

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 regionally significant infrastructure 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, maintenance , upgrade and development of Whangārei Airport.
AIRPZ-O3 – Adverse Effects/Reverse Sensitivity	Manage the adverse effects (including reverse sensitivity effects) 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 reverse sensitivity effects associated with subdivision .

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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 effects to surrounding residential areas' amenity and character by ensuring that all new activities and buildings in the Airport Zone are: <ol style="list-style-type: none"> Of a scale and character that is compatible with Residential Zones. Sited in a location sufficiently setback from site boundaries to enable privacy, the retention of open space and access to sunlight in Residential Zones.
AIRPZ-P4 – Subdivision	To retain the airport land holding by avoiding fragmentation of airport land through inappropriate subdivision .

Rules

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

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- b. 8m above ground level where located on a site adjoining a Residential Zone or Open Space and Recreation Zone.

AIRPZ-R4	Building and Major Structure Setbacks	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All <u>buildings</u> and <u>major structures</u> are set back at least: <ol style="list-style-type: none"> 4.5m from any <u>road boundaries</u>. 3m from the <u>boundaries</u> of the Airport Zone. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The outlook and privacy of adjoining and adjacent properties. <u>Effects</u> of shading and visual dominance on adjoining properties. <u>Effects</u> on the streetscape character of the area. <u>Effects</u> on the safety and efficiency of the transport network.
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"> 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 <u>Residential Zone</u> or <u>Open Space and Recreation Zone</u>. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> The outlook and privacy of adjoining and adjacent properties. <u>Effects</u> of shading and visual dominance on adjoining and adjacent properties.
AIRPZ-R6	Building and Major Structure Coverage	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 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. 	<p>Activity Status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion:</p> <ol style="list-style-type: none"> 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. The outlook and privacy of adjoining and adjacent properties. Visual dominance of <u>buildings</u> and <u>major structures</u>.

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AIRPZ-R7	Landing, Departure, Movement, or Servicing of Aircraft Activities	
	Activity Status: Permitted	
AIRPZ-R8	Access to Aircraft or Airport Facilities	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity requires direct or reasonable access to aircraft or airport facilities to transport goods or to provide passenger services. 	Activity Status when compliance not achieved: Discretionary
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"> The activity is an ancillary activity to airport operations. 	Activity Status when compliance not achieved: Non-Complying
AIRPZ-R14	Impervious Areas	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Any impervious area does not increase the cumulative total impervious area to be more than 80% of the total area of the Airport Zone. 	Activity Status when compliance not achieved: Discretionary
AIRPZ-R15	Visitor Accommodation	
AIRPZ-R16	Residential Activities	
AIRPZ-R17	Trade Retail	

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AIRPZ-R18	Drive Through Facilities
AIRPZ-R19	Grocery Store
AIRPZ-R20	Entertainment Facilities
AIRPZ-R21	Service Stations
AIRPZ-R22	Funeral Home
AIRPZ-R23	General Commercial
	Activity Status: Non-Complying
	Where:
	1. The activity is a primary activity or ancillary activity .

AIRPZ-R24	Rural Production Activities
	Activity Status: Prohibited
	Where:
	1. The activity is a primary activity or ancillary activity .