

Resource Management Act 1991

Mackenzie District Council

Mackenzie District Plan

Proposed Plan Change 11

RESIDENTIAL ACCOMMODATION IN AIRPORT ZONES

Explanation

The District Plan currently provides for three Special Purpose (Airport) Zones within the Mackenzie District at Pukaki, Lake Tekapo and Glentanner. These zones aim to provide for aviation related activities and facilities and future airport development, while maintaining public safety and avoiding a proliferation of landing facilities throughout the District.

The Airport Zones currently permit residential units in a very limited capacity, associated with companies who operate, maintain or use the airport or the New Zealand Defence Force.

The proposed plan change aims to widen the scope for the establishment of residential units in this zone and will help to facilitate development within the District's small scale airports. The recent marketing of small sections created at the Pukaki Airport has revealed significant interest from non-commercial aircraft owners who wish to establish a hangar with some small scale accommodation to provide somewhere to stay and on-site security for aircraft housed on site. Commercial aviation operators which establish within an Airport Zone will still be permitted to have residential units in accordance with the existing rule.

Proposed Plan Change 11 adds a new rule to the Airport Zone to specifically permit residential units associated with non-commercial aviation related buildings. These residential units will be subject to conditions relating to floor area, height and external appearance and must be established as part of an aviation related building. This will ensure that the Airport Zone will remain essentially for aviation activities and any residential units are ancillary to such a use.

Changes to the District Plan

Note: for the purposes of this Plan Change, any text proposed to be added is shown as **bold underlined** and any text removed as ~~strike through~~.

Amend Section 8 – Special Purpose (Airport) Zone pages 8-22 – 8-24 as follows:

AIRPORT ZONE

3.1 Zone Statement

Airport zones are located at Pukaki-Twizel, Glentanner, and Lake Tekapo airports. The zones provide for existing activities and some future development of these airports.

A range of aviation facilities and activities will be possible within the zone. These activities will be limited by conditions relating to noise, glare, lighting, parking, screening and other potential effects of aviation activities on the environment.

3.2 District Wide Rules

The following General Provisions containing District Wide Rules apply in the Airport Zone:

- Hazardous Substances Section 9
- Signs and Outdoor Lighting Section 11
- Subdivision and Development Section 12
- Temporary Activities and Buildings and Environmental Noise Section 13
- Transportation Section 14
- Utilities Section 15

STATUS OF ACTIVITIES

3.3 Permitted Activities

The following activities shall be Permitted Activities provided they comply with all the conditions in 3.3.16.

- 3.3.1 The take off and landing of rotary winged and fixed wing aircraft.
- 3.3.2 Airport runway, associated movement areas ie taxiway, aircraft parking aprons, control towers, navigational aids and ancillary uses;
- 3.3.3 Terminal buildings and facilities for aircraft arrivals and departures including waiting rooms, booking facilities together with baggage and freight and including facilities for management and maintenance of the airport;

- 3.3.4 Air freight forwarding and air cargo warehouse;
- 3.3.5 Commercial and general aviation including buildings and facilities for aircraft maintenance, servicing and testing, cabin services, catering, aircraft and components manufacture;
- 3.3.6 Aviation research and testing laboratories, facilities for aviation industries, airline depots, aviation schools;
- 3.3.7 Maintenance and service facilities;
- 3.3.8 Storage, bulk storage of aviation parts and accessories and fuels for the purpose of airport operation;
- 3.3.9 Terminal support and airport accessory uses, such as car parking, conference rooms, restaurants, shops, recreation facilities, rental car storage and maintenance, service stations, bus and taxi terminals and other commercial activities which directly serve development and personnel at the airport;
- 3.3.10 General activities necessary for operation and maintenance of a New Zealand Defence Force base;
- 3.3.11 Building and activities accessory to buildings and activities aforementioned excluding residential buildings **except as permitted by 3.3.13 or 3.3.14 below;**
- 3.3.12 Light industry associated:
- with aircraft and buildings accessory to light industry associated with aircraft.
 - with the New Zealand Defence Force;
- 3.3.13 Residential units in the zone, limited to:
- Occupiers who are principally employees of **commercial** companies who either operate, maintain or use the airport; **and**
 - members of the New Zealand Defence Force; ~~and~~

3.3.14 Residential units associated with non-commercial aviation related buildings permitted under this Plan which meet the following standards:

3.1.14.a There shall be no stand alone buildings for residential purposes.

3.1.14.b All areas used for residential purposes shall be:

- **Contained wholly within the existing aviation related building; and/or**
- **Within an extension to the aviation related building where the building footprint of the extension for residential purposes does not exceed 75m².**

3.1.14.c **The maximum gross floor area of any part of a building used for residential purposes shall not exceed 150m².**

3.1.14.d **Any extension to an existing building for residential purposes shall:**

- **Be clad and finished with the same materials and colours as the existing building; and**
- **Have a maximum height which does not exceed the profile of the existing building.**

3.3.1415 Recreational or sport events that have obtained permission from the airport owners.

3.3.1516 **Conditions on Permitted Aviation Activities**

3.3.1516.a **Noise**

i Activities shall be conducted such that the following noise levels are not exceeded, neither at, nor within, the notional boundary of any residential unit in the adjoining zone:

- during daytime 55dBA L10
- during night time 40dBA L10,
70 dBA Lmax

ii Noise levels in (i) above shall not apply to the operation or maintenance of aircraft engine generally.

3.3.1516.b **Landscaping**

All land shall be rehabilitated and local indigenous vegetation restored after completion of any development involving earthworks or disturbance of vegetation.

3.3.1516.c **Height of Buildings**

Maximum height of buildings shall be:

- Hangars and Control Towers 15m
- All other Buildings 9m

3.3.1516.d **Setback from Roads**

Minimum setback from road boundaries shall be:

- Buildings on sites fronting State Highways 8, 79 and 80 - 50m.
- All other buildings greater than 5m² - 20m.

3.3.1516.e **Setback from Neighbours**

Minimum setback of buildings from the zone boundary shall be 6m.

3.3.1516.f Airspace

- No building, structure, mast, pole, tree or other object shall penetrate any of the flight paths or transitional side slopes from the main or subsidiary runways.- Refer Planning Maps 54 and 55 and Appendix M.
- 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.

3.3.1516.g Design and Appearance

All buildings shall comply with the Lake Tekapo or Twizel Colour Palette (MDC 1995) as appropriate.

3.3.1516.h Outdoor Storage

- All outdoor storage of goods (excluding vehicles) shall be screened from public view by a fence of not less than 1.8m in height, or dense planting to the same height.
- No outdoor storage shall be located within the minimum setback from road boundaries.

3.4 Discretionary Activities

3.4.1 Aviation activities not listed as a Permitted Activity.

3.4.2 Any aviation activity which does not comply with any one or more of the following conditions on Permitted Aviation Activity:

- 3.3.16 a Noise
- 3.3.16 b Landscaping
- 3.3.16 c Height of Buildings
- 3.3.16 d Setback from Roads
- 3.3.16 e Setback from Neighbours
- 3.3.16 g Design and Appearance
- 3.3.16 h Outdoor Storage

3.5 Non-Complying Activities

3.5.1 Any activity which is not provided for as a Permitted, Controlled or Discretionary Activity in the Airport Zone.

Changes to the Planning Maps

None proposed.