AIRPORT ZONE - AIRPZ

Overview and Purpose

The purpose of the Airport Zone is to enable and support the *sustainable management* and operation of the Gore Airfield (also known as the Charlton Aerodrome), allowing for existing and potential events and activities within the Zone, while managing their effects to the extent appropriate in this location.

The Zone objectives, policies and rules provide the framework for enabling aviation activities whilst managing the effects of development and ensuring that offsite rural amenity values and maintained and enhanced. The potential adverse effects of buildings are controlled by bulk and location standards.

Aviation, industrial, conference, emergency services and associated residential and visitor accommodation activities that support the social and economic health and wellbeing of the community may occur in the Zone, where these are compatible with the surrounding rural environment.

The airfield is located approximately 8 kilometres south of Gore, on State Highway 1. It occupies approximately 40 hectares and is owned by the Gore District Council. The property comprises three grass runways and a range of *aircraft* hangers and associated *buildings*. The main runway is 1,270m long, with two shorter crossing runway vectors. The airfield includes fuel refilling services.

The Gore Aero Club operates from the *site* and offers flying instruction. Two aerial *fertiliser* spreading companies also operate from the *airport*.

Objectives

AIRPZ-O1 Activities within the Airport Zone support the functionality of the airfield and contribute positively to the economic sustainability and resilience of airfield and wider Gore District.

AIRPZ-O2 The *effects* arising from new or expanded activities within the Airport Zone are managed to minimise adverse *effects* on the amenity of adjacent *land*, and the underlying Ngāi Tahu relationships with the natural *environment*.

AIRPZ-O3 Ensure activities are undertaken within the Zone in a manner that provides for the security and safety of the public, occupiers of *sites* and *aircraft* operations.

Policies

AIRPZ-P1 Recognise the Gore Airfield as a strategic asset in *Emergency Management* events.

AIRPZ-P2 Provide for a diverse range of *aviation activities* within the Airport Zone which support the economic sustainability of the airfield and the economic, cultural and social needs of the community.

AIRPZ-P3 Design, locate and operate new activities and development within the Airport Zone in a manner which:

1. maintains amenity of existing activities within the zone or surrounding *sites*; and
2. avoids *reverse sensitivity effects* on existing activities within the zone or surrounding *sites*; and
3. manages servicing demands; and
4. responds to the underlying Ngāi Tahu relationships with the natural *environment;* and
5. protects river and stream values from inappropriate development.

AIRPZ-P4 Ensure all activities are designed and operated in a way that does not adversely affect the safety and functionality of the airfield or on adjoining and arterial *roads*.

AIRPZ-P5 Avoid activities which may compromise the purpose of the Airport Zone and generate *reverse sensitivity effects* or the ability to use *land* for aviation purposes unless those activities are ancillary to *aviation activities*.

AIRPZ-P5 Close those portions of Jubilee Avenue adjacent to areas occupied or utilised by operators at the Gore Airfield.

AIRPZ-P6 Enable activities and facilities that:

1. are consistent with the intended purpose, character and qualities of the Airport Zone; and
2. Support the agricultural aviation of the district; and
3. contribute to the overall health and wellbeing of the community; and
4. minimise adverse effects on the character and amenity values of the surrounding area.

Notes

Note 1	Provisions in Other Chapters
	The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole. This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and Mana Whenua.

Rules

AIRPZ-R1	***Aviation Activity***	
AIRPZ-R2	***Industrial Activity***	
AIRPZ-R3	***Emergency Services Facility***	
AIRPZ-R4	***Conference Facility***	
All areas	**AIRPZ-R1 to AIRPZ-R4** **Activity status:** Permitted Where: 1. Any new or extended *buildings*, *structure* and activity complies with the Airport Zone Standards AIRPZ-S1, AIRPZ-S2, AIRPZ-S3 and AIRPZ-S4.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.
AIRPZ-R5	***Office Activity***	
AIRPZ-R6	***Food and Beverage Activity***	
AIRPZ-R7	***Retail Activity***	
All areas	**AIRPZ-R5 to AIRPZ-R7** **Activity status:** Permitted Where: 1. The activity is ancillary to activities permitted by rules AIRPZ-R1-R4; and 2. Any new or extended *buildings*, *structure* and activity complies with the Airport Zone Standards AIRPZ-S1, AIRPZ-S2, AIRPZ-S3 and AIRPZ-S4.	**Activity status where compliance is not achieved with:** **AIRPZ-R5 to AIRPZ-R7(1):** Discretionary **AIRPZ-R5 to AIRPZ-R7(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the relevant infringed standard.

AIRPZ-R8	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is undertaken as part of an activity permitted by Rule AIRPZ-R1 to AIRPZ-R3. 2. Any *habitable rooms* comply with NOISE-S3 (*acoustic treatment*). 3. Any new or extended *buildings*, *structure* and activity complies with the Airport Zone Standards AIRPZ-S1, AIRPZ-S2, AIRPZ-S3 and AIRPZ-S4.	**Activity status where compliance is not achieved with:** **AIRPZ-R8(1):** Non-Complying **AIRPZ-R8(2):** Discretionary **AIRPZ-R8(3):** Restricted Discretionary **Matters over which discretion is restricted:** 1. The matters of discretion for the relevant infringed standard.
AIRPZ-R9	***Visitor Accommodation***	
All areas	**Activity status:** Permitted Where: 1. The accommodation is being utilised by persons arriving and/or departing by *aircraft* at the Gore (Charlton) Airfield. 2. Any *habitable room* complies with NOISE-S3 (*acoustic treatment*). 3. 3. Any new or extended buildings, structure and activity complies with the Airport Zone Standards AIRPZ-S1, AIRPZ-S2, AIRPZ-S3 and AIRPZ-S4.	**Activity status where compliance is not achieved with:** **AIRPZ-R8(1) or AIRPZ-R8(2):** Non-Complying **AIRPZ-R8(3):** Restricted Discretionary **Matters over which discretion is restricted:** 1. The matters of discretion for the relevant infringed standard.
AIRPZ-R10	**All other activities**	
All areas	**Activity status:** Non-Complying	**Activity status where compliance not achieved:** N/A

1. Any activities, including associated buildings, not otherwise provided for in the list of rules.

Standards

AIRPZ-S1	**Outdoor storage of goods and materials**	
All activities	1. Outdoor storage of goods and materials must not: (a) encroach on airfield areas. (b) exceed a *height* of 2 metres. 2. Any outdoor storage area visible from an adjoining property or *road* must be screened from the property or *road* by planting and/or landscaped to a minimum depth of 1 metre with species which grow to at least 1.5m.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effect* of the non-compliance on the character and amenity of the adjoining *site*. 2. The *effect* on the movement of people and vehicles on the *site*. 3. Impact on health and safety. 4. The ability to impose *conditions* to mitigate adverse *effects*.
AIRPZ-S2	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* is 12 metres above ground level. Except that: 2. Within the mapped approach vectors for the Gore (Charlton) Airport any *structure* / *building* does not exceed the specified *height* on the planning maps.	**Activity status where compliance is not achieved with:** **AIRPZ-S2(1):** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.

		5. The impact on views of the Mataura Falls, Hokonui Hills, and/or Tuturau. **AIRPZ-S2(2):** Non-Complying
AIRPZ-S3	***Setback* to *boundaries***	
All activities	1. Any *building* or *structure* is *setback* at least 6 metres from any zone *boundary* or *road boundary.* Except that: (a) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by up to 600mm. (b) no *setback* is required for *buildings* that share a *common wall* along the *boundary*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion if compliance is not achieved:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* or the streetscape including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The safety and efficiency of the *road* network where the reduced *setback* is to a *road boundary*. 4. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*. 5. Compatibility with the surrounding *environment.*

AIRPZ-S4	***Setbacks* to streams and *rivers***	
All activities	1. Any *building* or *structure* is set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows: (a) 20m for high order rivers or streams (order 5 and above) (b) 10m for middle order rivers or streams (order 3 and 4) (c) 5m for low order rivers or streams (order 1 and 2). Refer to Appendix 3 for river and stream orders	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The *effects* on *water* quality and the stability and health of the stream *bed* and banks, including erosion and *sedimentation control measures.* 3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and /or habitats. 4. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River. 5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3. 6. The *effects* on public and customary *access* to the stream or *river*. 7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.