

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"> 1. Of a scale and character that is compatible with Residential Zones. 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.
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"> 1. Resource consent is not required under any rule of the District Plan. 2. The activity is not prohibited under any rule of the District Plan. 	
AIRPZ-R2	Landing, Departure, Movement, or Servicing of Aircraft Activities	
	Activity Status: Permitted	
AIRPZ-R3	Access to Aircraft or Airport Facilities	
	Activity Status: Permitted	Activity Status when compliance not achieved: Discretionary
	Where:	
	<ol style="list-style-type: none"> 1. The activity requires direct or reasonable access to aircraft or airport facilities to transport goods or to provide passenger services. 	
AIRPZ-R4	Community Activities	
AIRPZ-R5	Industrial Activities	
AIRPZ-R6	Commercial Services	

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<p>AIRPZ-R7</p> <p>AIRPZ-R8</p>	<p>Food and Beverage Activity</p> <p>General Retail</p>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is an <u>ancillary activity</u> to airport operations. 	<p>Activity Status when compliance not achieved: Non-Complying</p>
<p>AIRPZ-R9</p>	<p>Minor Buildings</p>	
	<p>Activity Status: Permitted</p> <p>Note:</p> <ol style="list-style-type: none"> <u>Minor buildings</u> are exempt from rules AIRPZ-R10 – R13. 	
<p>AIRPZ-R10</p>	<p>Building and Major Structure Height</p>	
	<p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The maximum <u>building height</u> and <u>major structure height</u> is: <ol style="list-style-type: none"> 10.5m above <u>ground level</u>; or 8m above <u>ground level</u> where located on a <u>site</u> adjoining a Residential or <u>Open Space and Recreation Zone</u>. 	<p>Activity Status when compliance not achieved: Discretionary</p>
<p>AIRPZ-R11</p>	<p>Building and Major Structure Setbacks</p>	
	<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.
<p>AIRPZ-R12</p>	<p>Building and Major Structure Height in Relation to Boundary</p>	
	<p>Activity Status: Permitted</p> <p>Where:</p>	<p>Activity Status when compliance not achieved: Restricted Discretionary</p>

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1. All **buildings** and **major structures** do not exceed a **height** equal to 3m above **ground level** plus the shortest horizontal distance between that part of the **building** or **major structure** and any Residential or **Open Space and Recreation Zone**.

Matters of discretion:

1. The outlook and privacy of adjoining and adjacent properties.
2. **Effects** of shading and visual dominance on adjoining and adjacent properties.

AIRPZ-R13 Building and Major Structure Coverage

Activity Status: Permitted

Where:

1. Any **building** or **major structure** results in the total cumulative **building** and **major structure** coverage being no more than 50% of the area of the total Airport Zone.

Activity Status when compliance not achieved: Restricted Discretionary

Matters of discretion:

1. The scale and bulk of **buildings** and **major structures** in relation to the **site** and the existing built density of the locality.
2. The outlook and privacy of adjoining and adjacent properties.
3. Visual dominance of **buildings** and **major structures**.

AIRPZ-R14 Impervious Areas

Activity Status: Permitted

Where:

1. 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

AIRPZ-R18 Drive Through Facilities

AIRPZ-R19 Grocery Store

AIRPZ-R20 Entertainment Facilities

AIRPZ-R21 Service Stations

AIRPZ-R22 Funeral Home

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AIRPZ-R23	General Commercial
Activity Status: Non-Complying Where: 1. The activity is a primary activity or <u>ancillary activity</u> .	

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