

Airport Special Purpose Zone (AIRPZ)

Introduction

The Airport Special Purpose Zone (AIRPZ) covers areas used predominantly for the operation and development of airports, including associated operational areas and facilities, administrative, commercial activities and industrial activities.

Within Te Manahuna/the Mackenzie District there are currently two airports within the AIRPZ - Pūkaki Airport and Tekapo Airport.

The purpose of the AIRPZ is to provide for a range of airport and aviation related activities to recognise the role of airports in providing for the social and economic well-being of Te Manahuna/the Mackenzie District.

Each of the areas zoned AIRPZ are located within Te Manahuna/the Mackenzie Basin. Whilst not identified as Outstanding Natural Landscape, land use within the AIRPZ is managed to address adverse effects on the wider landscape values.

Note: The existing airport and aviation related activities undertaken at Glentanner are managed under the GSPZ, not the AIRPZ.

Objectives and Policies

Objectives	
AIRPZ-01	Zone Purpose
The efficient use and development of airport zoned land and facilities to support the economic and social well-being of Te Manahuna/the Mackenzie District.	
AIRPZ-02	Zone Character and Amenity Values
The use of land within the AIRPZ is managed in a way that: <ol style="list-style-type: none">1. Provides for economic and social benefits to the region;2. Recognises the functional needs and operational needs of airport <u>activities</u> and <u>airport support</u> related-supporting¹ activities;3. The efficient use and development of airports is not constrained or compromised by incompatible activities establishing within the AIRPZ; and4. Achieves a high standard of amenity reflective of the role and function of the AIRPZ, but also does not compromise the landscape character and visual amenity of the surrounding Te Manahuna/Mackenzie Basin ONL.	

Policies	
AIRPZ-P1	Airport and Supporting Activity
Provide for airport activity and airport support activity to operate in a safe and efficient manner, while maintaining the function, character and amenity of the AIRPZ, by: <ol style="list-style-type: none">1. Enabling future development and expansion of existing airport activities;2. Ensuring noise sensitive activities do not restrict effective and efficient airport operation and development;	

¹ Meridian (10.06)

<ol style="list-style-type: none"> 3. Providing for a range of airport support activities where these do not: <ol style="list-style-type: none"> i. Adversely affect the character and amenity values; ii. Constrain on-going airport activity; and iii. Detract from the existing commercial centres in Takapō/Lake Tekapo or Twizel; 4. Ensuring built development achieves a standard of amenity reflective of the role and function of the AIRPZ, but also does not compromise the landscape character and visual amenity of the surrounding Te Manahuna/Mackenzie Basin ONL; 5. Ensuring development, 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; and 6. Avoiding significant adverse effects on the safety and efficiency of State Highway 8. 	
AIRPZ-P2	Other Activities
<p>Avoid non-airport related commercial, industrial and other activities unless they:</p> <ol style="list-style-type: none"> 1. Are compatible with the ongoing safe and efficient operation and function of airports; 2. Are compatible with the character and amenity values anticipated within the AIRPZ; and 3. Do not detract from the existing commercial centres in Takapō/Lake Tekapo or Twizel. 	

Rules

Note for Plan Users: For certain activities, consent may be required under rules in this Chapter as well as other District-Wide Matters Chapters or Area-Specific Matters Chapters in the Plan. Unless expressly stated otherwise, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1 - How the Plan Works.

AIRPZ-R1	Airport Activity	
<u>Special Purpose Airport Zone</u>²	Activity Status: PER Where the activity complies with all of the following standards: AIRPZ-S1 Boundary Setbacks AIRPZ-S2 Height AIRPZ-S3 Exterior Cladding of Buildings and Structures AIRPZ-S4 Landscaping AIRPZ-S5 Outdoor Storage AIRPZ-S6 Water Supply for Firefighting AIRPZ-S7 Building Footprint AIRPZ-S8 Wastewater AIRPZ-S9 Airport Height Restrictions	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).

² Clause 16(2), Schedule 1 RMA.

AIRPZ-R2	Airport Support Activity	
<u>Special Purpose Airport Zone</u> ³	Activity Status: PER Where the activity complies with all of the following standards: AIRPZ-S1 Boundary Setbacks AIRPZ-S2 Height AIRPZ-S3 Exterior Cladding of Buildings and Structures AIRPZ-S4 Landscaping AIRPZ-S5 Outdoor Storage AIRPZ-S6 Water Supply for Firefighting AIRPZ-S7 Building Footprint AIRPZ-S8 Wastewater AIRPZ-S9 Airport Height Restrictions	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
AIRPZ-R3	Residential Unit / Residential Activity	
<u>Special Purpose Airport Zone</u> ⁴	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m². 	Activity status when compliance is not achieved with R3.1: DIS
AIRPZ-R4	Staff Accommodation	
<u>Special Purpose Airport Zone</u> ⁵	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m² ; and 2. The maximum building⁶ occupancy does not exceed six staff per night⁷. 	Activity status when compliance is not achieved with R4.1 - R4.2: DIS
AIRPZ-R5	Aviation Related Visitor Accommodation	

³ Clause 16(2), Schedule 1 RMA.

⁴ Clause 16(2), Schedule 1 RMA.

⁵ Clause 16(2), Schedule 1 RMA.

⁶ Meridian (10.11).

⁷ Meridian (10.11).

<u>Special Purpose Airport Zone</u> ⁸	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The use is contained within an airport building and the maximum combined total gross floor area of any residential, staff accommodation and aviation related visitor accommodation does not exceed 150m² ; and 2. The maximum building⁹ occupancy does not exceed six guests per night. 	Activity status when compliance is not achieved with R5.1 - R5.2: DIS
AIRPZ-R6	Earthworks	
<u>Special Purpose Airport Zone</u> ¹⁰	Activity Status: PER Where: <ol style="list-style-type: none"> 1. The earthworks are subject to an approved building consent; or otherwise do not exceed 1500m³ (by volume) and 2500m² (by area) in any 1-year period. <p>And the activity complies with the following standards: EW-S1 – Maximum slope Gradient EW-S2 – Excavation and Filling EW-S3 – Rehabilitation and Reinstatement EW-S4 – Accidental Discovery Protocol EW-S5 – Specific Locations EW-S6 – Proximity to the National Grid</p>	Activity status when compliance is not achieved with R6.1 : DIS Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
AIRPZ-R7	Conservation Activity	
<u>Special Purpose Airport Zone</u> ¹¹	Activity Status: PER Where the activity complies with the following standards: AIRPZ-S9 Airport Height Restrictions	Activity status when compliance with standard(s) is not achieved: Refer to relevant standard.
AIRPZ-R8	Activities Not Otherwise Listed	

⁸ Clause 16(2), Schedule 1 RMA.

⁹ **Meridian (10.12).**

¹⁰ Clause 16(2), Schedule 1 RMA.

¹¹ Clause 16(2), Schedule 1 RMA.

<u>Special Purpose Airport Zone</u> ¹²	Activity Status: DIS	
AIRPZ-R9	Residential Visitor Accommodation	
<u>Special Purpose Airport Zone</u> ¹³	Activity Status: NC	
AIRPZ-R10	Commercial Visitor Accommodation	
<u>Special Purpose Airport Zone</u> ¹⁴	Activity Status: NC	
AIRPZ-R11	Planting of any Wilding Conifers	
<u>Special Purpose Airport Zone</u> ¹⁵	<p>Activity Status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The planting is for a scientific or research purpose and has been exempted under the Biosecurity Act 1993. 	Activity status when compliance is not achieved with R11.1: PR

Standards

AIRPZ-S1	Boundary Setbacks	Activity Status where compliance not achieved:
<u>Special Purpose Airport Zone</u> ¹⁶	<ol style="list-style-type: none"> 1. Any building or structure greater than 5m² in area, excluding ancillary structures, shall be setback a minimum of: <ol style="list-style-type: none"> a. 6m from any internal boundary; and b. 50m from any arterial road boundary; and c. 10m from any other road boundary. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design, scale and appearance of the building or structure. b. For road boundaries: <ol style="list-style-type: none"> i. Whether the reduced setback would result in the site remaining compatible with the surrounding character when viewed from the road. ii. Any potential effect on the safety and efficiency of the adjoining road network. c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other

¹² Clause 16(2), Schedule 1 RMA.

¹³ Clause 16(2), Schedule 1 RMA.

¹⁴ Clause 16(2), Schedule 1 RMA.

¹⁵ Clause 16(2), Schedule 1 RMA.

¹⁶ Clause 16(2), Schedule 1 RMA.

		<p>amenity values on the adjoining property.</p> <p>d. The effects of a reduced setback on the wider amenity values and character of the surrounding ONL.</p> <p>e. The extent to which the reduced setback will cause or exacerbate reverse sensitivity effects with adjoining activities.</p> <p>f. The adequacy of any mitigation measures.</p>
AIRPZ-S2	Height	Activity Status where compliance not achieved:
<u>Special Purpose Airport Zone</u>¹⁷	<p>1. The maximum height of any building or structure above ground level shall be:</p> <p>a. 15m for hangars and control towers; or</p> <p>b. 9m for all other buildings/structures.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The location, design, scale and appearance of the building or structure.</p> <p>b. Adverse effects on the amenity values of neighbours, including visual dominance, shading and effects on privacy and outlook.</p> <p>c. The extent to which the increase in height is necessary due to the functional need and operational need of an activity.</p> <p>d. The effects of an increased height on the wider amenity values and character of the surrounding ONL.</p> <p>e. The adequacy of any mitigation measures.</p>
AIRPZ-S3	Exterior Cladding of Buildings and Structures	Activity Status where compliance not achieved:
<u>Special Purpose Airport Zone</u>¹⁸	<p>1. The exterior cladding of all buildings and structures must be finished in colours that are recessive with a Light Reflectivity Value (LRV) of between 5 and 35% and in the range of browns, blues, greens, greys or black to complement the materials and tones found in the natural surroundings.</p>	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <p>a. The location, design, scale and appearance of the building.</p> <p>b. The effects of the building on the wider amenity values and landscape character of the surrounding ONL.</p>
AIRPZ-S4	Landscaping	Activity Status where compliance not achieved:

¹⁷ Clause 16(2), Schedule 1 RMA.

¹⁸ Clause 16(2), Schedule 1 RMA.

<p><u>Special Purpose Airport Zone</u>¹⁹</p>	<ol style="list-style-type: none"> 1. A landscaping strip shall be established along not less than 50% of the road frontage with any local road (i.e., excluding State Highway 8) which: <ol style="list-style-type: none"> a. Has an average depth of 1.5m and a minimum depth of 1m; and b. Contains at least 50% indigenous species. 2. All landscaping required shall be: <ol style="list-style-type: none"> a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, with any dead, diseased, or damaged plants being removed and replaced. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The location, design and appearance of buildings and other activities on the site. b. The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping. c. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter. d. The overall landscaping provided on the site. e. The adequacy of any mitigation measures.
<p>AIRPZ-S5</p>	<p>Outdoor Storage</p>	<p>Activity Status where compliance not achieved:</p>
<p><u>Special Purpose Airport Zone</u>²⁰</p>	<ol style="list-style-type: none"> 1. Outdoor storage is limited to vehicles, equipment and/or machinery ancillary to airport activity and airport support activity. 2. Any area used for outdoor storage shall be screened from public view. 	<p>RDIS</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. The design, size and location of any outdoor storage area. b. Effects on the amenity values of adjoining sites. c. The visual impact of the outdoor storage on the streetscape and surrounding environment. d. The overall landscaping provided on the site. e. The adequacy of any mitigation measures.
<p>AIRPZ-S6</p>	<p>Water Supply for Firefighting</p>	<p>Activity Status where compliance not achieved:</p>
<p><u>Special Purpose</u></p>	<ol style="list-style-type: none"> 1. Where a reticulated water supply compliant with the New Zealand Fire Service Firefighting Water Supplies 	<p>RDIS</p>

¹⁹ Clause 16(2), Schedule 1 RMA.

²⁰ Clause 16(2), Schedule 1 RMA.

<u>Airport Zone</u> ²¹	Code of Practice (SNZ PAS:4509:2008) is not available, or the only supply available is a restricted rural supply not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.	Matters of discretion are restricted to: a. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties. b. Any environmental effects arising from the alternative water supply method. c. The adequacy of any mitigation measures.
AIRPZ-S7	Building Footprint	Activity Status where compliance not achieved:
<u>Special Purpose Airport Zone</u> ²²	1. The maximum building footprint for any individual building shall be 1500m ² .	DIS
AIRPZ-S8	Wastewater	Activity Status where compliance not achieved:
<u>Special Purpose Airport Zone</u> ²³	1. All residential units and buildings which are not connected to a reticulated wastewater network, but which involve the discharge of wastewater shall be provided with an on-site wastewater treatment and disposal system, authorised by Canterbury Regional Council by way of a rule in a regional plan or a resource consent.	DIS
AIRPZ-S9	Airport Height Restrictions	Activity Status where compliance not achieved:
<u>Special Purpose Airport Zone</u> ²⁴	1. No building, structure, or tree shall intrude into the identified approach surfaces, horizontal surfaces and the surrounding conical or transitional surfaces from existing airports as shown in GRUZ-SCHED1. 2. No activity shall expel a gas, liquid or solid such that it enters any height restriction slopes or surfaces at a vertical velocity greater than 4 metres per second.	NC

²¹ Clause 16(2), Schedule 1 RMA.

²² Clause 16(2), Schedule 1 RMA.

²³ Clause 16(2), Schedule 1 RMA.

²⁴ Clause 16(2), Schedule 1 RMA.