

11.2 Business Zone Rules

11.2.1 Zone Purpose

The purpose of the zone is to provide for the continued viability of light industrial, processing, storage and retailing of bulky or larger goods plus the opportunity for vehicle orientated service and retail uses.

11.2.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- | | |
|--|-----------------|
| (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 |

11.2.3 Activities

11.2.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled**, **Discretionary**, **Non-Complying** or **Prohibited Activity**.

11.2.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited**, **Non-Complying** or **Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of

which the Council has reserved control are listed with each **Controlled Activity**.

- i **Buildings**
Buildings in respect of landscaping, external appearance, and visual impact on the streetscape.
- ii **Outdoor Storage Areas**
Outdoor storage areas located within any street scene setback in respect of landscaping, screening, appearance and visual impact.
- iii **Supermarket Retailing**
Supermarket retailing on Lots 13-17 DP 19259

11.2.3.3 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as a **Prohibited** or **Non-Complying** Activity and they comply with all the relevant **Zone** Standards.

- i **Retail Sales**
Any goods displayed for sale and retailing undertaken from a site containing in excess of 500m² net floor area, except:
 - (a) Goods manufactured on site, and ancillary products up to 20% of the gross floor area; or
 - (b) Goods stored permanently outdoors.
- ii Any Activity which is not listed as a **Non-Complying** or **Prohibited Activity** and which 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 exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.

11.2.3.4 Non-Complying Activities

The following shall be **Non-Complying Activities** provided that they are not listed as a **Prohibited Activity**.

- i Retail Sales**
Any goods displayed for sale and retailing undertaken from a site less than 500m² net floor area including restaurants.
- ii Airports**
Airports **other than** the use of land and water for emergency landings, rescues and fire fighting or for activities ancillary to farming activities.
- iii Any Activity which requires an Offensive Trade Licence under the Health Act 1956.**
- iv Residential Flat**
- v Any Activity** which is not listed as a **Prohibited Activity** and does not comply with one or more of the **Zone Standards**.

11.2.4 Non-Notification of Applications

An application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- (i) All applications for **Controlled** Activities.
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site Standards**:
 - **Visual Amenity**
 - **Building Height where the site does not adjoin a High Density Residential, Low Density Residential, Township, Rural Lifestyle or Rural-Residential Zone.**

11.2.5 Standards - All Activities

11.2.5.1 Site Standards

- i Residential Accommodation**
One residential unit per site for the purpose of on-site custodial management.
- ii Street Scene**
The minimum building setback from road boundaries shall be:
 - Anderson Road - 6m
 - Gorge Road - 6m
 - Bowen Street, Sawmill Road, Hallenstein Street - 4m
 - Plantation Road - 8m
 - All Other Roads - 2m
- iii Building Coverage**
Maximum site coverage - 75%
- iv Setback from Internal Boundaries**
The minimum building setback from a Residential Low Density, Residential High Density, Township, Rural Lifestyle or Rural-Residential Zone boundary shall be 4.5m.
- v Visual Amenity**
 - (a) **Storage of Waste**
No outdoor waste storage area shall be located in any street scene setback area. Any outdoor type area shall be sited behind any street scene setback and screened from road frontages by either a solid fence of at least 2m minimum height, or dense planting of the same height.
 - (b) **Residential Zone Boundary Fencing**
A solid fence of at least 1.8m height shall be erected on the boundary of any residential zone.
- vi Building Height**
Maximum building height - 7m.

vii Earthworks

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

- (a) The total volume of earthworks 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 shall not exceed **200m²** in area within that site (within a 12 month period).
- (c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
- (d) No earthworks shall:
 - (i) expose any groundwater aquifer;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.

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.

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 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.
- (b) The activity shall not affect Ngai Tahu’s cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

11.2.5.2 Zone Standards

i Building Line Restriction

Where a building line restriction is shown on District Plan Maps, no building shall be located within the restricted area as identified on District Plan Maps.

ii Noise

(a) Sound from non-residential 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 site outside this zone:

- | | | | |
|-------|------------|--------------------|--------------------------|
| (i) | daytime | (0800 to 2000 hrs) | 60 dB LAeq(15 min) |
| (ii) | night-time | (2000 to 0800 hrs) | 50 dB LAeq(15 min) |
| (iii) | night-time | (2000 to 0800 hrs) | 70 dB LA _{Fmax} |

(b) Sound from non-residential activities which is received in another zone shall also comply with the noise limits set in the zone standards for that zone.

(c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.

(d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.

iii Glare

(a) Exterior lighting installed on sites or buildings shall be directed away from adjacent sites, roads and public places.

(b) Roofs of buildings shall be finished to avoid glare when viewed from any public place.

(c) No activity shall result in a greater than 10 lux spill, horizontal or vertical, of light onto any adjoining property within the zone, measured 2m inside the boundary of any adjoining property.

(d) No activity shall result in a greater than 3 lux spill, horizontal or vertical, of light onto any adjoining zone, measured at any point more than 2m inside the boundary of the adjoining property.

11.2.6 Resource Consents - Assessment Matters

The Assessment Matters, which apply to the consideration of resource consent in the Business Zone, are specified in Rule 11.4.

11.3 Industrial Zone Rules

11.3.1 Zone Purpose

The purpose of the zone is to provide for the continued viability of industrial activities and the services they provide for the social and economic well being of the community.

11.3.2 District Rules

Attention is drawn to the following District Wide Rules, which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter.

- | | | |
|-------|--|-----------------|
| (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

11.3.3 Activities

11.3.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying** or **Prohibited Activity**.

11.3.3.2 Controlled Activities

The following Activities shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying** or **Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matter in respect of which the Council has reserved control are listed with each **Controlled Activity**.

- i Buildings**
Buildings in respect of landscaping, external appearance, location of offices and showrooms, and visual impact.
- ii Outdoor Storage Areas**
Outdoor storage areas located within any street scene setback in respect of landscaping, screening, appearance and visual impact.
- ~~**iii Additions and Alterations to Buildings within the Outer Control Boundary - Queenstown Airport**
Any alteration or addition to a building or part of the building to be used for residential activities, visitor accommodation or community activities on any site located within the Outer Control Boundary as indicated on the District Plan Maps, in respect of the design, construction, orientation and location of the building to achieve adequate indoor sound insulation from aircraft noise.~~

11.3.3.3 Discretionary Activities

The following Activities shall be **Discretionary Activities** provided that they are not listed as a **Prohibited, Non-Complying** Activity and they comply with all the relevant **Site** and **Zone** Standards.

- i Commercial Recreation Activities in the Industrial Zone**
- ii** Any Activity which is not listed as a **Non-Complying** or **Prohibited Activity** and which 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 exercise of the Council's discretion being confined to the matter(s) specified in the standard(s) not complied with.

11.3.3.4 Non-Complying Activities

The following activities shall be **Non-Complying Activities** provided that they are not listed as a **Prohibited Activity**.

- i Retail Sales**
Any goods displayed for sale and retailing undertaken from a site, except for:
 - (a) Goods manufactured on the site, and ancillary products up to 20% of the gross floor area.
- ii Airport**
Take-off or landing of any motorised aircraft other than for emergency rescue or fire-fighting purposes.
- iii Any Activity which requires an Offensive Trade Licence under the Health Act 1956.**
- iv Visitor Accommodation**
- v Factory Farming**
Any Activity which is not listed as a **Prohibited Activity** and does not comply with one or more of the **Zone** Standards.

11.3.3.5 Prohibited Activities

- i Activities within the Outer Control Boundary - Queenstown Airport**
On any site located within the Outer Control Boundary as indicated on the District Plan Maps, any new ~~Residential Activities, Visitor Accommodation or Community Activities~~ Activity Sensitive to Aircraft Noise shall be a Prohibited Activity.

11.3.4 Non-Notification of Applications

An application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Resource Management Act 1991, unless the Council considers special circumstances exist in relation to any such application.

- (i) All applications for **Controlled** Activities.
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
- Visual Amenity
 - Building Height where the site does not adjoin a High Density Residential, Low Density Residential, Township, Rural Lifestyle or Rural-Residential Zone

11.3.5 Standards - All Activities

11.3.5.1 Site Standards

- i Residential Accommodation**
One residential unit per site for the purpose of on-site custodial management.
- ii Street Scene Setbacks**
The minimum building setback from road boundaries shall be:

- sites opposite any Residential High Density or Residential Low Density Zone
- 10m
- sites fronting a State Highway
- 10m
- sites fronting Ballantyne Road, Wanaka or Manse Road, Arrowtown
- 5m
- all other road boundaries
- 2m

- iii Building Coverage**
Maximum Site Coverage - 75%

- iv Setback from Internal Boundaries**
The minimum building setback from High Density Residential, Low Density Residential, Township, Rural Lifestyle or Rural-Residential Zone boundary shall be 7m.

- v Visual Amenity**
- (a) **Storage of Waste**
No outdoor waste storage shall be located in any street scene setback area. Any outdoor storage area shall be sited behind any setback and be screened by either a solid fence of at least 2m height or dense planting of the same height.

- (b) **Residential Zone Boundary Fencing**
A solid fence of at least 2m height shall be erected on the boundary.

- vi Building Height**
Maximum building height - 6m.

- vii Earthworks**

The following limitations apply to all earthworks (as defined in this Plan), except for earthworks associated with a subdivision that has both resource consent and engineering approval.

1. Earthworks

- (a) The total volume of earthworks does not exceed **100m³** per site (within a 12 month period). For clarification of "volume", see interpretive diagram 5.
- (b) The maximum area of bare soil exposed from any earthworks where the average depth is greater than 0.5m shall not exceed **200m²** in area within that site (with in a 12 month period).
- (c) Where any earthworks are undertaken within 7m of a Water body the total volume shall not exceed **20m³** (notwithstanding provision 17.2.2).
- (d) No earthworks shall:
 - (i) expose any groundwater;
 - (ii) cause artificial drainage of any groundwater aquifer;
 - (iii) cause temporary ponding of any surface water.

2. Height of cut and fill and slope

- (a) The height of any cut or fill shall not be greater than the distance of the cut or 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.

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 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.
- (b) The activity shall not affect Ngai Tahu's cultural, spiritual and traditional association with land adjacent to or within Statutory Acknowledgment Areas.

11.3.5.2 Zone Standards

i Noise

- (a) Sound from non-residential 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 site outside this zone:

- | | | | |
|-------|------------|--------------------|--------------------|
| (i) | daytime | (0800 to 2000 hrs) | 60 dB LAeq(15 min) |
| (ii) | night-time | (2000 to 0800 hrs) | 50 dB LAeq(15 min) |
| (iii) | night-time | (2000 to 0800 hrs) | 70 dB LAFmax |

- (b) Sound from non-residential activities which is received in another zone shall also comply with the noise limits set in the zone standards for that zone.
- (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- (d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.
- (e) The noise limits in (a) shall not apply to sound from aircraft operations at Queenstown Airport.

ii Glare

- (a) Fixed exterior lighting shall be directed away from adjacent sites, roads and public places.
- (b) Roofs of buildings shall be finished to avoid glare when viewed from any public place.
- (c) No activity shall result in a greater than 10 lux spill, horizontal and vertical, of light onto any adjoining property within the zone, measured 2m inside the boundary of any adjoining property.

- (d) No activity shall result in a greater than 3 lux spill, horizontal and vertical, of light onto any adjoining zone measured at any point inside the boundary of the adjoining property.

iii Airport Noise - Queenstown Airport (excluding any non-critical listening environment)

~~Airport Noise - Alteration or Addition to Existing Buildings within the Outer Control Boundary~~

~~On any site located within the Outer Control Boundary as indicated on the District Plan Maps, any alteration or addition to a building or part of a building to be used for residential activities, visitor accommodation or community activities shall be insulated from aircraft noise so as to meet an indoor design sound level of 40dBA Ldn, except for non-critical listening environments where no special sound insulation is required.~~

- (a) **Between the Outer Control Boundary (OCB) and the ANB - Alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise 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 or by submitting a certificate to Council from a person suitably qualified in acoustics stating that the proposed construction will achieve the Indoor Design Sound Level with the windows open.**

11.3.6 Resource Consent - Assessment Matters

The Assessment Matters, which apply to the consideration of resource consents in the Industrial Zone, are specified in Rule 11.4.

11.4 Resource Consents - Assessment Matters - Business and Industrial Zones

11.4.1 General

- (i) The following Assessment Matters are other methods or matters included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
 - (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 11.4.2 below.
 - (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s) only, the assessment matters taken into account shall only be those relevant to that/these standard(s).
 - (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to *conditions* that may be imposed on a consent.
 - (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when considering the imposition of conditions on any consent to the discretionary activity.
- (c) Any relevant factors in respect to the undesirability of siting offices or showrooms away from the front of buildings or facing the road.
 - (d) The relative importance of landscaping on the particular site concerned, taking account of the nature of planting or materials to be used, the location of parking manoeuvring or storage areas, and the visual quality of the surrounding environment, particularly where a low standard of visual quality exists and improvement is necessary.
 - (e) The extent to which developments detract from the visual approach to Queenstown, Arrowtown, Frankton and Wanaka.
 - (f) The extent to which the development is visible from adjoining sites, particularly those in residential zones.
- ii Controlled Activity - Outdoor Storage Areas**

11.4.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

i Controlled Activity - Buildings

Conditions may be imposed in respect of:

- (a) The nature of the business activity, and any particular adverse visual impacts.
- (b) The external appearance, height and location, to avoid or mitigate adverse effects on:

Conditions may be imposed in respect of:

- (a) The nature of the business activity itself, and any particular adverse visual impacts.
- (b) The type and volume of materials to be stored on the frontage of the site.
- (c) The relative importance of landscaping on the particular site concerned, taking account of the nature of planting or materials to be used, the location of parking manoeuvring or storage areas, and the visual quality of the surrounding environment, particularly where a low standard of visual quality exists and improvement is necessary.

- (d) The extent to which developments detract from the visual approach to Queenstown, Arrowtown, Frankton and Wanaka.
 - (e) The extent to which the site is visible for adjoining sites, particularly those in residential zones.
- iii Retail Sales - Discretionary and Non-Complying Activity**
- (a) The likely impact of additional retailing on town centres and amenity thereof.
 - (b) The likely effect of additional retailing on pedestrian activity, traffic congestion, access, road network and amenities of adjoining activities and properties.
- iv Residential Accommodation**
- (a) The ability of existing or future business and service activities to operate without constraint as a result of residential activity.
- v Street Scene**
- (a) The ability of office, showroom, and landscaping to mitigate adverse visual effects.
 - (b) The effect on the overall appearance of the street scene, having regard to existing landscaping, road widths, and the general amenity.
 - (c) The effect on any adjoining or adjacent residential or open space areas.
- vi Open Space**
- (a) The ability to mitigate the effects of increased coverage by additional landscaping and screening in respect of the impact of increased coverage on neighbours.
- (b) The ability to satisfy the requirements in respect of parking, manoeuvring and access.
- vii Setback from Roads and Internal Boundaries**
- (a) 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.
 - (b) The extent to which alternative practical locations are available for the building or structure.
 - (c) The degree to which the proposed building enhances the visual amenity of the site as viewed from the road and adjoining sites.
 - (d) The degree to which the proposed building will detract from the outlook and privacy of people on adjoining sites.
 - (e) The degree to which proposed landscaping, including plantings, will mitigate the effects of limited building setback from a road or neighbours.
 - (f) 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.
 - (g) 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.
 - (h) 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.
- viii Height of Buildings**

- (a) Whether any earthworks have been carried out on the site, prior to the date of notification, 10 October 1995, that have lowered the ground level.
 - (b) Whether there are rules requiring the site to be built up.
 - (c) The extent to which the proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.
 - (d) The extent to which the height of the building would impact on the street scene, including having regard to the matters specified in Assessment Matter (i).
 - (e) The degree to which the increased building height will adversely affect views from properties in the vicinity, or from roads or public open space in the surrounding area.
 - (f) The extent to which the building will have an adverse effect on other sites in the surrounding area.
 - (g) Whether the adverse effects of height could be mitigated through site layout, increased separation or by screening.
- ix Visual Amenity**
- (a) The nature of the use of the site.
 - (b) The type and volume of materials to be stored on the frontage of the site.
 - (c) The extent, appearance and type of screening or landscaping proposed.
 - (d) Any relevant factors in respect to the undesirability of storage in a non-complying position.

~~x **Controlled Activity – Addition or Alteration to Buildings within the Outer Control Boundary – Queenstown Airport**~~

~~Conditions may be imposed to ensure the design, construction, orientation and location of alterations or additions to an existing building or part of a building used for residential activities, visitor accommodation or community activities within Queenstown Airport's Outer Control Boundary is such to ensure the indoor design sound levels specified in Zone Standard 11.3.5.2(iii) are met.~~

xi Earthworks

1. Environmental Protection Measures

- (a) The extent proposed sediment/erosion control techniques are adequate to ensure that sediment remains on-site.
- (b) Whether the earthworks will adversely affect stormwater and overland flows, and create adverse effects off-site.
- (c) Whether earthworks will be completed within a short period, reducing the duration of any adverse effects.
- (d) Where earthworks are proposed on a site with a gradient >18.5 degrees (1 in 3), whether a geotechnical report has been supplied to assess the stability of the earthworks.
- (e) Whether appropriate measures to control dust emissions are proposed.
- (f) 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.

2. Effects on landscape and visual amenity values

- (a) 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.

- (b) Whether the earthworks will take into account the sensitivity of the landscape.
- (c) The potential for cumulative effects on the natural form of existing landscapes.
- (d) The proposed rehabilitation of the site.

3. Effects on adjacent sites:

- (a) Whether the earthworks will adversely affect the stability of neighbouring sites.
- (b) 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.
- (c) Whether cut, fill and retaining are done in accordance with engineering standards.

4. General amenity values

- (a) 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.
- (b) Whether the activity will generate noise, vibration and dust effects, which could detract from the amenity values of the surrounding area.
- (c) Whether natural ground levels will be altered.

5. Impacts on sites of cultural heritage value:

- (a) 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.
- (b) Whether the subject land contains a recorded archaeological site, and whether the NZ Historic Places Trust has been notified.