

9 OMARAMA AIRFIELD ZONE

9.1 ZONE STATEMENT

This zone provides for a range of maintenance, operations, residential and camping ground uses associated with the Omarama airfield to enable aviation use, especially gliding, to utilise the unique meteorological resource of the Mackenzie/Waitaki Basin.

- Development of aviation and gliding facilities and their servicing and organisation within Area B (being the area furthest from State Highway 8).
- Co-ordinated development of accommodation and support facilities for aviation in Area A (to the west of Area B).
- Buildings which have a visually pleasant appearance and are of a similar scale to those of the township.
- A general separation of aviation and accommodation facilities for amenity and safety reasons.
- Roading and pedestrian linkages to ensure traffic associated with aviation activities does not pass through accommodation areas.

9.2 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 Omarama Airfield 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)

9.3 ACTIVITIES

9.3.1 PERMITTED ACTIVITIES - AREA A

The following activities shall be Permitted Activities in Area A, provided that they comply with all of the Site Development Standards under Rule 9.4 and Critical Zone Standards under Rule 9.5:

- 1 **Farming activities;**
- 2 **Non-permanent accommodation;**
- 3 **Aviation and gliding maintenance, storage and service facilities;**
- 4 **Carparking;**
- 5 **Kitchen and ablution buildings.**

9.3.2 CONTROLLED ACTIVITIES - AREA A

The following activities shall be Controlled Activities in Area A provided that they comply with all of the Site Development Standards (Rule 9.4) and Critical Zone Standards (Rule 9.5):

- 1 Any building(s) for an activity;
- 2 Signs;
- 3 Carparking;
- 4 Landscape plantings.

The exercise of Council's discretion being restricted to the matter(s) specified:

- a) design and appearance of any new buildings;
- b) site layout;
- c) design of roading and pedestrian linkages

9.3.3 PERMITTED ACTIVITIES - AREA B

The following activities shall be Permitted Activities in Area B, provided that they comply with all of the Site Development Standards and Critical Zone Standards:

- 1 **Farming activities;**
- 2 **Aircraft tie down, storage and service facilities;**
- 3 **Community and commercial activities**, limited to organisations related to the aviation industry;
- 4 **Carparking;**
- 5 **Ablution facilities.**

9.3.4 DISCRETIONARY ACTIVITIES - AREAS A & B

The following activities shall be Discretionary Activities:

- 1 Any activity listed as a Permitted Activity in Area A and which complies with all of the relevant Critical Zone Standards (Rule 9.5), but does not comply with one or more of the relevant Site Development Standards (Rule 9.4).

9.3.5 NON-COMPLYING ACTIVITIES - AREAS A & B

The following activities shall be Non-Complying Activities:

- 1 Any Other Activity, which is not listed as a Permitted Activity.

9.4 SITE DEVELOPMENT STANDARDS

9.4.1 Height

Maximum height of buildings shall be *except that no building for an activity shall exceed the maximum height determined by a 1:7 transitional side surfaces gradient or by a 1:40 Take Off / Approach Surface gradient for aircraft using the Omarama Airfield, as shown on Planning Maps 7 and 40. (Note: Contact the Council for assistance in determining the height.):*

- | | | |
|---|--|-----|
| 1 | For aviation and gliding related buildings | 11m |
| 2 | All other buildings for an activity | 8m |

9.4.2 Setback from Unit Boundaries

Non-permanent accommodation other than caravan and tent sites shall be a minimum of 2m.

Aviation and gliding related buildings shall be a minimum of 5m adjoining residential or a serviced camp.

9.4.3 Building Coverage

The combined total areas of all buildings on each site shall not exceed the following:

- | | | |
|---|--|-----|
| 1 | Non-permanent accommodation | 60% |
| 2 | Aviation and gliding related buildings | 50% |

9.4.4 Site Area and Dimension

Minimum site area and dimension:

- | | | |
|---|-------------------------------------|-------------------------|
| 1 | Non-permanent accommodation (built) | 80m ² and 8m |
| 2 | Serviced caravan and tent sites | 53m ² and 5m |

9.4.5 Housing or Keeping of Animals

No building or enclosure for the housing or keeping of animals shall be sited closer than 20m from any boundaries of the site or a residential unit.

9.4.6 Serviced Caravan and Tent Site

The maximum number of serviced caravan and tent sites in Area A shall be 48.

9.4.7 Car-parking/Open Space

Each built non-permanent accommodation unit shall provide for an off-street car-park located at right angles to the road or 35m² of open space with a minimum dimension of 3m, such open space adjoining the main living area of each unit.

9.4.8 Siting of Noise Sensitive Activities – Omarama Airfield

- 1 Any habitable rooms in a new residential unit, hospital, educational facility, elderly persons home, visitor accommodation or any new live-in community activity, or any alterations or additions to habitable rooms in conjunction with any existing residential unit, hospital, educational facility, elderly persons home, visitor accommodation, or any live-in community activity, shall, within the area between the Outer Control Boundary (55 dBA Ldn) and the Air Noise Boundary (65 dBA Ldn) shown on Planning Maps 7 and 40, be constructed with acoustic insulation materials that ensure the indoor sound environment does not exceed 40 LAeq (60min). A recognised acoustic consultant shall certify that the construction meets the above design standard.

9.5 CRITICAL ZONE STANDARDS

9.5.1 Noise

On any site, activities shall be conducted such that the following noise limits are not exceeded at the boundary of any site in the Residential Zone or at any point within the notional boundary of any habitable building within any Rural Residential Zone or Business 6 zone 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 contained in this rule shall not apply to noise emissions from aircraft, and aircraft engine testing, carried out in the Omarama Airfield, shown on Planning Maps 7 and 40 - Refer instead to Rule 12.2.3 contained in Part III, Chapter 12 Transport/Car Parking Rules.

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*.

9.6 NON-NOTIFIED RESOURCE CONSENTS

In accordance with section 77D RMA 1991, an application for resource consent required by the following activities are precluded from public notification (s95A RMA 1991) and limited notification (s95B RMA 1991) subject to sections 95A(2)(b), 95A(2)(c), 95A(4), 95B(3) and 95C of the Act:

- Site Layout, Linkages and Design of Buildings - Rule 9.3.2
- Site Area and Dimension (Site Development Standard 9.4.4)
- Car-parking/Open Space (Site Development Standard 9.4.7)

