23. Airport Zone

23.1. Permitted Activities

Unless expressly limited elsewhere by a rule in the Marlborough Environment Plan (the Plan), the following activities shall be permitted without resource consent where they comply with the applicable standards in 23.2 and 23.3:

[D]

23.1.1. Aviation activity, including takeoff or landing of an aircraft.

[D]

23.1.2. Airport operations, including a freight or passenger facility.

[D]

23.1.3. Airport navigation, control and safety equipment.

[D]

23.1.4. Aircraft engineering including overhaul and testing.

[D]

23.1.5. Maintenance or servicing of aircraft.

[D]

23.1.6. Engine testing.

[D]

23.1.7. Fuel installation or a fuel servicing facility.

[D]

23.1.8. Commercial activity ancillary to airport operations, including rental vehicle activity, vehicle valet activity or a catering facility.

[D]

23.1.9. Education or training related to an aviation activity.

[D]

23.1.10. Airshow at Omaka airport.

[D]

23.1.11. Aviation museum.

[D]

23.1.12. Visitor accommodation or caretaker accommodation ancillary to airport operations.

[R, D]

23.1.13. Excavation or filling.

[R, D]

23.1.14. Geotechnical bore drilling for the purposes of investigation of sub-surface conditions.

[D]

23.1.15. Grazing of livestock.

[D]

23.1.16. Recreation facility or activity.

[R]

23.1.17. Application of an agrichemical into or onto land.

[R]

23.1.18. Application of fertiliser or lime into or onto land.

[R]

23.1.19. Discharge of human effluent into or onto land through any onsite wastewater management system lawfully established prior to 9 June 2016.

[R]

23.1.20. Discharge of contaminants to air arising from the burning of materials for any of the following purposes.

(a) training people to put out fires;

(b) creating special smoke and fire effects for the purposes of producing films;

(c) fireworks display or other temporary event involving the use of fireworks.

[R]

23.1.21. Discharge of contaminants to air that is not specifically provided for by any other rule, arising from:

(a) discharge of heat to air;

(b) discharge of energy to air, including release of energy from a source of electromagnetic radiation, including a radio transmitter, television or cell phone; or release of x-rays from a radioactive source;

(c) discharge for the purposes of ventilation or vapour displacement.

[R]

23.1.22. Discharge of contaminants to air from the combustion of fuel (i.e., external combustion).

[R]

23.1.23. Discharge of contaminants to air from combustion within a stationary internal combustion engine (i.e., internal combustion).

[R]

23.1.24. Discharge of contaminants to air from water blasting and from dry abrasive blasting, other than from the use of a moveable source.

[R]

23.1.25. Discharge of contaminants to air from the application of coating materials (including paints and powders) through spray application undertaken within an enclosed booth.

[R]

23.1.26. Discharge of contaminants to air from the spray application of paint or adhesive coating materials of surfaces not within a spray booth, other than a road.

[R]

23.1.27. Discharge of contaminants to air from the production of fibreglass and other composite materials or from the production of plastic products and plastic moulding operations.

[R]

23.1.28. Discharge of contaminants to air from the burning of solid fuel in a indoor open fire.

[R]

23.1.29. Discharge of contaminants to air from the burning of solid fuel in a small scale solid fuel burning appliance.

[R]

23.1.30. Discharge of contaminants to air from the burning of solid fuel in an enclosed pellet burner.

[R]

23.1.31. Discharge of heat and water vapour from cooling towers.

23.2. Standards that apply to all permitted activities

23.2.1. Construction and siting of a building or structure.

23.2.1.1. A building or structure, including a mast, pole, fence, overhead telegraph cable, overhead power cable, tree or other object must not penetrate any flight path, take off, climb/approach fan or transitional slide slope identified in the Picton (Koromiko) or Omaka Obstacle Limitation Surfaces shown in Appendix 15.

23.2.1.2. With the exception of airport navigation control or safety equipment, a building or structure must not exceed a height of 14m.

23.2.1.3. A building must be setback 8m from the zone boundary.

23.2.1.4. A building or structure that has the potential to divert water must not be within a Level 2 Flood Hazard Area.

23.2.1.5. A building or structure must not be within a Level 3 Flood Hazard Area.

23.2.1.6. A building or structure in which human effluent will be created must connect to, and dispose of its effluent into, a Council operated sewerage system designed for that purpose, if the system is within 30m of the property boundary or 60m of the closest building.

23.2.2. Noise.

23.2.2.1. Noise from a source other than an aircraft movement, aircraft engine testing, or a national or international gliding event, must comply with the following noise limits measured at or within the boundary of any land zoned Urban Residential 1, Urban Residential 2 (including Greenfields) or Urban Residential 3, or at or within the notional boundary of any noise sensitive activity on any land zoned Rural Environment:

Monday to Saturday	7.00 am to 6.00 pm	55dBA L_{Aeq}
Monday to Saturday	6.00 pm to 10.00 pm	50dBA L_{Aeq}
Monday to Sunday	10.00 pm to 7.00 am	45dBA L_{Aeq}
Monday to Sunday	10.00 pm to 7.00 am	70dBA L_{max}

23.2.2.2. Noise must be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of Environmental Sound, and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

23.2.2.3. Construction noise must not exceed the recommended limits in, and must be measured and assessed in accordance with, NZS 6803:1999 Acoustics – Construction Noise.

23.2.3. Siting of a noise sensitive activity in the Woodbourne Airport Zone.

23.2.3.1. A new noise sensitive activity within the area between the Outer Noise Control Boundary and the Inner Noise Control Boundary must have appropriate acoustic insulation to habitable spaces installed to ensure a satisfactory internal noise environment. Such insulation must provide an indoor sound environment not exceeding Ldn 40dBA and must be certified by an acoustic engineer as adequate to achieve the design standard.

23.2.3.2. An alteration or addition to an existing noise sensitive activity within the area between the Outer Noise Control Boundary and the Inner Noise Control Boundary must have appropriate acoustic insulation to habitable spaces installed to ensure a satisfactory internal noise environment. Such insulation must provide an indoor sound environment not exceeding Ldn 40dBA and must be certified by an acoustic engineer as adequate to achieve the design standard.

23.2.4. Land use activity in the Woodbourne Airport Zone.

23.2.4.1. A new road must not be constructed where a take-off climb/approach or a transitional slope would pass at a lower height than 4.67m vertically above the road.

23.2.5. Siting of a noise sensitive activity in the Picton (Koromiko) Airport Zone.

23.2.5.1. A new noise sensitive activity within the area between the Outer Noise Control Boundary and the Inner Noise Control Boundary must have appropriate acoustic insulation installed to establish an internal noise environment. Such insulation must provide an indoor sound environment not exceeding of 35dBA L_{Aeq} at night time with the windows closed and must be certified by an acoustic engineer as adequate to achieve the design standard.

23.2.5.2. An alteration or addition to existing noise sensitive activity within the area between the Outer Noise Control Boundary and the Inner Noise Control Boundary must have appropriate acoustic insulation installed to establish an internal noise environment. Such insulation must provide an indoor sound

environment not exceeding of 35dBA L_{Aeq} at night time with the windows closed and must be certified by an acoustic engineer as adequate to achieve the design standard.

23.2.6. Use of external lighting.

23.2.6.1. All exterior lighting, other than navigational lighting, must be directed away from any adjacent property or road so as to avoid any adverse effects on the neighbourhood and on traffic safety.

23.2.6.2. Light spill onto an adjoining property within the zone, measured 2m inside the boundary of the property, must not exceed 10 Lux spill (horizontal and vertical).

23.2.7. Odour.

23.2.7.1. The odour must not be objectionable or offensive, as detected at or beyond the legal boundary of the area of land on which the permitted activity is occurring.

23.2.8. Smoke.

23.2.8.1. The smoke must not be objectionable or offensive, as detected at or beyond the legal boundary of the area of land on which the permitted activity is occurring.

23.2.9. Dust.

23.2.9.1. The best practicable method must be adopted to avoid dust beyond the legal boundary of the area of land on which the activity is occurring.

23.2.10. Dust from any process vent or stack.

23.2.10.1. The dust must not contain hazardous substances.

23.2.10.2. The particulate discharge rate from any air pollution control equipment and dust collection system must not exceed 250mg/m^3 at any time, corrected to 0°C, 1 atmosphere pressure, dry gas basis.

23.2.10.3. Dust particles must not exceed 0.05mm size in any direction.

23.3. Standards that apply to specific permitted activities

23.3.1. Engine testing.

23.3.1.1. The noise levels from aircraft engine testing must comply with the following:

(a) The testing must take place between 7am and 10pm and only essential unplanned engine testing can occur outside those hours;

(b) noise generated by testing, measured at the notional boundary of a noise sensitive activity in the Rural Environment Zone, must not exceed 55dBA L_{Aeq};

(c) essential unplanned engine testing must take place on not more than 12 occasions per year for Woodbourne Airport and on not more than 6 occasions per year for Omaka and Picton (Koromiko) Airports;

(d) noise from essential unplanned engine testing must not exceed the following noise levels at the notional boundary of any noise sensitive activity in the Rural Environment Zone:

Any day	10.00 pm to 7.00 am	55dBA L_{Aeq} 80dBA L_{AFmax}

(e) when essential unplanned engine testing occurs, the date, time, duration and reason for the tests must be recorded and provided to the Marlborough District Council upon request.

23.3.2. Excavation or filling.

23.3.2.1. Excavation or fill must not be within a Level 2 or 3 Flood Hazard Area.

23.3.2.2. Excavation must not intercept groundwater or cause any ponding of surface run-off.

23.3.2.3. Excavation or filling must not occur within 8m of a river or drainage channel.

23.3.2.4. Batters must be designed and constructed to ensure they are stable and remain effective after completion of the excavation.

23.3.2.5. A filled area must be designed, constructed and maintained to ensure it is stable and remains effective after completion of filling.

23.3.2.6. Water control measures and sediment control measures must be designed, constructed and maintained in all areas disturbed by any excavation or filling, such that the areas are stable and the measures remain effective after completion of the excavation or filling. The diameter of a culvert used to drain excavation or a fill area must not be less than 300mm.

23.3.2.7. For staged excavation or filling, any part of the excavation or fill area that has not been further developed within 12 months must be re-vegetated.

23.3.2.8. Where the excavation or filling results in areas of exposed soil, those areas must be re-vegetated within 12 months of the completion of the excavation or filling.

23.3.2.9. The fill must not contain any:

(a) hazardous substances;

(b) combustible or organic materials;

(c) any other contaminant subject to chemical or biological breakdown;

(d) liquids or sludge.

23.3.3. Geotechnical bore drilling for the purposes of investigation of sub-surface conditions.

23.3.3.1. The bore must be drilled by a Recognised Professional.

23.3.3.2. A copy of the bore log, including a grid reference identifying the bore location, must be supplied to the Council in a suitable electronic format within 20 working days of drilling of the bore.

23.3.3.3. On completion of the geotechnical investigation, the bore must be sealed or capped to prevent any potential contamination of groundwater.

23.3.4. Application of an agrichemical into or onto land.

23.3.4.1. The agrichemical must be approved for use under the Hazardous Substances and New Organisms Act 1996.

23.3.4.2. The application must not result in the agrichemical being deposited in or on any river, lake, Significant Wetland or drainage channel that contains water.

23.3.4.3. The application must be undertaken in accordance with the most recent product label. All spills of agrichemicals above the application rate must be notified to Council immediately.

23.3.4.4. The application must be carried out in accordance with Sections 5.3 and 5.5 of NZS 8409:2004 Safe Use of Agricultural Compounds and Plant Protection Products – Management of Agrichemicals.

23.3.5. Application of fertiliser or lime into or onto land.

23.3.5.1. Fertiliser must be stored on an impermeable, bunded surface and covered at all times.

23.3.5.2. The application must not result in the fertiliser being deposited in or on a river, lake, Significant Wetland or drainage channel that contains water.

23.3.5.3. The application must not occur when the soil moisture exceeds field capacity.

23.3.5.4. Total cumulative nitrogen (N) loading on the areal extent of land used for the application must not exceed 200kg N/ha/year (excluding N from direct animal inputs).

23.3.5.5. All reasonable care must be exercised in the discharge so as to ensure that the fertiliser or lime must not pass beyond the legal boundary of the area of land on which the fertiliser or lime is being discharged.

23.3.6. Discharge of human effluent into or onto land through any onsite wastewater management system lawfully established prior to 9 June 2016.

23.3.6.1. The human effluent must be treated via an on-site wastewater management system, which must be maintained in an efficient operating condition at all times.

23.3.6.2. There must be no increase in the discharge from the building(s).

23.3.6.3. There must be no:

(a) ponding of effluent;

(b) run-off or infiltration of effluent beyond the property boundary or into a river, lake, Significant Wetland, groundwater or coastal water.

23.3.6.4. The discharge rate must not exceed 2000 litres per day, averaged over any 7 day period.

23.3.6.5. Effluent must be able to:

(a) infiltrate through at least 600mm of unsaturated soil following primary treatment; or

(b) infiltrate through at least 300mm of unsaturated soil following secondary treatment.

23.3.6.6. The discharge must not occur within a Groundwater Protection Area.

23.3.6.7. The discharge must not occur within 50m of a bore unless the bore intercepts the confined layer of Riverlands FMU or the confined layer of the Wairau Aquifer FMU.

23.3.6.8. The discharge must not be within a Level 2 or 3 Flood Hazard Area.

23.3.7. Discharge of contaminants to air arising from the burning of materials for any of the following purposes:

(a) training people to put out fires;

(b) creating special smoke and fire effects for the purposes of producing films;

(c) fireworks display or other temporary event involving the use of fireworks.

23.3.7.1. The Council must be notified at least 5 working days prior to the burning activity commencing.

23.3.7.2. The discharge must not occur during the months of May, June, July or August.

23.3.7.3. Any discharges for purposes of training people to put out fires must take place under the control of the NZ Fire Service or any other nationally recognised agency authorised to undertake firefighting research or firefighting activities.

23.3.8. Discharge of contaminants to air from the combustion of fuel (i.e., external combustion).

23.3.8.1. The discharge must not contain more than the following maximum heat output limits:

(a) 10MW for natural or liquefied petroleum gas;

(b) 40kW for untreated wood;

(c) 100kW for coal;

(d) 40kW for light fuel oil;

(e) 1.0MW for pellet fuel when burnt in a custom designed pellet boiler;

(f) 400kW for pellet fuel when burnt in a standard boiler converted for pellet fuel use;

(g) 10MW for diesel;

(h) 2MW for kerosene.

23.3.8.2. The limits in 23.3.8.1 apply to the total heat output from the site. Where more than one fuel type is used on the site, the combined heat output must not exceed the lowest MW or kW threshold of any of the fuel types used.

23.3.8.3. The fuel must be burned using fuel burning equipment, and the discharge must be from a chimney or exhaust structure designed so that the emission is effectively dispersed upwards.

23.3.8.4. The opacity of the discharge when measured at the point of entry to the atmosphere must not exceed 20%, except that a discharge in excess of this is allowed for a period of not more than 2 minutes continuously, or for an aggregate of 4 minutes, in any 60 minute period.

23.3.8.5. The fuel burning equipment must be maintained in accordance with the manufacturer's specifications at least once every year by a person competent in the maintenance of that equipment. A log recording all maintenance must be made available to the Council on request.

23.3.8.6. The stack must comply with requirements in Appendix 8 – Schedule 5.

23.3.8.7. Coal must not be burned as a fuel if there are buildings higher than 6m within a 25m radius of the discharge. Fuels other than coal must not be burned if there are buildings higher than 5m within a 25m radius of the discharge.

23.3.8.8. The sulphur content of any coal burnt must be less than 2%.

23.3.9. Discharge of contaminants to air from combustion within a stationary internal combustion engine (i.e., internal combustion).

23.3.9.1. The fuel must be gas, LPG, petrol, diesel, vegetable oils or alcohol.

23.3.9.2. Fuel containing sulphur at levels greater than 0.05% by weight must not be burned.

23.3.9.3. The power output of the device must not exceed 400kW, this limit applies to the total heat output from a site.

23.3.9.4. If the power output of the device is between 30kW and 400kW –

(a) the engine must not be operated for a total of greater than 5 hours in any 24-hour period;

(b) if the engine is in a fixed location, the stack must comply with the requirements of Appendix 8 – Schedule 5.

23.3.9.5. Where more than one fuel type is used on the site, the combined heat output must not exceed the lowest MW or kW threshold of any of the fuel types used.

23.3.10. Discharge of contaminants to air from water blasting and from dry abrasive blasting, other than from the use of a moveable source.

23.3.10.1. There must be no discharge of water spray, dust or other contaminant beyond the boundary of the property.

23.3.10.2. Where the discharge occurs from public land there must be no discharge of water spray, dust or other contaminant beyond 50m from the discharge point or beyond the boundary of the public land, whichever is the lesser.

23.3.10.3. There must be no discharge of water spray, dust or other contaminant into the coastal marine area.

23.3.10.4. The surface to be blasted must not contain any hazardous substances, including lead, zinc, arsenic, chromium, copper, mercury, asbestos, tributyl tin, thorium-based compounds, and other heavy metals including anti foul paint containing these substances.

23.3.10.5. For dry abrasive blasting all items must be blasted within an abrasive blasting enclosure and the discharge must be via a filtered extraction system that removes at least 95% of particulate matter from the discharge.

23.3.10.6. For dry abrasive blasting the free silica content of a representative sample of the blast material must be less than 5% by weight.

23.3.11. Discharge of contaminants to air from the application of coating materials (including paints and powders) through spray application undertaken within an enclosed booth.

23.3.11.1. Coatings that contain di-isocyanates must not be used.

23.3.11.2. The maximum rate of coating material sprayed at one booth must not exceed 10 litres per hour.

23.3.11.3. The spray booth must be fitted with an air extraction system vertically discharging all contaminants and exhaust air to an emission stack.

23.3.11.4. The emission stack must be a height of at least 2m above the ridgeline of the roof of any building, land or other substantial structure within a radius, from the stack, of 35m.

23.3.11.5. The discharge must be directed vertically into the air and must not be impeded by any obstruction above the stack that decreases the vertical efflux velocity, below that which would occur in the absence of such obstruction.

23.3.11.6. The discharge must be through a filtration system that removes at least 95% of particulate matter from the discharge.

23.3.12. Discharge of contaminants to air from the spray application of paint or adhesive coating materials of surfaces not within a spray booth, other than a road.

23.3.12.1. There must not be more than 5 litres of coating material applied per hour and not more than 20 litres of coating material applied per month.

23.3.12.2. Where there is a sensitive receptor on another property within 100m of where the spray coating is to occur, there must not be more than 0.5 litre of coating material applied per hour and not more than 5 litres of coating material applied per month.

23.3.12.3. Spray coating must not occur on surfaces of fixed structures that can practicably be dismantled and transported to a spray booth.

23.3.12.4. The coating material must not contain di-isocyanates or organic plasticisers.

23.3.12.5. The discharge must occur at least 10m from any sensitive receptor beyond the boundary of the property where spray coating is undertaken.

23.3.12.6. There must be no dispersal or deposition of particles beyond the boundary of the property where the discharge originates.

23.3.13. Discharge of contaminants to air from the production of fibreglass and other composite materials or from the production of plastic products and plastic moulding operations.

23.3.13.1. The fibre glassing must be undertaken inside a booth equipped with filtration, extraction and dispersion mechanisms to ensure 95% particulate removal.

23.3.13.2. The total amount of plastics moulded on the site must be less than 500kg per hour.

23.3.13.3. The total amount of fibreglass and resin used on the site must not exceed 50kg per hour.

23.3.13.4. The total mass of organic material discharges from the site must be less than 5kg per day.

23.3.13.5. A point of discharge to air must be 2m above the highest point of the building containing the operation or any building located within a radius of 2.5 times the height of the discharge.

23.3.13.6. The air discharge must be vertical.

23.3.14. Discharge of contaminants to air from the burning of solid fuel in a small scale solid fuel burning appliance.

23.3.14.1. The appliance must comply with the emission, operational and other requirements of Appendix 8 – Schedule 1.

23.3.14.2. The appliance must comply with the stack requirements of Appendix 8 – Schedule 2.

23.3.14.3. The appliance must only burn fuels approved for use in the appliance.

23.3.14.4. The appliance must be operated so that all reasonable steps are taken to minimise the amount of smoke discharged.

23.3.15. Discharge of contaminants to air from the burning of solid fuel in an enclosed pellet burner.

23.3.15.1. The burner must comply with the stack requirements of Appendix 8 – Schedule 2.

23.3.15.2. The burner must only burn fuels approved for use in the burner.

23.3.16. Discharge of heat and water vapour from cooling towers.

23.3.16.1. No more than 5MW of heat per hour must be discharged.

23.4. Discretionary Activities

Application must be made for a Discretionary Activity for the following:

[R, D]

23.4.1. Any activity provided for as a Permitted Activity that does not meet the applicable standards.

[D]

23.4.2. Any use of land not provided for as a Permitted Activity or limited as a Prohibited Activity.

[R]

23.4.3. Any discharge of contaminants into or onto land, or to air, not provided for as a Permitted Activity or limited as a Prohibited Activity.

23.5. Prohibited Activities

The following are Prohibited Activities for which no application can be made:

[R]

23.5.1. Discharge of contaminants to air arising from the burning of any of the following materials:

(a) wood having a moisture content of more than 25% dry weight;

(b) wood which is painted, stained, oiled or coated;

(c) wood treated with preservatives or impregnated with chemicals, including but not limited to, wood treated with Copper-Chrome-Arsenic;

(d) pellets containing greater than 10 mg/kg (dry) of copper and 0.02 w-% (dry) of chlorine;

(e) composite wood boards containing formaldehyde or similar adhesives, including but not limited to chip board, fibreboard, particle board and laminated boards;

(f) metals and materials containing metals including but not limited to cables;

(g) materials containing asbestos;

(h) material containing tar or bitumen;

(i) all rubber, including but not limited to, rubber tyres;

(j) synthetic material, including, but not limited to motor vehicle parts, foams, fibreglass, batteries, chemicals, paint and other surface-coating materials, or any type of plastics;

(k) waste oil;

(l) peat;

(m) sludge from industrial processes;

(n) animal waste (except animal waste generated on production land), medical waste, pacemakers, biomechanical devices or chemical waste.

[R, D]

23.5.2. Disposal of hazardous waste into or onto land.

[D]

23.5.3. In the Omaka Airport and Picton (Koromiko) Airport Zones, any new noise sensitive activity underneath the first 500m of the approach and take-off flight fans.

[D]

23.5.4. In the Woodbourne Airport Zone:

(a) new noise sensitive activity inside the Inner Noise Control Boundary;

(b) new noise sensitive activity underneath an approach or take-off flight fan within the runway protection overlay of Main Runway 06-24 inside the Outer Noise Boundary.