

44.0 Airport Zone

44.1 Permitted Activities

44.1.1 Unless expressly limited elsewhere, the following shall be permitted without a resource consent where together with any relevant definitions they conform to the conditions set out below:

- Airport operations including freight and passenger facilities.
- Airport navigational, control and safety equipment.
- Aviation, educational and training activities.
- Aviation museums.
- Recreation facilities and activities.
- Commercial activities.
- Maintenance and servicing of aircraft.
- Aircraft engineering including overhaul and testing.
- Fuel installations and fuel servicing facilities.
- Visitor and caretakers accommodation.
- Farming.
- Hazardous facilities.
- Discharges.

Conditions for Permitted Activities

44.1.2 Infrastructure and Services

44.1.2.1 Parking

Refer to rules relating to vehicle parking Rule 27.2.3

44.1.2.2 Loading.

Refer to rules relating to loading Rule 27.2.2.

44.1.3 Amenities

44.1.3.1 Lighting

44.1.3.1.1 All exterior lighting, other than navigational lighting, shall be directed away from adjacent properties and roads so as to avoid any adverse effects on the neighbourhood and on traffic safety.

44.1.3.1.2 No activity shall result in greater than a 10 Lux spill (horizontal and vertical) of light onto any adjoining property within the zone, measured 2 metres inside the boundary of any site.

44.1.3.2 Noise

44.1.3.2.1 Sound emissions from sources other than operating aircraft, ground running activity and engine testing shall not exceed the following limits when measured from any land used for residential purposes (irrespective of zoning).

| | |
|------------------------|--|
| 55 dBA L ₁₀ | 0700 hrs to 2300 hrs Monday to Friday and 0700 hrs to 1200 hrs Saturday |
|------------------------|--|

| | |
|---|---|
| 45 dBA L ₁₀ and L _{max} 75 dBA L _{max} | for the rest of the time provided that the limit shall not apply between 0700 - 2300 hrs |
|---|---|

(Operating aircraft includes those aircraft being operated during or immediately before or after flight).

44.1.3.2.2 Sound emissions from ground based activities, including scheduled engine testing, shall not exceed the following limits when measured within the boundary of any residential zoned property or the notional boundary of any rural dwelling existing at the date this plan becomes operative:

| | | |
|--------------------|--------------------------|---------------------------|
| Monday to Sunday | 0700 hours to 2200 hours | 55 dBA Leq 12 hr. |
| At all other times | | 45 dBA Leq 9 hr |
| All days | 2200 hours to 0700 hours | 75 dBA L _{max} . |

Provided that, in an emergency requiring unscheduled maintenance, these noise limits may be dispensed with on the basis that no more than 18 such tests may be conducted in any calendar year.

44.1.3.2.3 Noise sensitive activities (including additions, alterations and reconstruction of existing activities) listed in Appendix M to this plan shall be designed to ensure that the indoor sound levels are attenuated to the levels stipulated for that activity.

44.1.4 Bulk and Location of Buildings and Structures

44.1.4.1. Height

Subject to Rule 44.1.4.2 no building or structure may exceed a height of 14 metres, provided this shall not apply to airport navigation control and safety equipment.

44.1.4.2 Airport Protection

44.1.4.2.1 No buildings, structures, masts, poles, fences, overhead telegraph cables, overhead power cables, trees or other object may penetrate any flight path, take off,

climb/approach fans or transitional slide slopes described below and delineated in the Planning Maps.

44.1.4.2.2 Omaka Aerodrome Height Restrictions

a) Take-off Climb/Approach Slopes

The take-off climb/approach slope commences at a level of 1.2 metres at the airfield boundary and for the full circumference of the airfield except in the direction of existing aerodrome buildings on the northern side of the aerodrome, and rises at a gradient of 3.3% (1 in 30) until it intercepts the horizontal surface (see Civil Aviation Plan A.M. 14375 for layout and approximate dimensions).

b) Horizontal Surface

The horizontal surface is a plane, circular in shape, with its height 45 metres above the established airfield elevation and having a radius of 2440 metres from the geographical centre of the airfield. (See Civil Aviation Plan A.M. 14375 for layout and approximate dimensions).

44.1.4.2.3 Woodbourne Airport Height Restrictions

c) Main Runway 07/25

The main runway is 1425 metres long and 45.7 metres wide and is orientated on a bearing of 86°00' True and has a sealed surface.

d) Main Strip

The main strip is currently 1545 metres long and 152.5 metres wide and contains the main runway symmetrically within it.

e) Parallel Grass Runway 07/25

Running parallel to the main sealed runway 07/25 is a grass strip of 1545 metres by 150 metres. Transitional side slopes and take-off climb/approach fans originate from this strip in the same manner as for the main runway. The close proximity of this parallel runway to the main runway means that these protection surfaces do not appear at the scale used for the Planning Maps. It is, however, displayed on the larger map held at the Council.

f) Subsidiary Strip 10/28

The subsidiary strip is 1335 metres long and 45 metres wide and is orientated on a bearing of 121°53' True.

g) Take-off Climb/Approach Slopes

There is a take-off climb/approach slope arising at a specific gradient from the level of the lowest part of the strip. Each take-off climb/approach slope extends over a horizontal distance specified below and is symmetrically disposed about the extended centre line of the strip with its sides diverging uniformly outward at a rate of 15% (8°32') from the corners of each strip end. In the case of the turning flight path surface a 4.6 metre step down occurs at the commencement of the turn and the whole width of the surface then continues.

h) Main Take-off Climb/Approach Slopes

Each of the two take-off climb/approach slopes off the main strip rises at a gradient of 1.6% (1 in 62.5) over a horizontal distance of 15000 metres. In addition there is a curved take-off climb surface with its origin at the western end of the main strip. The base line is 152.5 metres wide and extends straight ahead for a distance of 914 metres then curves right on a centre line radius of 1295.4 metres until it intercepts the 45 metres horizontal surface. The slope of this surface has a gradient of 1.6% (1 in 62.50). From point of commence of turn there is a 4.6 metre vertical step down across the full width of the fan and the gradient then continue on from this lower level at 1.6%

i) Subsidiary Strip Take-off Climb/Approach Slopes

Each of the two take-off climb/approach slopes off the subsidiary strip rises at a gradient of 2% (1 in 50) over a horizontal distance of 2500 metres.

j) Transitional Slopes

These extend upwards and outwards from both the sides of each approach slope and the length of the strip edge, rising at a gradient of 14.3% (1 in 7) to intercept the horizontal surface.

k) Horizontal Surface

The horizontal surface is a horizontal plane, with a height of 45 metres above the established airport datum and extending 4000 metres from all four sides of the strip edge. Where ground rises so that it penetrates or becomes close to the horizontal surface, then, with the written permission of the Director of Civil Aviation, this surface may be adjusted in conformity with the ground so as to provide a vertical clearance of 10 metres above ground level.

l) Conical Surface

The conical surface extends from the periphery of the horizontal surface upwards and outwards at a slope of 5% until a height of 150 metres above the airfield datum is reached. Where ground rises so that it penetrates or becomes close to the conical surface then this surface may, with the written permission of the Director of Civil Aviation, be adjusted in conformity with the ground so as to provide vertical clearance of 10 metres.

44.1.4.3 Daylight Control

44.1.4.3.1 Subject to Rule 44.1.4.2 above, no part of any building shall exceed a height equal to the recession plane angle determined by the application of Figures 2 and 3 of the Definition Chapter. To determine the maximum permitted height in relation to boundaries on the site the diagram in Figure 2 (Recession Plane Indicator) must be viewed within the site, and orientated north. The angle of inclination relative to a particular boundary is determined by the angle on the diagram in Figure 3 adjacent to that boundary.

Within the Airport Zone the angle shall be measured from a starting point 2 metres above ground level ($x = 2.0\text{m}$).

Except where a site boundary abuts the street or road no part of any building should exceed a height limit imposed by a line drawn at an angle of 55° from the horizontal and originating and drawn at right angles from a point 2 metres above the boundary of the site where it abuts the street or road.

44.1.4.3.2 Yards

Front yard minimum depth requirement - 8 metres.

Rear yard minimum depth requirement - 8 metres.

Side yard minimum depth requirement - 5 metres.

Provided that this condition shall not apply to airport navigational and safety equipment.

44.1.5 Discharges

44.1.5.1 Discharges to Air

44.1.5.1.1 Discharge of Electro Magnetic Radiation (EMR)

The discharge of EMR (Electric Magnetic Radiation) is a Permitted Activity, provided the level of discharge meets the requirement/limitations of NZS 6609.

44.1.5.1.2 Application of Agrichemicals

The discharge of a contaminant or contaminants onto land or into air in connection with the spray application of agrichemicals on domestic or residential properties or in domestic quantities on industrial and trade premises is permitted provided that the person responsible for the activity shall:

44.1.5.1.2.1 Apply sprays strictly in accordance with the manufacturers instructions.

44.1.5.1.2.2 Notify the Council immediately in the case of accidental discharge into a water body.

44.1.5.1.2.3 Take all reasonable steps to ensure that no spray drift occurs beyond the boundary of the property.

44.1.5.1.2.4 Apply sprays in a manner which does not cause or is not likely to cause deposition into surface waters.

44.1.5.1.2.5 Apply sprays with hand held equipment only.

44.1.5.1.3 Discharges for the Purpose of Ventilation

Any discharge into air from any premise for the purpose of ventilation or from a fume cupboard is a Permitted Activity provided that there is no objectionable odour or dust at or beyond the property boundary, or beyond 20 metres from any point of discharge when it is sited on public land.

44.1.5.1.4 Discharges of Displaced Air

Any discharge into air from tanks used for the storage of liquids, including petrol and diesel oil storage tanks or from the venting of gas pipelines, pumps, compressors, tanks or associated equipment is a Permitted Activity provided that there is no objectionable odour or dust at or beyond the property boundary, or beyond 20 metres from the point of discharge whichever is less.

44.1.5.1.5 Discharges of Water Vapour, Heat and Energy

Any discharge into air of condensed water vapour, including steam is a Permitted Activity provided that:

- a) Any plume does not impair road visibility, or flight visibility or safety in any aircraft flight path; and
- b) There is no drift of an objectionable plume onto an adjacent property; and
- c) There is no venting of steam or water vapour directly above footpaths or onto other properties.

44.1.5.1.6 Discharge of Energy

Any discharge of air heated above ambient temperature, including heated air from heat exchangers, and air used for the purposes of cooling plant and equipment is a Permitted Activity.

Provided that such discharge will not prejudice flight safety on any aircraft flight path.

44.1.5.1.7 Discharges From Small Scale Fuel Burning Equipment

The discharge into air from an industrial or trade premise, or from a non-moving source that is not an industrial or trade premise of:

- a) Products of combustion from fuel burning equipment using coal, oil or untreated wood at a rate not exceeding 40 kilowatts; or
- b) Methane, or natural or liquefied petroleum gas at a rate not exceeding 5 Megawatts;

is a Permitted Activity provided that:

- a) The discharge is from a chimney or exhaust flue; and
- b) There is no objectionable smoke at or beyond the property boundary; and
- c) Smoke does not adversely affect visibility on any road or in any aircraft flight path; and
- d) There is no objectionable odour at or beyond the property boundary; and
- e) There is no objectionable deposition of particulate matter from smoke onto any land or structure at or beyond the property boundary.

44.1.5.1.8 Discharges From Particular Industrial or Trade Premises

The discharge of contaminants into air from:

- a) The storage and distribution of aviation and automotive fuels, oils, liquefied gases and gases;
- b) Premises used for the servicing of aircraft, motor vehicles, including fuselage, body and engine repairs, panel beating, fibre glassing, and painting carried out in a booth enclosure that has been designed to contain any omission of paint overspray;
- c) Premises used for joinery or restoration of woodwork;
- d) Premises used for the operation of dry-cleaning, dyeing, laundering and cleaning facilities;
- e) Premises used for food processing;
- f) Premises used for powder coating and spray painting;
- g) Premises used for the storage of food in refrigerated units;

is a Permitted Activity provided that:

- a) There is no objectionable odour at or beyond the property boundary; and
- b) Smoke does not adversely affect visibility on any road or in any aircraft flight path; and
- c) There is no objectionable deposition of dust at or beyond the property boundary.

44.1.5.1.9 Abrasive Blasting

The discharge of contaminants from abrasive blasting is a Permitted Activity provided that:

- a) All items blasted are within an abrasive enclosure; and
- b) The filler for the discharge from the blasting enclosure shall be designed to achieve a particulate matter concentration of not more than 125 milligrams per cubic metres (NTP) and shall not exceed 250 milligrams per cubic metre (NTP); and
- c) There is no objectionable deposition of dust beyond the property boundary and the dust deposition rate at any site, or beyond the property boundary does not exceed 4g/m²/30 days; and
- d) Sand, or any other material used for abrasive blasting, shall contain less than 5% free silica on a dry weight basis.

44.1.6 Effluent Discharges

The rules for effluent disposal in the Rural 3 and 4 Zones, Rule 30.1.8 shall also apply to the Airport Zone.

44.1.7 Hazardous Facilities (District Function)

44.1.7.1 Effects Ratio

44.1.7.1.1 Any activity having an 'effects ratio' no greater than 0.2 shall be a Permitted Activity. The 'effects ratio' shall be calculated in accordance with the Hazardous Facility Screening Procedure set out in Appendix C.

44.1.7.2 Site Design

44.1.7.2.1 Any part of the site where liquid or solid hazardous or environmentally damaging substances are stored or used shall be effectively sealed with materials which are resistant to the substance(s).

44.1.7.2.2 Any part of the site where liquid or solid hazardous or environmentally damaging substances are stored or used shall be sealed and banded so that the equivalent of the maximum of the largest container within the banded area can be contained and excluded from the stormwater system when a spill occurs. In areas where drums are stored, the banded area shall be able to contain half of the maximum amount of the material stored.

- 44.1.7.2.3 Any bunds shall be constructed from materials which are resistant to the substance that the bund is designed to contain, so as to prevent the substance entering the soil.
- 44.1.7.2.4 All stormwater grates shall be clearly marked.
- 44.1.7.2.5 Storage of petroleum products in underground tanks shall comply with the most recent version of the Code of Practice for 'Design, Installation and Operation of Underground Petroleum Systems'.
- 44.1.7.2.6 Any part of the site where solid or liquid hazardous or environmentally damaging substances are loaded or unloaded shall be sealed, banded, and drained.
- 44.1.7.2.7 All vehicle accessways onto that part of a hazardous facility site where hazardous and environmentally damaging substances are loaded or unloaded shall have cut-off drains installed which are not directly connected to the stormwater system.
- 44.1.7.2.8 Any part of the site where vehicles, equipment or containers that have or may have become contaminated with hazardous or environmentally damaging substances are washed, shall be sealed, banded and drained so that process effluent (run-off) from the washdown area is discharged into the foulwater system, or collected and stored in tanks for removal by a suitable trade waste contractor.
- 44.1.7.2.9 A record will be kept of the quantities of hazardous wastes stored on-site, or taken away to disposal.
- 44.1.7.3 Waste Management**
- 44.1.7.3.1 The storage of hazardous waste on the site shall be in suitable containers that are either covered or located in a roofed area.
- 44.1.7.3.2 A waste audit shall be undertaken for all premises generating hazardous waste substances in volumes greater than 6 m³/week.
- 44.1.7.3.3 A record will be kept of the quantities of hazardous wastes stored on the site, or taken away to disposal.
- 44.1.7.4 Fire Safety**
- 44.1.7.4.1 All hazardous facilities where flammable hazardous substances are either used or stored shall have adequate fire safety equipment in place.
- 44.1.7.5 Signage**
- 44.1.7.5.1 All hazardous facilities shall be adequately signposted according to the most recent version of the Code of Practice for 'Warning Signs for Premises Storing Hazardous Substances of the New Zealand Chemical Industry Council'.
- 44.1.7.6 Emergency and Evacuation Plan**
- 44.1.7.6.1 All hazardous facilities shall have in place an emergency and evacuation plan which deals with possible on-site accidents involving hazardous substances. A current copy of the Plan shall be lodged with the Council.

44.2 Controlled Activities

44.2.1 Application must be made for a resource consent for a Controlled Activity for the following:

- The discharge into air from an industrial or trade premise, or from a non-moving source that is not an industrial or trade premise of the products of combustion from fuel burning equipment used for generating heat or electric power using:
 - methane or natural or liquefied petroleum gas for the purposes of generating heat or electric power at a rate not exceeding 50 Megawatts; or
 - untreated wood, coal or oil, excluding waste oil, for the purposes of generating heat or electric power at a rate not exceeding 10 Megawatts
 - where the limits specified in a) and b) above apply to the cumulative generated heat or electric power produced by the specified fuel within the same premises.
- Any development as defined in Rule 29.2.19.2 and 29.2.19.3 of Standard Requirements for Subdivision and Development.

44.2.2 The activity shall be subject to the general conditions applicable to Permitted Activities.

In addition the following Standards and Terms apply:

An application for a resource consent may be considered without notification or the need to obtain the written approval of affected persons in accordance with Section 94(1)(b) of the Resource Management Act 1991.

44.2.3 Standards and Terms

44.2.3.1 The discharge is from a chimney; and

44.2.3.2 The chimney is designed so that the minimum efflux velocity is 10 metres per second at the chimney exit at full load for sources less than 10 Megawatt capacity, and 15 metres per second for sources equal to or greater than 10 Megawatt capacity; and

44.2.3.3 The chimney is designed so that the discharge is vertically upwards and unimpeded by cowls or any other fixtures on the top of the stack; coning may be used to increase the discharge velocity; and

44.2.3.4 The opacity of the discharge when measured at the point of entry to the atmosphere does not exceed 20%, except that a discharge in excess of this shall be permitted for a period of not more than 2 minutes continuously or for an aggregate of 4 minutes in any 60 minute period; and

44.2.3.5 The minimum chimney height conforms with the requirements in Appendix E.

44.2.4 Matters Over Which the Council Will Exercise Control

The Council reserves control over and may impose conditions with respect to:

- a) The location of the point of discharge.
- b) Operating times.
- c) The payment of administrative charges.
- d) The taking and supplying of samples.
- e) The carrying out of measurements, samples, analyses, surveys, investigations or inspections.
- f) The provision of information to the Council at specified times.
- g) Compliance with monitoring, sampling and analysis conditions at the consent holder's expense.

44.2.5 Any development as defined in Rule 29.2.19.2 and 29.2.19.3 of Standard Requirements for Subdivision and Development

2.5.1 Standards and Terms

All development must comply fully with the rules for permitted activities for the zone and all other relevant rules.

2.5.2 Matters Over Which the Council Will Exercise Control

The Council reserves control over and may impose conditions with respect to development levies.

44.3 Discretionary Activities

44.3.1 Application must be made for a resource consent for a Discretionary Activity for the following:

- Activities listed as Permitted or Controlled Activities which do not comply with standards and/or conditions or with the provisions for minor non-compliance dealt with as Limited Discretionary Activities. Except that this provision shall not apply to activities listed as Non-Complying or Prohibited Activities.
- Emergency service activities.

44.3.2 General Assessment Criteria (Pursuant to Sections 67(1)(k) and 75(1)(k) of the Resource Management Act 1991)

Any application for a Discretionary or Non-Complying Activity shall generally comply with the standards and conditions for Permitted Activities.

44.4 Non-Complying Activities

44.4.1 Application must be made for a resource consent for a Non-Complying Activity for the following:

- Any activity not provided for as a Permitted, Controlled, Limited Discretionary, Discretionary or Prohibited Activity shall be deemed to be a Non-Complying Activity.
- Within any area identified as a Flood Hazard on the Planning Maps the following are Non-Complying Activities:
- Any building.
 - Construction of stopbanks, modification of existing stopbanks or deposition of material in ephemeral channels.
 - Construction of impermeable walls, fences or similar structures which would divert water.
 - Any excavation.

44.5 Prohibited Activities

44.5.1 The following are Prohibited Activities for which no resource consent shall be granted:

- The disposal of hazardous waste substances to land or water.
- The combustion of:
 - Materials associated with the recovery of metals from insulated electrical cables in the open; or
 - Materials and metals used in motor vehicles in the open; or
 - Any other PVC plastic, or rubber tyres, waste oils, treated timber, or agricultural chemical wastes in the open.

Note:

In the open means other than in an enclosed incineration device with a chimney.

