

## **8 OAMARU AIRPORT ZONE**

### **8.1 ZONE STATEMENT**

The Oamaru Airport Zone covers approximately 254 hectares of land north of Oamaru.

The zone provides future opportunity for the development of the Oamaru Airport. The airport land has been incorporated in the District Plan via a formal designation of land for airport purposes, designation of flight paths and approach slopes and the zoning of the land occupied by the airport to which this statement relates.

A range of aviation facilities will be possible in the zone limited by performance standards for noise, location and the environmental effects of the proposed activity on the surroundings.

The purpose of this zone is to provide for the following activities which are essential for the proper functioning of the airport.

### **8.2 DISTRICT-WIDE RULES**

Attention is drawn to the following District-Wide Rules which may also apply in addition to any relevant Zone Rules to activities undertaken in the Oamaru Airport Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Temporary Buildings and Temporary Activities ..... (Refer Rule 10)
- Heritage Rules ..... (Refer Rule 11)
- Transport/Car Parking Rules ..... (Refer Rule 12)
- Sign Rules ..... (Refer Rule 13)
- Subdivision, Development and Financial Contributions Rules ..... (Refer Rule 14)
- Utilities ..... (Refer Rule 15)
- Hazardous Substances Rules ..... (Refer Rule 16)

### **8.3 ACTIVITIES**

#### **8.3.1 PERMITTED ACTIVITIES**

The following activities shall be **Permitted Activities**, provided that they comply with all of the relevant Site Development Standards (Rule 8.4) and Critical Zone Standards (Rule 8.5):

- 1 Airport runway, associated movement areas ie taxiway, aircraft parking aprons, control towers, navigational aids and ancillary uses.
- 2 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 Air freight forwarding and air cargo warehouse.
- 4 Commercial and general aviation including buildings and facilities for aircraft maintenance, servicing and testing, cabin services, catering, aircraft and components manufacture.
- 5 Aviation research and testing laboratories, facilities for aviation industries, airline depots, aviation schools.
- 6 Maintenance and service facilities.

- 7 Storage, bulk storage of aviation parts and accessories and fuels for the purpose of airport operation.
- 8 Terminal support and airport accessory uses, such as carparking, conference rooms, restaurants, shops, recreation facilities, rental car storage and maintenance, service stations, recreation facilities, bus and taxi terminals and other commercial activities which directly serve development and personnel at the airport.
- 9 General activities necessary for operation and maintenance of a New Zealand Defence Force base.
- 10 Building and activities accessory to buildings and activities aforementioned excluding residential buildings.
- 11 Industrial and Service Activities associated with:
  - a) aircraft;
  - b) the New Zealand Defence Force.
- 12 Residential units in the zone, limited to:
  - a) occupiers who are principally employees of companies who either operate, maintain or use the airport;
  - b) members of the New Zealand Defence Force.
- 13 Recreational or sports events that have obtained permission from the airport owners.
- 14 Farming.

### 8.3.2 DISCRETIONARY ACTIVITIES

The following activities shall be **Discretionary Activities**:

- 1 Any activity listed as a Permitted Activity and which complies with all of the relevant Critical Zone Standards (Rule 8.5), but does not comply with one or more of the relevant Site Development Standards (Rule 8.4), shall be a Discretionary Activity.
- 2 Any Other Activity, which is not listed as a Permitted or Discretionary Activity and which complies with all of the Critical Zone Standards.

### 8.3.3 NON-COMPLYING ACTIVITIES

The following activities shall be **Non-Complying Activities**:

- 1 **Any Activity**, which is not listed as a Discretionary Activity and which does not comply with one or more of the relevant Critical Zone Standards;
- 2 New objects or extensions of existing objects shall be prohibited activities above the approach or transitional surfaces except when the new object or extension is shielded by an existing immovable object provided that temporary short-term penetrations of these surfaces may be authorised by the Oamaru Airport Company.

## 8.4 SITE DEVELOPMENT STANDARDS

### 8.4.1 Building Height

The maximum height of any building or structure for an activity shall be 10m.

## 8.5 CRITICAL ZONE STANDARDS

### 8.5.1 Setback from Roads

Minimum setback of buildings for an activity from road boundaries and internal and external boundaries, shall be 6m.

### 8.5.2 Setback from Neighbours

Minimum setback for buildings for an activity from the zone boundary shall be 6m.

### 8.5.3 Noise

On any site activities shall be conducted such that the following noise limits are not exceeded at any point within the notional boundary of any residential unit, other than residential units on the same site as the activity within the Oamaru Airport Zone or at any point within the boundary of the Residential, Rural Residential or Township Zones during the following time frames:

Monday to Friday 7am – 10pm	55dB LAeq (15min)
Saturday 8am – 7pm	55dB LAeq (15min)
At all other times and any public holiday	40dB LAeq (15min)
Daily 10pm to 7am the following day	75dB LAFmax

#### Exemption

Noise limits shall not apply to residential activities and outdoor recreation, however the activity shall comply with the requirements of Section 16 of the Resource Management Act 1991.

Sound levels shall be measured in accordance with the provisions of NZS 6801:2008 *Acoustics – Measurement of environmental sound* and assessed in accordance with the provisions of NZS 6802:2008 *Acoustics – Environmental noise*.



