

31 Tokoroa Airport Zone

31.1 Zone Statement

The Tokoroa airport is an important Council-owned and managed facility. The airport is located east of Amisfield and comprises almost 35 hectares. The facilities consist of a grass runway (1,120 metres long by 60 metres wide) including a sealed landing strip (850 metres long by 18 metres wide) plus adjacent open space and buildings. The buildings comprise aero clubrooms, hangars, and parking areas. There are currently no night time landing lights or navigation aids.

The property is also used by a variety of recreational sports clubs such as the Tokoroa Street Rodders Club, South Waikato Motocross Club, and Tokoroa Kart Club. Motocross and kart club track facilities are also on the site. The South Waikato Racing Club also uses part of the site for grazing and a horse training track. These activities are provided for by way of lease arrangements with the Council. Most recreational use occurs at weekends. Limited aviation use, mostly landing practice or charter work, occurs weekdays at the airfield.

The Airport Strategic Plan (2008/09-2014/15) outlines a strategy to further develop the facilities in the zone to provide for aviation and related commercial activities while maintaining the existing range of recreational activities where this does not compromise aviation activities or the amenity of the neighbouring land uses. There are existing infrastructure constraints, with no wastewater service being a particular issue. The facility also has potential to perform an important role in emergency management in the district.

Properties close to the airport zone do experience some amenity impact associated with traffic generated by motorsport events at the airport, and noise associated with the operation of planes and motorsport. Noise controls aim to address these concerns for neighbouring activities, as do restrictions on the frequency and duration of events at the Airport imposed by Council as manager of the facility. The zone provisions aim to manage the potential effects arising from the operation of the airport and recreational uses. The current and projected aircraft use at the airport is insufficient to justify applying the measures suggested in NZ Standard 6805 (Airport Noise Management and Land Use Planning). This standard recommends setting an air noise boundary to limit aircraft noise, and limits on residential and other sensitive development occurring within projected noise contours. Use of the Tokoroa Airport will be monitored, to see whether implementation of NZS6805 can be justified in the future.

A 50m wide strip of screen planting has been established between the airfield and the nearby houses in Amisfield, to help mitigate potential adverse effects on the amenity of that area. It is important that this screening be retained and re-planted with suitable species as necessary.

Approach and departure slope provisions within the adjoining Rural Zone and Rural Residential Zone manage adjacent land uses to prevent development that would detrimentally affect the safe operation of the airport. A 1km buffer within which rural subdivision is a discretionary activity has also been implemented to minimise potential future effects of residential encroachment upon aviation use of the airport.

31.2 Anticipated Environmental Results

The Tokoroa Airport Zone is intended to achieve the following anticipated environmental results:

- Ongoing development of Tokoroa airport and associated facilities, for aviation related activities and compatible motorsport, recreational and other non-aviation activities
- Continued safe and efficient operation of Tokoroa airport is not constrained by inappropriate activities establishing in the vicinity of the airport zone
- Activities that support the aviation use of the airfield, such as associated industry including the assembly, storage, repair and maintenance of aircraft, and aero club activities and events
- Adverse environmental effects from activities at Tokoroa airfield on surrounding areas such as noise and visual intrusion are minimised
- Non-aviation related activities develop in a complementary manner with the aviation related activities and facilities operating within the zone.

The Tokoroa Airport Zone is a method to implement the objectives and policies contained with Chapter 5 (Objectives and Policies for the District's Rural Areas) and Chapter 7 (Infrastructure Objectives and Policies).

31.3 Activities

31.3.1 Permitted Activities

The following are permitted activities in the Tokoroa Airport Zone provided they comply with the Performance Standards set out in Rule 31.4 below.

- a) Commercial and general aviation activities
- b) The construction and maintenance of sealed and unsealed runways and taxiways
- c) Caretakers' Accommodation
- d) Offices associated with a permitted activity
- e) Education and training facilities associated with a permitted activity
- f) Places of assembly
- g) Carparks
- h) Farming
- i) Forestry
- j) Aviation related community events
- k) Non-aviation related community events
- l) Maintenance and informal use of motocross and kart tracks existing as at 7 November 2012
- m) Clearance of indigenous vegetation, land disturbance and drainage that is a permitted activity under Rule 14.4.1.

31.3.2 Restricted Discretionary Activities

The following are restricted discretionary activities in the Tokoroa Airport Zone:

- a) Any activity listed in Rule 31.3.1 that does not conform to the Performance Standards in Rule 31.4.

The specific matters where discretion is reserved are identified in Rules 8.3.3 and 8.3.4 and shall be used when considering a resource consent application for a restricted discretionary activity in the Tokoroa Airport Zone.

31.3.3 Discretionary Activities

- a) Activities that are not permitted, restricted discretionary or non-complying will be discretionary activities in the Tokoroa Airport Zone

The assessment criteria contained in Rule 8.4 shall be used when considering a resource consent application for a discretionary activity in the Tokoroa Airport Zone, with the Performance Standards in Rule 31.4 used as a guide for assessment purposes.

31.3.4 Non-Complying Activities

The following are non-complying activities in the Tokoroa Airport Zone:

- a) Industrial activities not related to aviation
- b) Clearance of indigenous vegetation, land disturbance and drainage that is a non-complying activity under Rule 14.4.4.

The objectives and policies contained within Chapter 5 (Objectives and Policies for the District's Rural Areas) and Chapter 7 (Objectives and Policies for the District's Infrastructure and Development) shall be used when considering a resource consent application for a Non-complying Activity in the Tokoroa Airport Zone, with the Performance Standards in Rule 31.4 used as a guide for assessment purposes.

31.4 Performance Standards

The following Performance Standards apply to all activities specified in Rule 31.3.1 (Permitted Activities), and to restricted discretionary activities in the zone if granted. Failure to comply with one or more of the performance standards results in that activity being a restricted discretionary activity.

31.4.1 Building Setbacks

Buildings shall be set back at least five metres from all zone boundaries.

31.4.2 Site coverage

The maximum extent that buildings shall cover the site is 10%.

31.4.3 Parking

Provision of on-site car parking, loading spaces and vehicular access shall be in accordance with Chapter 11 Parking, Loading and Access. Parking spaces need not be formed or marked.

31.4.4 Height

- a) Maximum Building Height - 20 metres
- b) No building, structure, mast, tree or other object shall penetrate any of the Tokoroa Airport approach/departure slopes, transitional side slopes or horizontal surface as shown on Planning Maps 35, 38 and 44. Where the ground rises so that it penetrates or becomes close to the approach/departure slopes or transitional side slopes then these slopes may be adjusted in conformity with the contours of the ground so as to provide a vertical clearance of 10 metres above ground level.

31.4.5 Signage

- a) There is no size limit on signs on or attached to, and within the physical building dimensions of, the walls or fascias of the building
- b) Free-standing signs must not exceed one per road frontage, with a maximum size of 12m² in each direction (maximum two directions) and up to 10m² of ancillary signage elsewhere on the site
- c) The sign must advertise the name of a business located within the building or otherwise relate to activities located on the property
- d) Signs shall not detrimentally affect traffic safety by creating a visual obstruction or by causing confusion to motorists, or reduce or obstruct the visibility of official signs or traffic signals
- e) Illumination of signs is permitted, provided that the illumination is static, with no flashing or other movement
- f) The owner of a sign shall be responsible for ensuring that it is well maintained.

31.4.6 Noise, Vibration, Glare and Hours of Operation

Noise vibration and glare from any activity in the zone shall comply with the rules in Chapter 15. Community events shall take place within the following hours:

- 0700hr to 2230hr Sunday to Thursday
- 0700hr to 2400hr Friday and Saturday

31.4.7 Hazardous Substances

Storage or use of hazardous substances shall comply with Appendix G (Hazardous Substances).

31.4.8 Dust and Silt Control

- a) There shall be no dust nuisance beyond the zone boundary. A dust nuisance will occur if there is visible evidence of suspended solids in the air beyond the boundary of the site; and/or there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site or water.
- b) All silt shall be contained within the site it is sourced, and any stockpiles of loose material shall be contained or maintained in such a manner to prevent dispersal of material into the air.

31.5 Other Rules

The following chapters may also be relevant:

- Chapter 10 (Subdivision) in respect of the subdivision of land
- Chapter 12 (Temporary Activities) in respect of events, temporary structures and temporary signage
- Chapter 13 (Network Utilities and Infrastructure) in respect of construction and maintenance of network utility structures.