

TKAZ – Te Kowhai Airpark zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The TKAZ – Te Kowhai Airpark zone provides for aircraft operations and includes provisions to facilitate the development of Te Kowhai Airpark.

Objective

TKAZ-O1 Te Kowhai Airpark. {000029, 000085}

To use and develop Te Kowhai Airpark as a strategically significant, safe and economically- sustainable airpark that meets the current and future needs of the aviation community.

TKAZ-O2 Amenity outcomes. {000085}

The adverse effects of airpark activities are managed to ensure acceptable amenity outcomes.

TKAZ-O3 Aerodrome reverse sensitivity. {000042, 000087, 000029, 000085}

The operational needs of Te Kowhai Airpark are not compromised by noise-sensitive activities with the potential for reverse sensitivity conflict.

Policies

TKAZ-P1 Development. {000029, 000085}

- (1) Facilitate development of Te Kowhai Airpark by providing for a diversity of residential and commercial opportunities which leverage off existing aerodrome infrastructure.
- (2) Develop Te Kowhai Airpark in accordance with the Te Kowhai Airpark Framework Plan in APP10 – Te Kowhai Aerodrome.
- (3) Enable educational facilities where they have a functional need to locate within the Te Kowhai Airpark Zone while managing potential adverse effects of the activities on the environment.

TKAZ-P2 Servicing. {000029, 000085}

Development is to be adequately serviced with respect to essential services, water supply (including for firefighting purposes), wastewater treatment and disposal and stormwater treatment and disposal.

TKAZ-P3 Precinct-based development. {000029, 000085}

- (1) Provide a precinct based approach that enables the strategic development and management of Te Kowhai Airpark such that:
 - (a) PREC27 – Te Kowhai runway and operations precinct – provides for a runway, runway strip and associated aircraft operations;

- (b) PREC28 – Te Kowhai commercial precinct – provides for commercial activity which supports the airpark and the aviation sector;
- (c) PREC29 – Te Kowhai medium density residential precinct – provides for medium density residential activities;
- (d) PREC30 – Te Kowhai residential precinct – provides for low density residential development and a transitional higher density airside overlay; and
- (e) All precincts - have taxiway connectivity with the runway.

TKAZ-P4 Alignment of activities. **{000029, 000085}**

On-site activities must be consistent with the precinct functions and / or must be consistent with the use of the taxiway network, both as identified in the Te Kowhai Airpark Framework Plan.

TKAZ-P5 Commercial activity. **{000029, 000085}**

Provide for commercial activities that support Te Kowhai Airpark and the aviation sector, including hangars, workshops and refuelling facilities.

TKAZ-P6 Existing and future operations. **{000029, 000085, 000061}**

- (1) Te Kowhai Aerodrome's existing and future operational needs are safeguarded through mechanisms such as airspace protection (Obstacle Limitation Surface) and noise control boundaries.
- (2) Buildings, structures, trees and other vegetation do not create a potential hazard to the flight paths of aircraft or any other operations associated with Te Kowhai Aerodrome.
- (3) Noise-sensitive activities within the noise control boundaries must achieve appropriate internal noise levels taking into account adverse noise effects on human health and amenity values.

TKAZ-P7 Future connectivity with Te Kowhai Village. **{000029, 000085}**

Provide for future connectivity between Te Kowhai Airpark and Te Kowhai village in the Te Kowhai Airpark Framework Plan.

TKAZ-P8 Airpark standards. **{000029, 000085, 000061}**

- (1) Manage adverse airpark effects through the application of general and airpark-specific performance standards including:
 - (a) Noise;
 - (b) Hazardous substances;
 - (c) Building setbacks;
 - (d) Minimum site areas; and
 - (e) Subdivision allotment size; and.
 - (f) Hours of operation for aircraft operations.
- (2) Ensure that bulk and location standards provide for the unique operational requirements of an airpark whilst at the same time achieving appropriate levels of amenity.

Part 3: Area-specific matters / Zones / Special purpose zones / TKAZ – Te Kowhai airpark zone

- (3) Limit the establishment and / or operation of a flight training school except where effects on amenity are appropriately managed and it is compatible with surrounding land uses.
- (4) Limit circuit training from being undertaken unless the effects on amenity are appropriately managed and it is compatible with surrounding land uses.
- (5) Ensure adverse effects of educational facilities, including adverse effects on land transport networks, are minimised to maintain amenity and character in the Te Kowhai Airpark Zone and are in keeping with the primary use of the precincts.

TKAZ-P9 Aerodrome reverse sensitivity {000042, 000087, 000029, 000085, 000061}

- (1) Manage reverse sensitivity risk by:
 - (a) Ensuring that noise-sensitive activities within the Te Kowhai Airpark Noise Control Boundaries are acoustically insulated to appropriate standards; and
 - (b) Ensuring that Te Kowhai aerodrome operates within the noise limits specified by the Te Kowhai Airpark Noise Control Boundaries.

Rules

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

Activity	PREC27 – Te Kowhai runway and operations precinct	PREC28 – Te Kowhai commercial precinct	PREC29 – Te Kowhai medium density residential precinct	PREC30 – Te Kowhai residential precinct
Commercial car parks	PREC27-R1: PER	PREC28-R1: PER	PREC29-R1: DIS	PREC30-R1: DIS
Storage	PREC27-R2: PER	PREC28-R2: PER	PREC29-R2: PER	PREC30-R2: DIS
Water, stormwater and wastewater utility infrastructure to service Te Kowhai Airpark	PREC27-R3: PER	PREC28-R3: PER	PREC29-R3: PER	PREC30-R3: PER
Commercial maintenance and servicing of aircraft;	PREC27-R4: PER	PREC28-R4: PER	PREC29-R4: DIS	PREC30-R4: DIS
Domestic maintenance and servicing of aircraft	PREC27-R5: PER	PREC28-R5: PER	PREC29-R5: PER	PREC30-R5: PER
Fuel storage and refuelling infrastructure, including self-automated dispensing facilities for aircraft and vehicles	PREC27-R6: CON	PREC28-R6: CON	PREC29-R6: DIS	PREC30-R6: DIS
Taxiways	PREC27-R7: PER	PREC28-R7: PER	PREC29-R7: PER	PREC30-R7: PER
Navigational equipment	PREC27-R8: PER	PREC28-R8: DIS	PREC29-R8: DIS	PREC30-R8: DIS
Clubrooms	PREC27-R9: NC	PREC28-R9: PER	PREC29-R9: DIS	PREC30-R9: DIS
Cafes and Restaurants (including licensed premises)	PREC27-R10: NC	PREC28-R10: PER	PREC29-R10: DIS	PREC30-R10: DIS

Part 3: Area-specific matters / Zones / Special purpose zones / TKAZ – Te Kowhai airpark zone

Activity	PREC27 – Te Kowhai runway and operations precinct	PREC28 – Te Kowhai commercial precinct	PREC29 – Te Kowhai medium density residential precinct	PREC30 – Te Kowhai residential precinct
Commercial activity	PREC27-R11: NC	PREC28-R11: PER to a maximum 300m ² gross floor area	PREC29-R11: DIS	PREC30-R11: DIS
Car rentals	PREC27-R12: NC	PREC28-R12: PER	PREC29-R12: DIS	PREC30-R12: DIS
Community facility (to a maximum 300m ² gross floor area in each precinct)	PREC27-R13: NC	PREC28-R13: PER	PREC29-R13: PER	PREC30-R13: DIS
Playgrounds	PREC27-R14: NC	PREC28-R14: PER	PREC29-R14: DIS	PREC30-R14: DIS
Home business	PREC27-R15: NC	PREC28-R15: DIS	PREC29-R15: PER	PREC30-R15: PER
Residential This includes occupation of a single residential unit for short term rental.	PREC27-R16: NC {000048}	PREC28-R16: DIS {000044, 000048}	PREC29-R16: PER	PREC30-R16: PER {000044, 000048}
Visitor accommodation	PREC27-R17: NC {000044, 000048}	PREC28-R17: DIS {000044, 000048}	PREC29-R17: PER {000044, 000048}	PREC30-R17: DIS {000044, 000048}
Hangars ancillary to residential development, providing the hangar is constructed simultaneously with, or subsequent to, its associated residential unit.	PREC27-R18: NC	PREC28-R18: DIS	PREC29-R18: DIS	PREC30-R18: PER
Minor residential unit	PREC27-R19: NC	PREC28-R19: DIS	PREC29-R19: PER	PREC30-R19: PER
Aircraft operations	PREC27-R20: PER	PREC28-R20: PER	PREC29-R20: PER	PREC30-R20: PER
Circuit training	PREC27-R21: DIS [000029]	PREC28-R21: DIS [000029]	PREC29-R21: DIS [000029]	PREC30-R21: DIS [000029]
Flight training school	PREC27-R22: NC	PREC28-R22: DIS [000029]	PREC29-R22: DIS [000029]	PREC30-R22: DI [000029]
Conference facilities	PREC27-R23: NC	PREC28-R23: PER	PREC29-R23: DIS	PREC30-R23: DIS
Educational facility	PREC27-R24: NC {000042, 000044, 000048}	PREC28-R24: RDIS {000042, 000087, 000044}	PREC29-R24: RDIS {000042, 000087, 000044}	PREC30-R24: RDIS {000042, 000087, 000044, 000048}
Noise-sensitive activities outside the 70 dB L _{dn} contour as shown in APP1 – Acoustic insulation – Acoustic Insulation Rule 3.1 Figure 31 ANOC-R7 does not apply	PREC27-R25: PER {000087}	PREC28-R25: PER {000087}	PREC29-R25: PER {000087}	PREC30-R25: PER {000087}
Noise-sensitive activities inside the 70 dB L _{dn} contour as shown in APP1 –	PREC27-R26: NC {000087}	PREC28-R26: NC {000087}	PREC29-R26: NC {000087}	PREC30-R26: NC {000087}

Activity	PREC27 – Te Kowhai runway and operations precinct	PREC28 – Te Kowhai commercial precinct	PREC29 – Te Kowhai medium density residential precinct	PREC30 – Te Kowhai residential precinct
Acoustic insulation – Acoustic Insulation Rule 3.1 Figure 31 ANOC-R7 does not apply				
Activities not specifically listed in this table	PREC27-R27: DIS	PREC27-R27: DIS	PREC29-R27: DIS	PREC30-R27: DIS

Matters of control for fuel storage and refuelling infrastructure, including self-automated dispensing facilities for aircraft and vehicles

Rules: PREC27-R6 and PREC28-R6

Council's control is reserved over the following matters:

- (a) The proposed site design and layout in relation to:
 - (i) The sensitivity of the surrounding natural, human and physical environment,
 - (ii) Potential hazards and exposure pathways arising from the proposed facility, including cumulative risks with other facilities, and
 - (iii) Interaction with natural hazards (flooding, instability), as applicable,
- (b) Proposed emergency management planning (spills, fire and other relevant hazards), and
- (c) Proposed procedures for monitoring and reporting of incidents.

Matters of discretion for an educational facility

Rules: PREC28-R24, PREC29-R24 and PREC30-R24

Council's discretion is restricted to the following matters:

- (d) The extent to which it is necessary to locate the activity in the zone;
- (e) Reverse sensitivity effects of adjacent activities;
- (f) The extent to which the activity may adversely impact on the transport network;
- (g) The extent to which the activity may adversely impact on the streetscape and the amenity and character of the neighbourhood, with particular regard to the bulk of the buildings; and
- (h) The extent to which the activity may adversely impact affect or be affected by on the noise environment.

Land use – activities for all precincts

TKAZ-RI	Construction or alteration of a building for a sensitive land use [000074] {000044, 000048}
<p>(1) Activity status: PER Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The construction or alteration of a building for a sensitive land use that complies with all of the following standards: <ul style="list-style-type: none"> (i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on the amenity values of the site; (b) The risk of electrical hazards affecting the safety of people; (c) The risk of damage to property; and

<p>that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
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Land use – effects

TKAZ-S1	Outdoor storage	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In PREC27 and PREC28, outdoor storage of goods or materials must:</p> <p>(i) Be associated with a permitted activity operating from the site;</p> <p>(ii) Not exceed a height of 9m;</p> <p>(iii) Not encroach on any required parking and manoeuvring areas; and</p> <p>(iv) Not exceed 30% site coverage.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Effects on amenity;</p> <p>(b) Visual impact;</p> <p>(c) Nature, scale and location of screening;</p> <p>(d) Proximity and height of stockpiles to road reserve or other sites;</p> <p>(e) Access to sunlight and daylight; and</p> <p>(f) Safety of road users and pedestrians.</p>	
TKAZ-S2	Outdoor storage	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In PREC29 and PREC29, outdoor storage of goods or materials must:</p> <p>(i) Be associated with a permitted activity operating from the site; and</p> <p>(ii) Not encroach on any required parking and manoeuvring areas.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Effects on amenity;</p> <p>(b) Visual impact;</p> <p>(c) Nature, scale and location of screening;</p> <p>(d) Proximity and height of stockpiles to road reserve or other sites;</p> <p>(e) Access to sunlight and daylight; and</p> <p>(f) Safety of road users and pedestrians.</p>	
TKAZ-S3	Hours of operation for aircraft operations [000029] {000061}	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In all precincts, aircraft operations must be carried out between:</p> <p>(i) 0700 hours to 2200 hours in the summer period; or</p> <p>(ii) 0700 hours to 1900 hours in the winter period.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>	
TKAZ-S4	Hours of operation for aircraft operations {000061}	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In all precincts, TKAZ-S3(1) does not apply to the following:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>	

<ul style="list-style-type: none"> (i) Aircraft landing or taking off in an emergency; or (ii) Emergency flights required to rescue persons from life threatening situations; or (iii) Emergency flights to transport patients, human vital organs or medical personnel in a medical emergency; or (iv) Flights required to meet the needs to a national or civil defence emergency declared under the Civil Defence Emergency Management Act 2002; or (v) Aircraft using the airfield due to unforeseen circumstances as an essential alternative to landing at a scheduled airport elsewhere; or (vi) Aircraft being used in the course of firefighting duties; or (vii) Aircraft being used in the course of police duties. 	
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Land use – building

TKAZ-S5	Height of – buildings, structures, trees, and other vegetation within an airport Obstacle Limitation Surface
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The construction or alteration of any building or structure in PREC27 OR PREC28 must not exceed a height of 10m measured from the natural ground level immediately below that part of the structure, and (b) Any building, structure, tree or other vegetation in PREC27 OR PREC28 must not protrude through the Approach and Take-Off Surface and related Transitional Side Surfaces of the Airport Obstacle Limitation Surfaces for the Te Kowhai Aerodrome as identified on the planning maps and defined in APP10 – Te Kowhai Aerodrome. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effect on the safe and efficient operation of Te Kowhai aerodrome and airpark;
TKAZ-S6	Height of – buildings, structures, trees, and other vegetation within an airport Obstacle Limitation Surface {000082}
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) The construction or alteration of any building or structure in PREC29 or PREC30 must not exceed a height of 7.5m measured from the natural ground 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effect on the safe and efficient operation of Te Kowhai aerodrome and airpark;

<p>level immediately below that part of the structure, and</p> <p>(b) Any building, or structure, tree or other vegetation in PREC29 or PREC30 must not protrude through the Inner Horizontal Surface of the Airport Obstacle Limitation Surfaces for the Te Kowhai Aerodrome as identified on the planning maps and defined in APPI0 – Te Kowhai Aerodrome.</p>	
<p>TKAZ-S7 Height – building general</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) The construction or alteration of any building or structure in PREC29 or PREC30 must not exceed a height of 10m measured from the natural ground level immediately below that part of the structure.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Form, bulk and location of building, structure, object, mast or tree; and (b) Access to daylight and sunlight.</p>
<p>TKAZ-S8 Height – building general {000048}</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) The construction or alteration of any building or structure in PREC29 or PREC30 must not exceed a height of 7.5m measured from the natural ground level immediately below that part of the structure.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Form, bulk and location of building, structure, object, mast or tree; and (b) Access to daylight and sunlight.</p>
<p>TKAZ-S9 Height in relation to boundary</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) Any building or stockpiling of materials in PREC27 or PREC28 must not protrude through a height control plane rising at an angle of:</p> <p>(i) 45 degrees commencing at an elevation of 2.5m above ground level at every point of the precinct boundary; or</p> <p>(ii) 37 degrees commencing at an elevation of 2.5m above ground level at every point of the precinct boundary between south-east or south-west of the building or stockpile.</p> <p>(b) TKAZ-S9(1)(a) does not apply to a Record of Title less than 1000m² in PREC27 or PREC28.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values; (b) Admission of daylight and sunlight to the site and other sites; and (c) Extent of areas of non-compliance.</p>
<p>TKAZ-S10 Height in relation to boundary</p>	
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) Construction or alteration of a building in PREC29 or PREC30 must not protrude through a height control plane rising at an angle of 37 degrees commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p> <p>(b) TKAZ-S10(1)(a) does not apply to any semi-detached development within PREC29.</p> <p>(c) TKAZ-S10(1)(a) does not apply to a Record of Title less than 1000m² in PREC29.</p>	<p>Council's discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Admission of daylight and sunlight to the site and other sites; and</p> <p>(c) Extent of areas of non-compliance.</p>
<p>TKAZ-S11 Building coverage and impervious area</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) Construction or alteration of a building in PREC28 must comply with all of the following:</p> <p>(i) Total building coverage does not exceed 70% in each lot;</p> <p>(ii) Impervious area does not exceed 90% in each lot.</p> <p>(b) TKAZ-26(1)(a) does not apply to any building in PREC27.</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Building form, bulk, location, external cladding and colour;</p> <p>(c) Extent of area of non-compliance;</p> <p>(d) Effects on adjacent sites;</p> <p>(e) Effects on streetscape;</p> <p>(f) Stormwater management;</p> <p>(g) Onsite parking provision; and</p> <p>(h) Landscape planting and other visual mitigation measures.</p>
<p>TKAZ-S12 Building coverage and impervious area</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) Construction or alteration of a building in PREC29 or PREC30 must comply with all of the following:</p> <p>(i) For a lot less than 1500m², the total building coverage must not:</p> <p>(1) Exceed 60% site area, up to a maximum of 600m²; and</p> <p>(2) Result in more than 90% of the site having an impervious surface, up to a maximum 1200 m² impermeability; or</p> <p>(ii) For a lot between 1500 m² and 2500 m², the total building coverage must not:</p> <p>(1) Exceed 40% site area, up to a maximum of 750 m²; and</p> <p>(2) Result in more than 80% of the site having an impervious surface,</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Building form, bulk, location, external cladding and colour;</p> <p>(c) Extent of area of non-compliance;</p> <p>(d) Effects on adjacent sites;</p> <p>(e) Effects on streetscape;</p> <p>(f) Stormwater management;</p> <p>(g) Onsite parking provision; and</p> <p>(h) Landscape planting and other visual mitigation measures.</p>

<p>up to a maximum 1500 m² impermeability; or</p> <p>(iii) For a lot greater than 2500 m², the total building coverage must not exceed:</p> <p>(1) 30% site area, up to a maximum of 900m²; and</p> <p>(2) Result in more than 60% of the site having an impervious surface, up to a maximum 1800 m² impermeability.</p>	
<p>TKAZ-SI3 Building setbacks – general {000048}</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The construction or alteration of a building in PREC27 or PREC28 must be set back:</p> <p>(i) 5m from all road boundaries (private or vested roads); and</p> <p>(ii) 5m from precinct boundaries except:</p> <p>(1) No setback is required between PREC27 and PREC28 boundaries.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Effects on adjacent sites; and</p> <p>(c) Effects on aircraft safety and taxiing.</p>
<p>TKAZ-SI4 Building setbacks – general</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The construction or alteration of a building in PREC29 or PREC30 must be set back:</p> <p>(i) For a lot over 1500 m², 5m from all boundaries, except a taxiway; or</p> <p>(ii) For a lot between 600 m² and 1500 m², 3m from all boundaries, except a taxiway; or</p> <p>(iii) For a Record of Title under 600m², 3m from front and rear boundaries, and 1.5m from side boundaries.</p> <p>(iv) In PREC29 or PREC30, no setback from internal boundaries is required where development is of a semi-detached nature.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values; and</p> <p>(b) Effects on adjacent sites.</p>
<p>TKAZ-SI5 Building setback from taxiway</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In all precincts, construction or alteration of a building must be set back at least 3m from a taxiway.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Effects on amenity values;</p> <p>(b) Effects on adjacent sites;</p> <p>(c) Effects on aircraft safety and taxiing.</p>
<p>TKAZ-SI6 Building setback from zone boundary</p>	

<p>(1) Activity status: PER Where: (a) In all precincts, construction or alteration of a building must be set back at least 25m from a TKAZ – Te Kowhai Airpark zone boundary</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on amenity values; (b) Effects on adjacent sites; (c) Effects on aircraft safety and taxiing.</p>
<p>TKAZ-S17 Building setback from a State Highway {000048}</p>	
<p>(1) Activity status: PER Where: (a) In all precincts, construction or alteration of a building must be set back at least 15m from a State Highway.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>TKAZ-S18 Outdoor living space</p>	
<p>(1) Activity status: PER Where: (a) Construction or alteration of a residential unit in PREC29, or within the Airside Overlay of PREC30, must provide an outdoor living space complying with the following standards: (i) It is for the exclusive use of the occupants of a residential unit, and (ii) It is accessible from a living area of a residential unit, and either: (iii) On the ground floor of a residential unit, the outdoor living space must have a minimum area of 60m² capable of containing a circle of 6m diameter, exclusive of parking and manoeuvring areas and buildings; or (iv) If the residential unit does not have a habitable room on the ground floor, the outdoor living space must be above ground-level with a balcony containing at least 15m².</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matter: (a) Amenity.</p>
<p>TKAZ-S19 Outdoor living space</p>	
<p>(1) Activity status: PER Where: (a) An outdoor living space must be provided for each minor residential unit that meets all of the following standards: (b) It is for the exclusive use of the occupants of the minor residential unit; (c) It is located between 45 degrees northeast through north to 90 degrees west of the minor residential unit measured from the southernmost part of the minor residential unit;</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matter: (a) Amenity.</p>

<p>(d) It is accessible from a living area of the minor residential unit, and either:</p> <p>(e) On the ground floor of the minor residential unit, the living space must have a minimum area of 40m² capable of containing a circle of 6m diameter; or</p> <p>(i) Above ground floor of the minor residential unit, the outdoor living space must be located on a balcony capable of containing at least 15 m² and a circle with a diameter of at least 2.4m.</p>	
TKAZ-S20	Service court
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Construction or alteration of a residential unit in PREC29 must provide a:</p> <p>(i) Service court with a minimum area of 15m², exclusive of parking and manoeuvring areas and buildings.</p> <p>(ii) Rule TKAZ-S20(1)(i) does not apply to a residential unit in PREC27, PREC28 or PREC30.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
TKAZ-S21	Wastewater treatment setback
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In all precincts, construction or alteration of a residential unit must:</p> <p>(i) Be setback at least 30m from a wastewater treatment plant where the treatment process is fully enclosed; and</p> <p>(ii) Be setback at least 15m from the boundary of a site containing a wastewater treatment plant where the treatment process is fully enclosed.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
TKAZ-S22	Number of residential units
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In PREC29 and PREC30, construction of one residential unit on the land contained in a lot.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
TKAZ-S23	Minor residential unit {000048}
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Construction or alteration of a minor residential unit must comply with all of the following standards:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<ul style="list-style-type: none"> (i) It is located within PREC30; (ii) The site contains a net site area of at least 2500m²; (iii) There is only one other residential unit on the site; (iv) It is within 20m of the other residential unit on the site; (v) It shares a single driveway access with the other residential unit on the site; (vi) There is no more than a single car garage with a maximum gross floor area of 24 m² associated with the minor residential unit; (vii) Maximum of 70m² gross floor area. 	
TKAZ-S24	Minimum site area for a residential unit
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) In all precincts, construction or alteration of a residential unit is a permitted activity if: <ul style="list-style-type: none"> (i) The site is connected to the Te Kowhai Airpark reticulated wastewater system, or (ii) The net site area is at least 2500m². 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity, health and safety, and the environment; and (b) Effects on wastewater treatment system.
TKAZ-S25	Minimum site area for a residential unit
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) In all precincts, construction or alteration of a residential unit is a permitted activity if: <ul style="list-style-type: none"> (i) The site is connected to the Te Kowhai Airpark reticulated wastewater system, or (ii) The net site area is at least 2500m². 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity, health and safety, and the environment; and (b) Effects on wastewater treatment system.
TKAZ-S26	Noise sensitive activities {000042, 000087, 000061, 000082}
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Construction of, or addition, or alteration to, a building containing a noise-sensitive activity must be insulated in compliance with APP1 – Acoustic insulation within: An Airport Air Noise Boundary or Airport Outer Control Boundary. (b) ANOC-R7 does not apply. 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Internal design sound levels; (b) On-site amenity values; and (c) Potential for reverse sensitivity effects.