

6.2 Queenstown Airport Mixed-Use Zone Rules

6.2.1 Zone Purpose

The Mixed Use Zone comprises part of the underlying zone for Queenstown Airport in the vicinity of Lucas Place and Robertson Street at Frankton. It is characterised by airport related activities necessary for the transport interface role of Queenstown Airport, but which do not strictly achieve the purpose of the Aerodrome Designation - the safe and efficient operation of Queenstown Airport. The purpose of the zone is to provide for the continued viability of these activities and to maximise the efficient use of airport land. Future activities within the zone will be provided for without undue regulation, as long as amenity and building appearance standards are met.

6.2.2 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 Transport - Refer Part 14
- ii Subdivision, Development and Financial Contributions - Refer Part 15
- iii Hazardous Substances - Refer Part 16
- iv Utilities - Refer Part 17
- v Signs - Refer Part 18
- vi Relocation Buildings and Temporary Activities - Refer Part 19

6.2.3 Activities

6.2.3.1 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.

6.2.3.2 Controlled Activities

- i The addition, alteration, and construction of all buildings in respect of location and external appearance.

6.2.3.3 Discretionary Activities

- i Any activity not listed as a **Non-Complying** or **Prohibited Activity** and 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:
 - (a) the matter(s) specified in the standard(s) not complied with; and
 - (b) the extent to which the activity is dependent on an airport location.
- ii Industrial Activities, except the processing of natural materials.

6.2.3.4 Non-Complying Activities

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

- i Conference facilities.
- ii Commercial activities, other than retailing.

- iii Any activity not listed as a Prohibited Activity and does not comply with one or more of the relevant Zone Standards, shall be a **Non-Complying Activity**.

6.2.3.5 Prohibited Activities

The following shall be **prohibited**:

- i Forestry Activities
- ~~ii Visitor Accommodation~~
- ~~iii Residential Activities~~ *Activity Sensitive to Aircraft Noise*
- ~~iiii Commercial Recreational Activity~~
- ~~v Community Activities~~
- ~~vi Farming~~
- ~~vii Factory Farming~~
- ~~viii Mining Activities~~
- ~~ixvii Any activity requiring an Offensive Trade Licence under the Health Act 1956~~
- ~~x Residential Flat~~

6.2.4 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) Applications for the exercise of the Council's discretion in respect of the following **Site Standards**:

- Visual Amenity
- Landscaping

6.2.5 Standards

6.2.5.1 Site Standards

- i **Building Coverage**
Maximum site coverage - 75%
- ii **Building Setback**
 - (a) Setback from the Zone boundary shall be 10 m.
 - (b) Setback from any road shall be 6 m.
- iii **Landscaping**
 - (a) At least 10% of each site shall be landscaped.
 - (b) Those properties fronting Lucas Place and Hawthorne Drive shall provide and maintain a landscape strip extending the full length of the road boundary, except across entranceways. The strip shall be not less than 1 metre deep and shall have an average depth of 4 m over its entire length.
- iv **Office Accommodation**
Office accommodation shall only be provided as part of an activity undertaken within the Zone.
- v **Land Transport Facilities**
Land transport facilities shall be limited to the following:
 - garaging, including servicing of tour buses and facilities for tour buses

- courier sorting and distribution centre
- car valet services
- rental car facilities.

6.2.5.2 Zone Standards

i Building Height

Maximum building height - 9 m

ii Glare

- All exterior lighting installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places.
- All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place.
- No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the zone, measured 2 m inside the boundary of any adjoining property.
- No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned for residential purposes.

iii Retail Sales

- Retail sales and displays are restricted to areas within the airport terminal and to such goods that serve the needs of the travelling public.
- Any goods displayed for sale and/or retailing shall be limited to the sale of those goods within the airport terminal.

iv Noise

- Sound from 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 or at any point within Activity Areas 1, 3, 4, 6 and 7 of the Remarkables Park Zone:

- daytime (0800 to 2000 hrs) 55 dB L_{Aeq(15 min)}
- night-time (2000 to 0800 hrs) 45 dB L_{Aeq(15 min)}
- night-time (2000 to 0800 hrs) 70 dB L_{AFmax}

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

(c) 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.

v Industrial Activities

- There shall be no processing of natural materials.

6.2.6 Resource Consents - Assessment Matters - Airport Mixed Use Zone

6.2.6.1 General

- 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.
- 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 6.2.6.2 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.

6.2.6.2 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 Non Complying Activity – Conference Facilities

- (a) The extent to which the activity is dependent on an airport location.

ii Building Coverage

- (a) 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.

iii Setback from Zone Boundaries

- (a) The extent to which a limited building setback from the zone boundary 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 will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from adjoining zones.
- (d) The degree to which the proposed building will detract from the outlook and privacy of people on adjoining zones.
- (e) The degree to which proposed landscaping, including plantings, will mitigate the effects of limited building setback from a neighbour's in adjoining zones.
- (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 zones.
- (g) The extent to which the proposed building will have a size, form, and external appearance which are 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 zones, in terms of such matters as noise, smell, dust, glare or vibration.

iv Landscaped Areas

- (a) The effect of any reduced landscaping in terms of the visual impacts of the buildings in the Zone and the scale of these buildings.
- (b) The effect of any reduction in landscaping and screening on the visual impacts of outdoor storage areas.
- (c) The extent to which the site is visible from adjoining sites, particularly those in residential zones, and the likely consequences of any reduction in landscaping standards or screening.

- (d) Any aspects of the proposal, which may compensate for reduced landscaping or screening, including the nature of planting or materials used, the location of parking manoeuvring or storage areas and office accommodation.
 - (e) The relative importance of landscaping on the particular site concerned, taking account of the visual quality of the surrounding environment, particularly where a low standard of visual quality exists and improvement is necessary.
 - (f) The nature of the business activity itself, and any particular adverse visual impacts it may have.
 - (g) The effect of any reduction in tree planting provision, particularly in respect to the visual character of car parking areas and building scale.
- v **Office Accommodation, Land Transport Facilities, Industrial Activities and Retailing**
- (a) The extent to which the activity is dependent on an airport location.

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