

TAONU I AERODROME ZONE

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This draft chapter has been prepared as part of Council's District Plan Review Project. It has been prepared in line with the National Planning Standards.

It is expected that changes will be made to the Zone chapter provisions following feedback we receive, any new government direction and decisions on Councils Long Term Plan. A final Proposed Plan Change is scheduled to be publicly notified towards the end of 2021.

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WORKING DRAFT

TAONUI AERODROME ZONE

Introduction

The Taonui Aerodrome Zone encompasses two aircraft related entities, namely an aerodrome and an airpark. The Feilding Aerodrome is privately owned by Feilding Aerodrome Incorporated. It occupies 24.0 hectares, of which 4.2 hectares is devoted to the runway. It is bounded by Campbell Road to the south-west, Taonui Road to the north-west and, on the other boundaries, by farmland. It comprises a 1000 metre sealed runway, taxiways, aircraft holding bays, aviation fuel facilities, toilets, hangars, offices and aircraft maintenance businesses.

Immediately adjoining the aerodrome is a privately owned, 8.093 hectare area of land being developed as an airpark. The airpark is designed to enable limited lifestyle use of the land, whereby aircraft enthusiasts are able to reside on land adjoining the airfield and house their small aircraft in associated on-site hangars.

Objectives

TAZ-O1

Feilding Aerodrome continues to operate in a safe and efficient manner.

TAZ-O2

Ongoing development and investment of Feilding Aerodrome for aviation related activities is provided for.

TAZ-O3

Aviation enthusiasts are provided an opportunity to reside on land within the zone by establishing a dedicated Airpark.

TAZ-O4

Development and use of the Feilding Aerodrome is sympathetic with the rural character of the surrounding environment.

Policies

TAZ-P1

To provide for the operation of the Feilding Aerodrome by protecting the runway, approach and departure surfaces and side slopes.

TAZ-P2

To enable aircraft operations, maintenance and repair activities, flight training, and administrative, commercial and industrial activities related to aviation within the zone.

TAZ-P3

To restrict commercial and industrial activities that are not related to the aviation industry from establishing within the zone.

TAZ-P4

To restrict the scale and location of new buildings and additions to existing buildings within the Feilding Aerodrome as it relates to the interface with the Rural Zone.

TAZ-P5

To minimise adverse noise effects of the Feilding Aerodrome activities on those living in the surrounding rural area, or on any residential activity within the Feilding Aerodrome Zone.

TAZ-P6

To enable development of the Feilding Airpark at a design, scale and density that is sympathetic to the rural character of the surrounding environment, and in accordance with the Feilding Airpark Development Area Plan in Appendix 1.

TAZ-P7

To enable development that is appropriate to the physical and environmental capability of the land concerned and any identified infrastructure constraints.

TAZ-P8

To maintain the efficient operation of the Feilding Aerodrome while also maintaining amenity values in the Airpark Development Area through management of the following issues:

- Noise, including noise limits and hours of operation
- Access to and within the Feilding Aerodrome Zone
- Site design, scale and layout of the Airpark
- Yard setbacks

Rules

TAZ – R1 – Aircraft Operation	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - Noise - Hours of Operation
TAZ– R2 – Aviation training	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - Noise - Hours of Operation - Access
TAZ – R3 – Housing, maintenance, repair and restoration of aircraft	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - Yard setbacks - Height - Height in relation to boundary - Services: water supply; effluent disposal - Noise - Hours of operation - Access
TAZ – R4 – Facilities for aircraft arrivals and departures including control towers, waiting rooms, booking facilities and restaurants	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - Yard setbacks - Height - Height in relation to boundary - Services: water supply; effluent disposal

	<ul style="list-style-type: none"> - Noise - Hours of operation - Access
TAZ – R5 - Clubrooms and recreational facilities for groups directly associated with aviation	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - Yard setbacks - Height - Height in relation to boundary - Services: water supply; effluent disposal - Noise - Hours of operation - Access
TAZ – R6 – Commercial and industrial activities directly involved in aviation, including accessory offices, plant and storage	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - Yard setbacks - Height - Height in relation to boundary - Services: water supply; effluent disposal - Noise - Hours of operation - Access
TAZ – R7 – Residential units, hangars, and accessory buildings within the Airpark	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - Each allotment to be in accordance with the Airpark Development Area Plan, attached as Appendix 1. - Yard setbacks - Height - Height in relation to boundary - Services: water supply; effluent disposal - Noise - Access
	<p>2. Activity Status: Restricted Discretionary</p>

	<p>Where: Non-compliance with relevant activity standards</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Location of buildings, including residential units and accessory buildings. - Site access for vehicles and aeroplanes, including the safe and efficient operation of the transport network. - Effects on the surrounding landscape and character. - Servicing of the site and effluent disposal, including the provision of adequate and accessible water supply for fire-fighting purposes. - Effects on the operation of the Feilding Aerodrome. - Extent to which noise effects are mitigated.
<p>TAZ – R8 – Residential units and accessory buildings outside of the Airpark</p>	
	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of Discretion:</p> <ul style="list-style-type: none"> - Location of buildings, including residential units and accessory buildings. - Site access for vehicles and aeroplanes, including the safe and efficient operation of the transport network. - Effects on the surrounding landscape and character. - Servicing of the site and effluent disposal, including the provision of adequate and accessible water supply for fire-fighting purposes. - Effects on the operation of the Feilding Aerodrome. - Extent to which noise effects are mitigated.
<p>TAZ – R9 – Erection, addition to, or alteration of buildings required to accommodate, facilitate or enable a permitted activity in the Feilding Aerodrome Zone</p>	
	<p>1. Activity Status: Permitted</p> <p>Where: Compliance with:</p> <ul style="list-style-type: none"> - Yard setbacks - Height - Height in relation to boundary - Noise - Access
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where: Non-compliance with relevant activity standards:</p> <p>Matters of Discretion:</p>

	<ul style="list-style-type: none"> - Building location - Site access for vehicles and aeroplanes, including the safe and efficient operation of the transport network - Effects on the surrounding rural landscape and character - Effects on the operation of the Feilding Aerodrome
TAZ – R10 – Demolition of buildings within the Feilding Aerodrome Zone	
	1. Activity Status: Permitted
TAZ – R11 – Any activity not already provided for in the Feilding Aerodrome Zone	
	1. Activity Status: Discretionary

Standards	
TAZ – S1 Yard Setbacks	
(1) Setbacks for buildings to boundaries with Rural Zone:	10m
(2) Setbacks for buildings to boundaries with road frontage:	10m
(3) Setbacks for buildings to main airport runway must not exceed the Approach and Take-off Surfaces contained in Appendix 2.	
TAZ – S2 Height	
(1) Buildings must not exceed 15 m in height.	
(2) Buildings must not exceed heights shown on the Approach and Take-off Surfaces contained in Appendix 2.	
TAZ – S3 Height in relation to boundary	
(1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along road and Rural Zone boundaries	
TAZ – S4 Effluent Disposal	
(1) Effluent is disposed of either within the proposed site or into a Council approved disposal system.	
TAZ – S5 Firefighting water supply and access	
1. All new buildings must comply with New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
TAZ – S6 Noise [Note that this rule is awaiting a local noise assessment]	
(1) Airfields must operate so that the noise from aircraft operations do not exceed a day night sound level of:	
(a) Ldn 65dBA outside the air-noise boundary shown on the Aircraft Noise Area Overlay	

<p>(b) Ldn 55 dBA outside the outer control boundary shown on the Aircraft Noise Area Overlay.</p> <p>(2) Aircraft noise should be assessed in accordance with the New Zealand Standard on Airport Noise Management and Land Use (NZS6805:1992), except that noise levels must be calculated using the FAA Integrated Noise Model (INM), modified for local conditions if necessary, and using records of actual aircraft operations. The noise level must be calculated as a 90-day rolling average.</p>
<p>TAZ – S7 Hours of operation</p> <p>(1) No circuit training is permitted between the hours of 10.30pm and 6.30am (2230 to 0630 hours).</p>
<p>TAZ – S8 Access, and safe and efficient operation of the roading network</p> <p>(1) Access to the site is to be from existing accessways from Campbell Road and Taonui Road.</p>

TAZ – R12 Subdivision within the Feilding Airpark Development Area	
	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> • Layout, scale and density of the site, and consistency with the Feilding Airpark Development Area Plan (Appendix 1). • Safe and efficient operation of the roading network • Servicing and effluent disposal • Safe and efficient operation of Feilding Aerodrome • Effects on rural character
TAZ – R13 Subdivision outside of the Feilding Airpark Development Area	
	<p>1. Activity Status: Discretionary</p>

Standards
TAZ – Subdivision Standards
<p>TAZ – S9 Effluent Disposal</p> <p>(1) Effluent</p> <p>1) All allotments being created shall have a demonstrated suitability for the disposal of effluent from a dwelling on the land.</p>

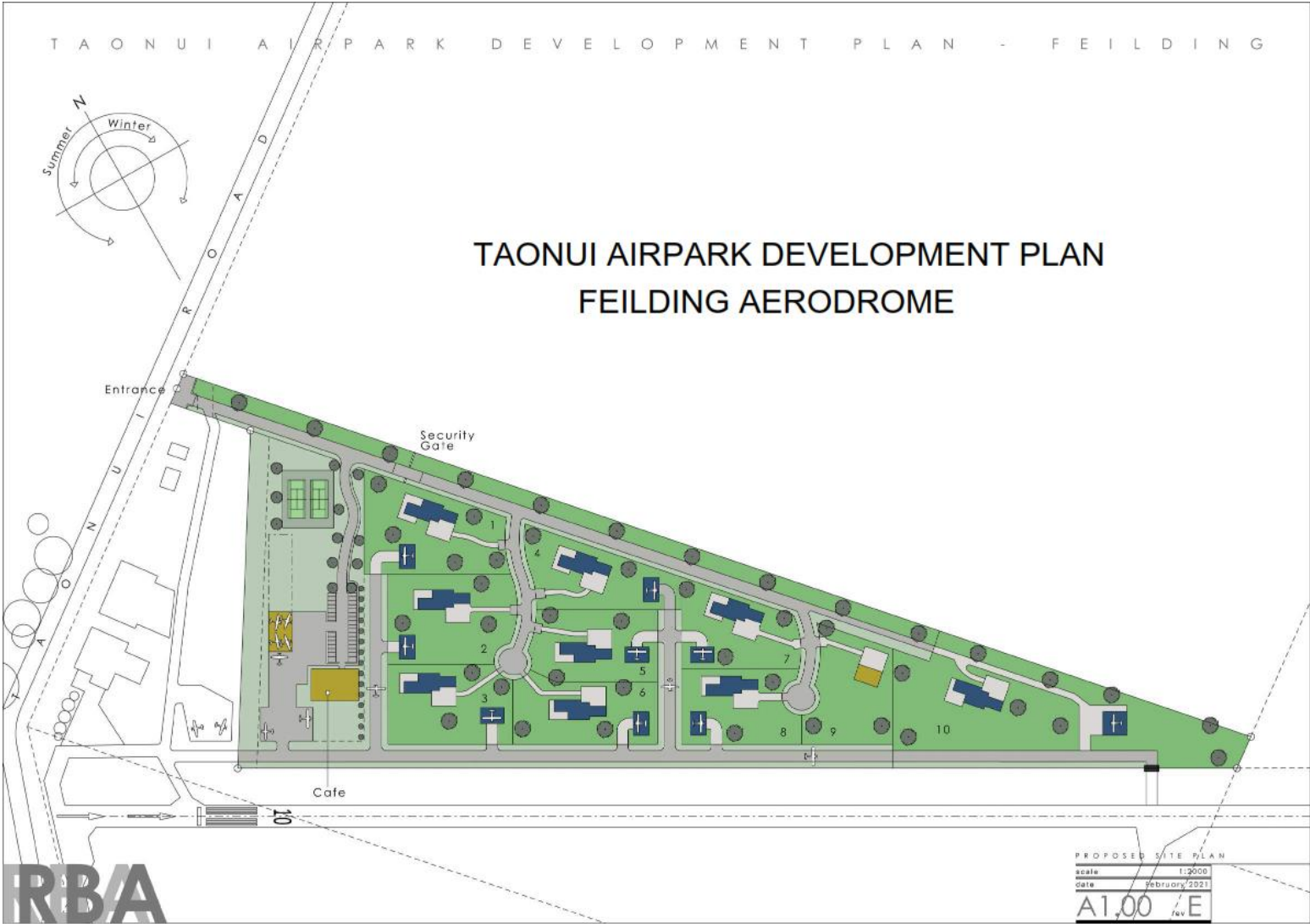
- 2) Effluent shall be disposed of either within the site or into a Council-approved collective disposal system. Sewage drainage easements into neighbouring properties will not be permitted.

TAZ – S10 Access

- (1) Access – Cross reference to Chapter 3B.4.2

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Appendix 1: Feilding Airpark Development Area Plan



Appendix 2: Approach and Take-off Surfaces – Feilding Aerodrome

