

Queenstown Lakes Operative District Plan

- Amend Rule 12.18.3.3(ii):

Limited Discretionary Activities

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- ii. Within the Outer Control Boundary as indicated on the District Plan Maps

Up to 70 Units associated with Visitor Accommodation;

One Health Care facility (including but not limited to doctors and/or dentist surgery, but excluding hospitals), not exceeding a gross floor area of 900m², provided that a Health Care facility is not consented on Lot 10 DP 486920 or Lot 6 DP 476309;

One Educational Facility with an internal gross floor area not exceeding 450m² and associated outdoor space not exceeding 450m².

In respect of:

The matter of reverse sensitivity effects on airport activities located at Queenstown Airport,

and

The need for the protection of any educational, residential and visitor accommodation from the effects of aircraft noise.

- Amend Rule 12.18.3.5:

The following activities shall be Prohibited Activities:

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- iv. Within the Outer Control Boundary, as indicated on the District Plan Maps, any Activity Sensitive to Aircraft Noise shall be a Prohibited Activity, with the exception of:

- Up to 70 Units associated with Visitor Accommodation;
- One Health Care facility (including but not limited to doctors and/or dentists surgery but excluding hospitals) not exceeding a gross floor area of 900m², provided that a Health Care facility is not consented on Lot 10 DP 486920 or Lot 6 DP 476309;
- One Educational Facility not exceeding an internal gross floor area of 450m² and associated outdoor space of 450m²;

Which shall otherwise require consent under rule 12.18.3.3.ii.

Queenstown Lakes Proposed District Plan

- Add new Policy 21.2.7.1(a) below Policy 21.2.7.1:

21.2.7.1 Prohibit all new activities sensitive to aircraft noise on Rural Zoned land within the Outer Control Boundary at Queenstown Airport and Wānaka Airport to avoid adverse effects arising from aircraft operations on future activities sensitive to aircraft noise.

21.2.7.1(a) Recognise a historic land swap agreement and provide for one Health Care facility at Lot 10 DP 486920 or Lot 6 DP 476309, where a health care facility is not consented in the Frankton Flats Special Zone.

- Amend Rule 21.4.31:

Activities Sensitive to Aircraft Noise within the Outer Control Boundary - Queenstown Airport

On any site located within the Outer Control Boundary, which includes the Air Noise Boundary, as indicated on the District Plan web mapping application, any new Activity Sensitive to Aircraft Noise, except provided for by Rule 21.4.36A – PR

- Insert new Rule 21.4.36A:

One Health Care Facility not exceeding a gross floor area of 900m² at Lot 10 DP 486920 or Lot 6 DP 476309 provided that a Health Care Facility is not consented in the Frankton Flats Special Zone – RD.

Matters of discretion limited to:

- a. The matter of reverse sensitivity effects on airport activities located at Queenstown Airport

- Amend Rule 21.5.6:

Airport Noise – Alteration or Addition to Existing Buildings (excluding any alterations or additions to any non-critical listening environment) including the enabled new Health Care Facility at Lot 10 DP 486920 or Lot 6 DP 476309 within the Queenstown Airport Noise Boundaries

- a. Within the Queenstown Airport Air Noise Boundary (ANB) - Alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise must 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 must be demonstrated by either adhering to the sound insulation requirements in Rule 36.6.1 of Chapter 36 and installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 of Chapter 36, 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.

- b. Between the Queenstown Airport Outer Control Boundary and the ANB – Alterations and additions to existing buildings containing an Activity Sensitive to Aircraft Noise including the enabled new Health Care Facility at Lot 10 DP 486920 or Lot 6 DP 476309 must 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 must be demonstrated by either installation of mechanical ventilation to achieve the requirements in Rule 36.6.2 of Chapter 36 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.

Standards (a) and (b) exclude any alterations or additions to any non-critical listening environment.