p> <p>Zone sound received in: <u>Queenstown Airport Mixed Use Zone</u></p> <p>Reply Rule 36.5.15</p> <p>Sound from land based activities in the Queenstown Airport <u>Mixed Use</u> Zone received in the Residential Zones, <u>Remarkables Park Zone</u> and the Rural Zone, <u>excluding sound from aircraft operations</u>.</p>
--

Comment [RH135]: Renumbering missed in Reply for Chapter 36. 16.6.16

Comment [RH136]: Scope provided by QAC (433)

Comment [RH137]: Consequential change.