

6. Queenstown Airport Mixed-Use Zone

6.1 Issues, Objectives and Policies

6.1.1 Resources, Activities and Values

Queenstown Airport provides facilities for the transportation of people and freight. It is recognised in the District Plan with designations applying to:

- The operational area of the airport;
- Areas near the airport where noise levels are high or moderate where provisions are required to manage noise sensitive activities;
- The protection of flight paths of aircraft, in the form of height controls.

These designations provide for the safe and efficient operation of the aerodrome but do not provide for ancillary activities associated with airport operations, such as related offices, repairs to aircraft, depots for rental car companies based at the airport and similar airport related activities. An area at the South West corner of the airport property is used for airport related activities, and the Council considers it appropriate to recognise and provide for its future use and development by way of a specific zoning. The area zoned includes all of the land occupied by the terminal building and associated services used by the public, airport operators, freight businesses, services to the travelling public and other airport based activities.

6.1.2 Issues

i The Airport's Role as a Transport Interface

- Queenstown Airport acts as a transport interface. However activities associated with this role are not provided for under the airport designations.

The Aerodrome Designation only provides for those activities such as the control tower and runways and does not provide for ancillary activities. These incorporate a mixture of service, retailing and industrial activities and are equally important in serving the day to day needs of the airport. Other non-essential activities should be excluded from the area.

ii Environmental Effects

- The establishment and operation of business – industrial activities can result in adverse effects on the airport environment and the surroundings.

In addition to providing an area for ancillary airport related activities to establish in close proximity to the airport, it is necessary these be physically accessible to the public and the amenity be pleasant for visitors and those who work in this zone. The airport is a gateway to the District and is also located adjacent to residential areas. The level of amenity of any activities within this zone must be higher than other areas with similar activities, particularly industrial activities.

6.1.3 Objective and Policies

Objective 1 – Airport Activities

To provide for airport related activities while maintaining the environmental quality of the area.

Policies

- 1.1 *To only allow activities which serve the day to day needs of the airport and travellers, and require a location adjoining the airport.*
- 1.2 *To restrict the location of activities which are not associated with the operation of the airport, servicing of airport activities, air freight, or serving the day to day needs of travellers using the airport.*
- 1.3 *To apply standards to protect the environment from unacceptable noise, glare and traffic generated by airport related activities.*

Implementation Methods

Objective 1 and associated policies will be implemented through a number of methods including the following:

i District Plan

- (a) Rules providing for activities ancillary to airport operations.
- (b) Rules minimising environmental effects of airport related activities.
- (c) Rules prohibiting non airport related activities.

ii Other Methods

- (a) Consultation with the Queenstown Airport Corporation and Transit New Zealand.

Explanation and Principal Reasons for Adoption

Activities currently exist on Queenstown Airport land which are necessary for the day to day needs of the airport and travelling public, and require a location adjoining the airport. These activities do not fall within the purpose of the Aerodrome Designation. In order for these activities to have certainty this area must be recognised and provided for in the District Plan.

Unrestricted industrial and retail activities are not considered suitable for this Zone. The Zone rules place the onus on any applicant to demonstrate that a proposed activity requires an airport location and is necessary for servicing the airport.

The location of this zone adjacent to a residential area means it is particularly important for activities to maintain the high environmental amenity values of the Frankton Flats. This may mean the industrial activities appropriate for this zone will require more stringent environmental standards than is required in the Business and Industrial areas of the District.

6.1.4 Environmental Results Anticipated

- i Airport-related activities necessary for the transport interface role of Queenstown Airport without undue regulation.
- ii Concentration of solely airport-related activities (i.e. no non-airport activities).
- iii Maintenance of environment quality.