

# Airport Zone (SPA)

## Overview

The Airport Zone (SPA) recognises the significance of the Whangarei Airport (“Airport”) to the Whangarei District and Northland Region as regionally significant infrastructure. The Airport is a significant physical resource, and contributes to the social and economic wellbeing of Whangarei 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 Whangarei Harbour. It is approximately 6km by road to the southeast of Whangarei’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 Whangarei and the wider Northland Region. The Airport is located within Whangarei’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 SPA and surrounding environments.

The sustainable management of the Airport requires acknowledging and allowing for the continued operation of airport activities and any ancillary activities while managing the potential adverse effects on surrounding land uses. To this end, the land comprising the SPA 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 SPA will provide for activities that are compatible with the Airport in a manner that protects the Airport from adverse effects and reserve sensitivity. Designations take priority over zoning and that any conditions or restrictions on the Aerodrome or Airspace designations will override the provisions in the SPA, 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 SPA will have regard to potential future uses.

## Objectives

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

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Policies	
SPA-P1 – Regional Significance	To recognise the regional significance of the Airport by enabling a wide range of existing and future airport operations and activities.
SPA-P2 – Operation and Expansion	To enable the continued operation of Whangarei Airport and ancillary activities with provision for controlled growth in aircraft movements.
SPA-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 SPA are: <ol style="list-style-type: none"> <li>1. Of a scale and character that is compatible with Residential Zones.</li> <li>2. Sited in a location sufficiently setback from site boundaries to enable privacy, the retention of open space and access to sunlight in Residential zones.</li> </ol>
SPA-P4 – Subdivision	To retain the airport land holding by avoiding fragmentation of airport land through in appropriate subdivision.

## Rules

SPA-R1	Any Activity not otherwise listed in this chapter	
	Activity Status: P (Permitted)	
	Where:	
	<ol style="list-style-type: none"> <li>1. Resource consent is not required under any rule of the District Plan.</li> <li>2. The activity is not prohibited under any rule of the District Plan.</li> </ol>	
SPA-R2	Landing, departure, movement, or servicing of aircraft activities	
	Activity Status: P (Permitted)	
SPA-R3	Access to aircraft or airport facilities	
	Activity Status: P (Permitted)	Activity Status when compliance not achieved: D (Discretionary)
	Where:	
	<ol style="list-style-type: none"> <li>1. The activity requires direct or reasonable access to aircraft or airport facilities to transport goods or to provide passenger services.</li> </ol>	
SPA-R4	Community Activities	
SPA-R5	Industrial Activities	

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<b>SPA-R6</b>	<b>Commercial Services</b>	
<b>SPA-R7</b>	<b>Food and Beverage Activity</b>	
<b>SPA-R8</b>	<b>General Retail</b>	
	<p>Activity Status: P</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The activity is directly ancillary to airport operations.</li> </ol>	<p>Activity Status when compliance not achieved: NC (Non-Complying)</p>
<b>SPA-R9</b>	<b>Building Height</b>	
	<p>Activity Status: P (Permitted)</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The maximum building height is:                             <ol style="list-style-type: none"> <li>a. 10.5m; or</li> <li>b. 8m where located on a site adjoining a Residential or Open Space Zone.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: D (Discretionary)</p>
<b>SPA-R10</b>	<b>Building Setbacks</b>	
	<p>Activity Status: P (Permitted)</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The building is setback at least:                             <ol style="list-style-type: none"> <li>a. 4.5m from any road boundaries.</li> <li>b. 3m from the boundaries of the SPA.</li> </ol> </li> </ol>	<p>Activity Status when compliance not achieved: D (Discretionary)</p>
<b>SPA-R11</b>	<b>Building Height in Relation to Boundary</b>	
	<p>Activity Status: P (Permitted)</p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. The height is equal to 3m plus the shortest horizontal distance between that part of the building and any boundary adjoining any Residential or Open Space Zone.</li> </ol>	<p>Activity Status when compliance not achieved: D (Discretionary)</p>

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SPA-R12	Building Coverage	
	<p>Activity Status: P (Permitted)</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any building results in a total cumulative building coverage no more than 50% of the area of the total SPA.</li> </ol>	<p>Activity Status when compliance not achieved: D (Discretionary)</p>

SPA-R13	Impervious Areas	
	<p>Activity Status: P (Permitted)</p> <p>Where:</p> <ol style="list-style-type: none"> <li>Any impervious area does not increase the cumulative total impervious area to be more than 80% of the total area of the SPA.</li> </ol>	<p>Activity Status when compliance not achieved: D (Discretionary)</p>

SPA-R14	Visitor Accommodation	
SPA-R15	Residential Activities	
SPA-R16	Motor Vehicle Sales	
SPA-R17	Garden Centres	
SPA-R18	Trade Suppliers	
SPA-R19	Marine Retail	
SPA-R20	Drive Through Facilities	
SPA-R21	Grocery Store	
SPA-R22	Hire Premise	
SPA-R23	Entertainment Facilities	
SPA-R24	Service Station	
SPA-R25	Funeral Home	
Activity Status: NC		

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SPA-R26	Rural Production Activities
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Activity Status: Prohibited	
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