

# Airport Zone (AIRPZ)

## Issues

The Airport Zone (AIRPZ) recognises the significance of the Whangārei Airport (“Airport”) to the Whangārei District and Northland Region as [regionally significant infrastructure](#). The Airport is a significant physical resource, and contributes to the social and economic wellbeing of the Whangārei District and the Northland Region, as well as to elsewhere within New Zealand as part of a national network of airports.

The Airport is situated at Onerahi on an elevated area of [land](#) overlooking the Whangārei Harbour. It is approximately 6km by [road](#) to the southeast of Whangārei’s City Centre and covers an area of approximately 60ha. The Airport is comprised of aerodrome facilities as well as a range of facilities to support its regional air transport function including: a main runway and cross wind runway, taxiways and apron areas; a passenger terminal; navigation aids; and [maintenance](#) and support [buildings](#) and facilities.

The Airport plays an important role in serving local business, government, industry and tourism in Whangārei and the wider Northland Region. The Airport is located within Whangārei’s [Urban Area](#). Given its proximity to nearby residential [land](#) uses, there are noise, air emissions, safety and traffic issues that may arise that need to be carefully managed within the Airport Zone and surrounding [environments](#).

The sustainable management of the Airport requires acknowledging and allowing for the continued operation of airport activities and appropriate [ancillary activities](#) while managing the potential adverse [effects](#) on surrounding [land](#) uses. To this end, the [land](#) comprising the Airport Zone is subject to a designation for Aerodrome purposes which authorises a range of activities, such as aircraft movements, which are necessary to enable the ongoing operation of the Airport. An Airspace designation also restricts the intrusion of [structures](#) into the airport approach/take off paths.

It is intended that the Airport Zone will provide for activities that are compatible with the Airport in a manner that protects the Airport from adverse [effects](#) and [reverse sensitivity](#). Designations take priority over zoning and any conditions or restrictions on the Aerodrome or Airspace designations will override the provisions in the Airport Zone, should a [land](#) use or [subdivision](#) conflict arise. It is also acknowledged that the Airport may relocate in the future and it is expected that the management of [land](#) use and [subdivision](#) in the Airport Zone will have regard to potential future uses.

## Objectives

AIRPZ-O1 – Regionally Significant Infrastructure	Recognise and provide for the operational area of Whangārei Airport as <a href="#">regionally significant infrastructure</a> and the contribution it makes to the economic and social wellbeing of the District and Region.
AIRPZ-O2 – Efficient and Effective Operation	Provide for the efficient and effective ongoing operation, <a href="#">maintenance</a> , upgrade and development of Whangārei Airport.
AIRPZ-O3 – Adverse Effects/Reverse Sensitivity	Manage the adverse <a href="#">effects</a> (including <a href="#">reverse sensitivity effects</a> ) associated with Whangārei Airport which could compromise the amenity, health, safety and well-being of the surrounding community.
AIRPZ-O4 – Subdivision	Avoid fragmentation of the Airport Zone and potential <a href="#">reverse sensitivity effects</a> associated with <a href="#">subdivision</a> .

# Airport Zone (AIRPZ)

Policies	
AIRPZ-P1 – Regional Significance	To recognise the regional significance of the Airport by enabling a wide range of existing and future airport operations and activities.
AIRPZ-P2 – Operation and Expansion	To enable the continued operation of Whangārei Airport and ancillary activities with provision for controlled growth in aircraft movements.
AIRPZ-P3 – Amenity and Character	To manage and minimise adverse <b>effects</b> to surrounding residential areas' amenity and character by ensuring that all new activities and <b>buildings</b> in the Airport Zone are: <ol style="list-style-type: none"> <li>Of a scale and character that is compatible with <b>Residential Zones</b>.</li> <li>Sited in a location sufficiently <b>setback</b> from <b>site boundaries</b> to enable privacy, the retention of open space and <b>access</b> to sunlight in <b>Residential Zones</b>.</li> </ol>
AIRPZ-P4 – Subdivision	To retain the airport <b>land</b> holding by avoiding fragmentation of airport <b>land</b> through inappropriate <b>subdivision</b> .

## Rules

AIRPZ-R1	Any Activity not Otherwise Listed in This Chapter	
	Activity Status: Permitted Where: <ol style="list-style-type: none"> <li>Resource consent is not required under any rule of the District Plan.</li> <li>The activity is not prohibited under any rule of the District Plan.</li> </ol>	
AIRPZ-R2	Minor Buildings	
	Activity Status: Permitted Note: <ol style="list-style-type: none"> <li><b>Minor buildings</b> are exempt from rules AIRPZ-R3 – R6.</li> </ol>	
AIRPZ-R3	Building and Major Structure Height	
	Activity Status: Permitted Where: <ol style="list-style-type: none"> <li>The maximum <b>building height</b> and <b>major structure height</b> is:               <ol style="list-style-type: none"> <li>10.5m above <b>ground level</b>; or</li> <li>8m above <b>ground level</b> where located on a <b>site</b> adjoining a Residential or <b>Open Space and Recreation Zone</b>.</li> </ol> </li> </ol>	Activity Status when compliance not achieved: Discretionary

# Airport Zone (AIRPZ)

AIRPZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <u>buildings</u> and <u>major structures</u> are set back at least:             <ol style="list-style-type: none"> <li>a. 4.5m from any <u>road boundaries</u>.</li> <li>b. 3m from the <u>boundaries</u> of the Airport Zone.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The outlook and privacy of adjoining and adjacent properties.</li> <li>2. <u>Effects</u> of shading and visual dominance on adjoining properties.</li> <li>3. <u>Effects</u> on the streetscape character of the area.</li> <li>4. <u>Effects</u> on the safety and efficiency of the transport network.</li> </ol>
AIRPZ-R5	Building and Major Structure Height in Relation to Boundary	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. All <u>buildings</u> and <u>major structures</u> do not exceed a <u>height</u> equal to 3m above <u>ground level</u> plus the shortest horizontal distance between that part of the <u>building</u> or <u>major structure</u> and any Residential or <u>Open Space and Recreation Zone</u>.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The outlook and privacy of adjoining and adjacent properties.</li> <li>2. <u>Effects</u> of shading and visual dominance on adjoining and adjacent properties.</li> </ol>
AIRPZ-R6	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. Any <u>building</u> or <u>major structure</u> results in the total cumulative <u>building</u> and <u>major structure</u> coverage being no more than 50% of the area of the total Airport Zone.</li> </ol>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> <li>1. The scale and bulk of <u>buildings</u> and <u>major structures</u> in relation to the <u>site</u> and the existing built density of the locality.</li> <li>2. The outlook and privacy of adjoining and adjacent properties.</li> <li>3. Visual dominance of <u>buildings</u> and <u>major structures</u>.</li> </ol>
AIRPZ-R7	Landing, Departure, Movement, or Servicing of Aircraft Activities	
	<p>Activity Status: Permitted</p>	

# Airport Zone (AIRPZ)

AIRPZ-R8	Access to Aircraft or Airport Facilities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity requires direct or reasonable <b>access</b> to aircraft or airport facilities to transport goods or to provide passenger services.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

AIRPZ-R9	Community Activities	
AIRPZ-R10	Industrial Activities	
AIRPZ-R11	Commercial Services	
AIRPZ-R12	Food and Beverage Activity	
AIRPZ-R13	General Retail	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>The activity is an <b>ancillary activity</b> to airport operations.</li> </ol>	<p>Activity Status when compliance not achieved: Non-Complying</p>

AIRPZ-R14	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any <b>impervious area</b> does not increase the cumulative total <b>impervious area</b> to be more than 80% of the total area of the Airport Zone.</li> </ol>	<p>Activity Status when compliance not achieved: Discretionary</p>

AIRPZ-R15	Visitor Accommodation	
AIRPZ-R16	Residential Activities	
AIRPZ-R17	Trade Retail	
AIRPZ-R18	Drive Through Facilities	
AIRPZ-R19	Grocery Store	
AIRPZ-R20	Entertainment Facilities	
AIRPZ-R21	Service Stations	

# Airport Zone (AIRPZ)

AIRPZ-R22	Funeral Home
AIRPZ-R23	General Commercial
Activity Status: Non-Complying	
Where:	
1. The activity is a primary activity or <a href="#">ancillary activity</a> .	

AIRPZ-R24	Rural Production Activities
Activity Status: Prohibited	
Where:	
1. The activity is a primary activity or <a href="#">ancillary activity</a> .	

# Airport Zone (AIRPZ)

## Revision and Sign-off Sheet

Editor	Paragraph	Change Reference	Council Decision Date	Operative Date	Approved By
AKM	Order of rules	Clause 16A Minor Amendments <a href="#">DSTPLN-659943184-396</a>	21 February 2022	21 February 2022	DK

**Editor** Ashley Middleton (AKM)

Editor Position Support Assistant

**Approved By** Dominic Kula (DK)  
Approver Position GM Planning and Development