

### 5.3.3. Rural Airport Zone

#### 5.3.3.1. Permitted and Controlled Activities

- 5.3.3.1.1. Any activity which is permitted or controlled in the Rural Zone and meets the standards for permitted or controlled activities in the Rural Zone, and that also complies with the standards in Table 5.8.
- 5.3.3.1.2. Network utilities subject to compliance with Part 6 Infrastructure.

#### 5.3.3.2. Discretionary Activities

- 5.3.3.2.1. Any commercial operation carried out on the surface of the Buller River or its tributaries unless associated with the Port of Westport.
- 5.3.3.2.2. Any activity which is discretionary in the Rural Zone if it falls within the standards for each category in Table 5.8 and is not a permitted or controlled activity.
- 5.3.3.2.3. The assessment of discretionary activities is as 5.3.2.2, and in addition will consider the actual or potential effect of the activity on the safety of flight paths and the airport.

**Table 5.8 Rural Airport Zone Standards**

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
<b>Access</b>	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
<b>Boundaries</b>	<p><b>Front yards</b> 10m setback from road.</p> <p><b>Side and rear yards</b> 1.5m.</p> <p>Minimum side and rear yard for buildings which at any time contain over five animals is 30m.</p>	<p>Not applicable.</p> <p>Not applicable.</p> <p>Not applicable.</p>	<p>Not applicable.</p> <p><b>Side and rear yards</b> Less than 1m.</p> <p>Not applicable.</p>
<b>Buildings</b>	No building for the assembly of people, that is designed to accommodate or house greater than 15 persons, for example churches, halls and schools.	Not applicable.	Not applicable.
<b>Developments</b>	Refer to Part 8	Refer to Part 8	Refer to Part 8
<b>Dwellings</b>	Maximum number of dwellings per site is 2.	Not applicable.	Not applicable.

<b>Esplanade Strips</b>	Refer to Part 7.9.6	Refer to Part 7.9.6	Refer to Part 7.9.6
<b>General</b>	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
<b>Glare</b>	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
<b>Ground Floor Area</b>	The maximum gross ground floor area of a single building is 500m <sup>2</sup> .	Not applicable.	The maximum gross ground floor area of a single building is 1000m <sup>2</sup> .
<b>Height</b>	Maximum height of buildings, structures, masts and trees is 1.2m.	Not applicable.	Not applicable.
<b>Historic/Cultural Items</b>	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
<b>Noise</b>	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
<b>Notable Trees</b>	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
<b>Parking</b>	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
<b>Planting</b>	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
<b>Recession Planes</b>	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
<b>Signs</b>	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
<b>Stormwater Disposal</b>	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
<b>Subdivision</b>	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3

### **5.3.3.3. Explanation/Reasons**

5.3.3.3.1. The Rural Airport Zone at Westport Airport covers the area where there is a 1.2m height restriction for airport safety. In addition there are take-off and climb-approach surfaces, horizontal and conical surfaces which cover areas wider than the zone and which are controlled by the District Wide Rules.

5.3.3.3.2. The following properties are included in the zone:-

5.3.3.3.2.1. Part Section 37, Recreation Reserve (Carters Beach Domain), Block II, Survey District; Gaz. 1938, page 1866.

5.3.3.3.2.2. Part Section 62, Block XI, Steeples Survey District.

5.3.3.3.2.3. Part Section 17, Block XI, Steeples Survey District (C.T. 98/19).

5.3.3.3.2.4. Part Section 19, Harbour Reserve, Block II, Steeples Survey District; Gaz. 1928, page 2759.

5.3.3.3.2.5. Part Section 48, Block XI, Steeples Survey District.

- 5.3.3.3.2.6. Part Section 50, Block XI, Steeples Survey District.
  - 5.3.3.3.2.7. Crown land, Block XI, Steeples Survey District.
  - 5.3.3.3.2.8. Part Section 17, Block XI, Steeples Survey District (C.T. 5A/1095).
  - 5.3.3.3.2.9. Part Section 60, Block XI, Steeples Survey District.
  - 5.3.3.3.2.10. Part Section 8, Quarantine Reserve, Block III, Kawatiri Survey District; Gaz. 1904, page 2119.
- 5.3.3.3.3. The rules for permitted, controlled and discretionary activities in the Rural Character Area also apply to this zone with the exception of buildings and continuous activities which attract large numbers of people. The height of buildings is strictly controlled and buildings are limited to those which are required for the operation of any permitted activity. The flight paths of aircraft using the airport must be kept clear of any potential obstruction or hazard, including trees and masts. Also compliance with Part 7 District Wide rules is required.
- 5.3.3.3.4. No building, structure, tree or other object may intrude into the take-off or climb-approach surfaces rising at a gradient of 1.6% (1:62.5) for a horizontal distance of 18,000m from the main strip, nor the surfaces rising at a gradient of 2.5% (1:40) over a horizontal distance of 3,000m from the two subsidiary strips as shown on the Airport Protection diagram in the Planning Maps.
- 5.3.3.3.5. No building, structure, tree or other object may intrude the transitional surface which extends outwards and upwards from the side of each take-off, climb-approach surface and strip rising at a gradient of 14.3% (1:7) to intercept the horizontal surface described below.
- 5.3.3.3.6. No building, structure, tree or other object may intrude the horizontal surface located 46m above the aerodrome elevation datum. Its outer limits are at a horizontal radius of 4,000m, measured from the periphery of the main strip as shown on the Airport Protection diagram in the Planning Maps. If the existing ground level penetrates or comes close to the horizontal surface, then the horizontal surface will be adjusted so as to provide a vertical clearance of 11m above the ground level.

- 5.3.3.3.7. No building, structure, tree or other object may intrude the conical surface which extends upwards and outwards at a slope of 2.5% (1:40) to its outer limits which are contained in a horizontal plane located 152m above the aerodrome elevation datum as shown on the Airport Protection diagram in the Planning Maps. Where the existing ground level penetrates or comes close to the conical surface, then this surface will be adjusted to provide a vertical clearance of 11m from ground level.
- 5.3.3.3.8. Also see Part 7.2 for explanation and reasoning of specific standards.