

TKAZ – Te Kowhai airpark zone

[Drafting note: The precincts in this zone will be recast as “Areas” and the associated map layer will be located in the GIS viewer under “Areas” and a “TKAZ – Te Kowhai airpark zone”.

- Precinct A to become: AREA13 – Runway and operations area
- Precinct B to become: AREA14 – Commercial area
- Precinct C to become: AREA15 – Medium density residential area
- Precinct D to become: AREA16 – Residential area]

Objectives

TKAZ-O1 Te Kowhai Airpark

- (1) 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

- (1) The adverse effects of airpark activities are managed to ensure acceptable amenity outcomes.

Policies

TKAZ-P1 Development

- (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.

TKAZ-P2 Servicing

- (1) Development is to be adequately serviced with respect to essential services, water supply, wastewater treatment and disposal and stormwater treatment and disposal.

TKAZ-P3 **Precinct Area**-based development

- (1) Provide a precinct based approach that enables the strategic development and management of Te Kowhai Airpark such that:
 - (a) **Precinct A AREA13** provides for a runway, runway strip and associated aircraft operations;
 - (b) **Precinct B AREA14** provides for commercial activity which supports the airpark and the aviation sector ;
 - (c) **Precinct C AREA15** provides for medium density residential activities;
 - (d) **Precinct D AREA16** provides for low density residential development and a transitional higher density airside overlay; and
 - (e) All **precincts areas** - have taxiway connectivity with the runway.

TKAZ-P4 Alignment of activities

- (1) On-site activities must be consistent with the **Precinct A** functions identified in the Te Kowhai Airpark Framework Plan.

TKAZ-P5 Commercial activity

- (1) 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

- (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) Sensitive land uses within the noise control boundary must achieve appropriate internal noise levels.

TKAZ-P7 Future connectivity with Te Kowhai Village

- (1) Provide for future connectivity between Te Kowhai Airpark and Te Kowhai village in the Te Kowhai Airpark Framework Plan.

TKAZ-P8 Airpark standards

- (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.
- (2) To 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.

Rules

Land use – activities

Activity	Precinct A AREA 1 Runway & Operations	Precinct B AREA 1 Commercial	Precinct C AREA 1 Medium Density Residential	Precinct D AREA 1 Residential
General aviation	TKAZ-R1: PER	TKAZ-R2: PER	TKAZ-R3: DIS	TKAZ-R4: DIS
Recreational flying	TKAZ-R5: PER	TKAZ-R6: PER	TKAZ-R7: PER	TKAZ-R8: PER
Commercial Car Parks	TKAZ-R9: PER	TKAZ-R10: PER	TKAZ-R11: DIS	TKAZ-R12: DIS
Storage	TKAZ-R13: PER	TKAZ-R14: PER	TKAZ-R15: PER	TKAZ-R16: DIS
Fuel storage and refuelling infrastru cture, including self- automated dispensing	TKAZ-R17: CON	TKAZ-R18: CON	TKAZ-R19: DIS	TKAZ-R20: DIS

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

facilities for aircraft and vehicles				
Water, stormwater and wastewater utility infrastructure to service Te Kowhai Airpark	TKAZ-R21: PER	TKAZ-R22: PER	TKAZ-R23: PER	TKAZ-R24: PER
Commercial maintenance and servicing of aircraft;	TKAZ-R25: PER	TKAZ-R26: PER	TKAZ-R27: DIS	TKAZ-R28: DIS
Domestic maintenance and servicing of aircraft	TKAZ-R29: PER	TKAZ-R30: PER	TKAZ-R31: PER	TKAZ-R32: PER
Events and promotions, including temporary events	TKAZ-R33: PER	TKAZ-R34: PER	TKAZ-R35: PER	TKAZ-R36: DIS
Taxiways	TKAZ-R37: PER	TKAZ-R38: PER	TKAZ-R39: PER	TKAZ-R40: PER
Navigational equipment.	TKAZ-R41: PER	TKAZ-R42: DIS	TKAZ-R43: DIS	TKAZ-R44: DIS
Clubrooms	TKAZ-R45: NC	TKAZ-R46: PER	TKAZ-R47: DIS	TKAZ-R48: DIS
Cafes and Restaurants (including licensed premises)	TKAZ-R49: NC	TKAZ-R50: PER	TKAZ-R51: DIS	TKAZ-R52: DIS
Retail (to a maximum 300m ² gross floor area in each Precinct 1, 2, 3).	TKAZ-R53: NC	TKAZ-R54: PER	TKAZ-R55: DIS	TKAZ-R56: DIS
Teaching & Conference facilities	TKAZ-R57: NC	TKAZ-R58: PER	TKAZ-R59: DIS	TKAZ-R60: DIS
Car rentals	TKAZ-R61: NC	TKAZ-R62: PER	TKAZ-R63: DIS	TKAZ-R64: DIS
Community facility (to a maximum 300m ² gross floor area in each Precinct 1, 2, 3)	TKAZ-R65: NC	TKAZ-R66: PER	TKAZ-R67: PER	TKAZ-R68: DIS
Playgrounds	TKAZ-R69: NC	TKAZ-R70: PER	TKAZ-R71: DIS	TKAZ-R72: DIS
Home occupation	TKAZ-R73: NC	TKAZ-R74: DIS	TKAZ-R75: PER	TKAZ-R76: PER
Residential	TKAZ-R77: NC	TKAZ-R78: DIS	TKAZ-R79: PER	TKAZ-R80: PER
Visitor accommodation	TKAZ-R81: NC	TKAZ-R82: DIS	TKAZ-R83: PER	TKAZ-R84: DIS
Hangars ancillary to residential development, providing the hangar is constructed simultaneously with, or subsequent to, its associated dwelling.	TKAZ-R85: NC	TKAZ-R86: DIS	TKAZ-R87: DIS	TKAZ-R88: PER
Minor Dwellings	TKAZ-R89: NC	TKAZ-R90: DIS	TKAZ-R91: PER	TKAZ-R92: PER
Activities not specifically listed in Rules Table 27.1.3 above	TKAZ-R93: DIS	TKAZ-R94: DIS	TKAZ-R95: DIS	TKAZ-R96: DIS

Land use – effects

TKAZ-SI	Outdoor storage
(1) Activity status: PER Where: (a) In PRECINCT A AND B AREA 13 and AREA 14 , outdoor storage of goods or materials must:	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on amenity;

<ul style="list-style-type: none"> (i) Be associated with a Permitted Activity operating from the site; (ii) Not exceed a height of 9m; (iii) Not encroach on any required parking and manoeuvring areas; and (iv) Not exceed 30% site coverage. 	<ul style="list-style-type: none"> (b) Visual impact; (c) Nature, scale and location of screening; (d) Proximity and height of stockpiles to road reserve or other sites; (e) Access to sunlight and daylight; (f) Safety of road users and pedestrians.
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TKAZ-S2	Outdoor storage
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) In PRECINCT C AND D AREAS and AREA 16, outdoor storage of goods or materials must:</p> <ul style="list-style-type: none"> (i) Be associated with a Permitted Activity operating from the site; and (ii) Not encroach on any required parking and manoeuvring areas. 	<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; (b) Visual impact; (c) Nature, scale and location of screening; (d) Proximity and height of stockpiles to road reserve or other sites; (e) Access to sunlight and daylight; (f) Safety of road users and pedestrians.

Land use – building

TKAZ-S3	Height of buildings, structures, trees and other vegetation
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The construction or alteration of any building or structure in PRECINCT A OR B AREA 13 or AREA 14 must not exceed a height of 10m, and</p> <p>(b) Any building, structure, tree or other vegetation in PRECINCT A OR B AREA 13 or AREA 14 must not protrude through the Obstacle Limitation Surfaces defined in Appendix 9 (Te Kowhai Airfield and Obstacle Limitation Surface) APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1</p>	<p>(2) Activity status: RDIS</p> <p>Any building, structure, tree or other vegetation that does not comply with Rule 27.3.1 P1 or P2 TKAZ-S3(1)</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Form, bulk and location of building, structure, object, mast or tree; (b) Effect on the safe and efficient operation of Te Kowhai aerodrome and airpark; (c) Access to daylight and sunlight. <p>(3) Activity status: DIS</p> <p>Any building, structure, tree or other vegetation that does not comply with Rule 27.3.1 RD TKAZ-S3(2).</p>

TKAZ-S4	Height of buildings, structures, trees and other vegetation
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The construction or alteration of any building or structure in PRECINCT C OR D AREA 15 or AREA 16 must not exceed a height of 7.5m, and</p>	<p>(2) Activity status: RDIS</p> <p>Any building, structure, tree or other vegetation that does not comply with Rule 27.3.1 P1 or P2 TKAZ-S4(1)</p>

<p>(b) Any building, structure tree or other vegetation in PRECINCT C OR D AREA 15 or AREA 16 must not protrude through the Obstacle Limitation Surfaces defined in Appendix 9 (Te Kowhai Airfield and Obstacle Limitation Surface) APP21 – Te Kowhai Airfield Precincts Zoning - Variation 1</p>	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Form, bulk and location of building, structure, object, mast or tree; (b) Effect on the safe and efficient operation of Te Kowhai aerodrome and airpark; (c) Access to daylight and sunlight. <p>(3) Activity status: DIS</p> <p>Any building, structure, tree or other vegetation that does not comply with Rule 27.3.1 P1 or P2 TKAZ-S4(2)</p>
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<p>TKAZ-S5 Daylight Admission</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Any building or stockpiling of materials in PRECINCT A OR B AREA 13 or AREA 14 must not protrude through a height control plane rising at an angle of: <ul style="list-style-type: none"> (i) 45 degrees commencing at an elevation of 2.5m above ground level at every point of the Precinct Area boundary; or (ii) 37 degrees commencing at an elevation of 2.5m above ground level at every point of the Precinct Area boundary between south-east or south-west of the building or stockpile. (b) Rule 27.3.2 P1(a) TKAZ-S5(1)(a) does not apply to a Record of Title less than 1000m² in PRECINCT A OR B AREA 13 or AREA 14. 	<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 values; (b) Admission of daylight and sunlight to the site and other sites; (c) Extent of areas of non-compliance.

<p>TKAZ-S6 Daylight Admission</p>	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Construction or alteration of a building in PRECINCT C AND D AREAS and AREA 16 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. <ul style="list-style-type: none"> (i) Rule 27.3.2 P2 (a) TKAZ-S6(1)(a) does not apply to any semi-detached development within PRECINCT C AREA 15. 	<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 values; (b) Admission of daylight and sunlight to the site and other sites; (c) Extent of areas of non-compliance.

(ii) Rule 27.3.2 P2 (a) TKAZ-S6(1)(a) does not apply to a Record of Title 1000m ² or less in PRECINCT-C AREAS .	
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TKAZ-S7	Building coverage and impervious area	
(1) Activity status: PER Where: (a) Construction or alteration of a building in PRECINCT-B AREA14 must comply with all of the following: (i) Total building coverage does not exceed 70% in each lot; (ii) Impervious area does not exceed 90% in each lot. (iii) Rule 27.3.3 P4(a) TKAZ-S7(1)(a) does not apply to any building in PRECINCT-A AREA13 . (iv) Rule 14.11.IP2 WWS-R2(1) does not apply to PRECINCT-A-OR-B-AREA13 or AREA14 of the TKAZ – Te Kowhai airpark zone .	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on amenity values; (b) Building form, bulk, location, external cladding and colour; (c) Extent of area of non-compliance; (d) Effects on adjacent sites; (e) Effects on streetscape; (f) Stormwater management; (g) Onsite parking provision; (h) Landscape planting and other visual mitigation measures	

TKAZ-S8	Building coverage and impervious area	
(1) Activity status: PER Where: (a) Construction or alteration of a building in PRECINCT-C-OR-D-AREAS or AREA16 must comply with all of the following: (i) For a lot less than 1500m ² , the total building coverage must not: (1) exceed 60% site area, up to a maximum of 600m ² ; and (2) result in more than 90% of the site having an impervious surface, up to a maximum 1200 m ² impermeability; or (ii) For a lot between 1500 m ² and 2500 m ² , the total building coverage must not: (1) exceed 40% site area, up to a maximum of 750 m ² ; and (2) result in more than 80% of the site having an impervious surface, up to a maximum 1500 m ² impermeability; or (iii) For a lot greater than 2500 m ² , the total building coverage must not exceed:	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Effects on amenity values; (b) Building form, bulk, location, external cladding and colour; (c) Extent of area of non-compliance; (d) Effects on adjacent sites; (e) Effects on streetscape; (f) Stormwater management; (g) Onsite parking provision; (h) Landscape planting and other visual mitigation measures	

<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>(b) Rule 14.11.1P2 WWS-R2(1) does not apply to PRECINCT C AND D AREAS 15 and AREA 16 of the TKAZ – Te Kowhai Airpark Zone.</p>	
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TKAZ-S9 Building setbacks – General	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The construction or alteration of a building in PRECINCT A OR B AREA 13 or AREA 14 must be set back:</p> <p>(i) 5m from all road boundaries (private or vested roads); and</p> <p>(ii) 5m from precinct area boundaries except:</p> <p>(I) No setback is required between PRECINCT A AND PRECINCT B AREA 13 and AREA 14 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.</p>

TKAZ-S10 Building setbacks – General	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The construction or alteration of a building in PRECINCT C OR D AREA 15 or AREA 16 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>(b) In PRECINCT C OR D AREAS 15 or AREA 16, no setback from internal boundaries is required where development is of a semi-detached nature.</p>	<p>(2) Activity status where compliance not achieved: DIS</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>

TKAZ-S11 Building setback from taxiway	
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS</p>

<p>(a) In ALL PRECINCTS AREAS, construction or alteration of a building must be set back at least 3m from a taxiway.</p>	<p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Effects on adjacent sites; (c) Effects on aircraft safety and taxiing.
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<p>TKAZ-S12 Building setback from airpark zone boundary</p>	
<p>(1) Activity status: PER Where: (a) In PRECINCTS AREAS, 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:</p> <ul style="list-style-type: none"> (a) Effects on amenity values; (b) Effects on adjacent sites; (c) Effects on aircraft safety and taxiing.

<p>TKAZ-S13 Building setback from a State highway</p>	
<p>(1) Activity status: PER Where: (a) In ALL PRECINCTS AREAS, 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-S14 Living Court</p>	
<p>(1) Activity status: PER Where: (a) Construction or alteration of a dwelling in PRECINCT C AREAS, or within the Airside Overlay of PRECINCT D AREAS, must provide an outdoor living court complying with the following conditions: (i) It is for the exclusive use of the occupants of a dwelling, and (ii) It is accessible from a living area of a dwelling, and either: (1) On the ground floor of a dwelling, the living court must have a minimum area of 60 m² capable of containing a circle of 6m diameter, exclusive of parking and manoeuvring areas and buildings; or (2) If the dwelling does not have a habitable room on the ground floor, the living court must be above ground-level with a</p>	<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) Amenity

balcony containing at least 15 m ² .	
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TKAZ-S15 Living Court	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) A living court must be provided for each minor dwelling that meets all of the following conditions:</p> <p>(i) It is for the exclusive use of the occupants of the minor dwelling;</p> <p>(ii) It is located between 45 degrees northeast through north to 90 degrees west of the minor dwelling measured from the southernmost part of the minor dwelling;</p> <p>(iii) It is accessible from a living area of the minor dwelling, and either:</p> <p style="padding-left: 40px;">(1) On the ground floor of the minor dwelling, the living court must have a minimum area of 40m² capable of containing a circle of 6m diameter; or</p> <p style="padding-left: 40px;">(2) Above ground floor of the minor dwelling, the living court 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>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Amenity</p>

TKAZ-S16 Service Court	
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) Construction or alteration of a dwelling in PRECINCT C AREA 14 must provide</p> <p>(i) service court with a minimum area of 15m², exclusive of parking and manoeuvring areas and buildings.</p> <p>(ii) Rule 27.3.9 Pt (a) TKAZ-S16(1)(a) does not apply to a dwelling in PRECINCTS A, B OR D AREA 13 AREA 14 OR AREA 16</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

TKAZ-S17 Wastewater treatment setback	
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<p>(1) Activity status: PER Where: (a) In ALL PRECINCTS AREAS construction or alteration of a dwelling must: (i) Be setback at least 30m from a wastewater treatment plant where the treatment process is fully enclosed; and (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>
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TKAZ-S18 Number of Dwellings	
<p>(1) Activity status: PER Where: (a) In PRECINCTS C AND D AREA 15 AND AREA 16, construction of one dwelling on the land contained in a lot.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

TKAZ-S19 Minor Dwelling	
<p>(1) Activity status: PER Where: (a) Construction or alteration of a minor dwelling must comply with all of the following conditions: (i) It is located within PRECINCT D AREA 16; (ii) The site contains a net site area of at least 2500m²; (iii) There is only one other dwelling on the site; (iv) It is within 20m of the other dwelling on the site; (v) It shares a single driveway access with the other dwelling 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 dwelling; (vii) Maximum of 70m² GFA.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

TKAZ-S20 Minimum site area for a dwelling
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<p>(1) Activity status: PER</p> <p>Activity-specific conditions:</p> <p>(a) In ALL PRECINCTSAREAS, construction or alteration of a dwelling is a permitted activity if:</p> <p>(i) The site is connected to the Te Kowhai Airpark reticulated wastewater system, or</p> <p>(ii) The net site area is at least 2500 m².</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, health and safety, and the environment;</p> <p>(b) Effects on wastewater treatment system.</p>
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