



12.8.4

**SPECIAL 4 (NORTH SHORE AIRFIELD) ZONE**

12.8.4.1

**Zone Issues, Objectives, Policies and Description**

12.8.4.1.1

**Issues**

Refer to section 12.2.

12.8.4.1.2

**Objectives**

*Objective*

12.8.4.1.2.1

To enable aircraft operations and commercial and industrial activities associated with aviation to occur.

*Objective*

12.8.4.1.2.2

To protect the residents of habitable buildings in surrounding rural and residential areas from the effects of noise and other adverse effects generated by activities from the Airfield.

*Objectives from other chapters*

Readers should note that Objectives from the following Chapters are also relevant:

*Chapter 5 - Natural Hazards*

*Chapter 17 - Cultural Heritage*

*Chapter 18 - Urban Land Modification and Vegetation Protection*

*Chapter 19 - Utilities*

*Chapter 20 - Hazardous Substances and Contaminated Sites*

*Chapter 21 - Transportation and Access*

*Chapter 22 - Financial Contributions and Works*

*Chapter 23 - Subdivision and Servicing*

12.8.4.1.3

**Policies**

*Policy*

12.8.4.1.3.1

Aircraft activities and aircraft related activities within the Zone should not generate adverse noise effects on inhabitants in the surrounding area.

*(This policy seeks to achieve Objective 12.8.4.1.2.2)*

*Policy*

12.8.4.1.3.2

Aircraft activities and aircraft related activities should occur at times and levels which do not generate adverse effects on inhabitants in the surrounding area.

*(This policy seeks to achieve Objective 12.8.4.1.2.2)*

*Policy*

12.8.4.1.3.3

Activities should be limited to those associated with aviation; including aircraft (including recreational aviation) operations and associated equipment, maintenance, manufacture and assembly. [Decision Report 2219]

*(This policy seeks to achieve Objective 12.8.4.1.2.1)*



Policy  
12.8.4.1.3.4

Policies from the following chapters are also relevant:

*Chapter 5 - Natural Hazards*  
*Chapter 17 - Cultural Heritage*  
*Chapter 18 - Urban Land Modification and Vegetation Protection*  
*Chapter 19 - Utilities*  
*Chapter 20 - Hazardous Substances and Contaminated Sites*  
*Chapter 21 - Transportation and Access*  
*Chapter 22 - Financial Contributions and Works*  
*Chapter 23 - Subdivision and Servicing*

**Explanation and Reasons**

*This explanation and reasons relate to Policies 12.8.4.1.3.1 to 12.8.4.1.3.3.*

*Given the significance of this airfield to the Rodney District and the Region, it is recognised that it is important to provide for the activities of the airfield, however, it is also important to ensure that the effects of the airfield operations do not adversely affect the surrounding environment.*

12.8.4.1.4

**Description**

This Zone is applied to the land owned and operated by the North Shore Aero Club as the North Shore Airfield at Dairy Flat. The Zone is intended to enable aircraft operations, and some commercial and industrial activities associated with aviation, to occur, provided adverse effects from aircraft operations on inhabitants of surrounding land are avoided, remedied, or mitigated, including the use of noise contours to manage some reverse sensitivity effects.

This airfield is the main airfield in the northern part of the Auckland Region and on the basis of hours flown, is one of the busiest in New Zealand. It is becoming increasingly important for club, charter, training and agricultural flying. Accordingly, the Zone enables a range of commercial servicing and manufacturing activities associated with aircraft and flying, which derive major operational benefits from locating at an airport.

Rule 12.8.4.2

**Activity Rules**

Rule 12.8.4.2.1

Activities in the Special 4 (North Shore Airfield) Zone shall comply with the following:

- (a) All Permitted Activities in the Activity Table in Rule 12.8.4.2.2 shall comply with Rule 12.8.4.3 Development Controls and Performance Standards and any other relevant Rules in the Plan.
- (b) All Discretionary Activities in the Activity Table in Rule 12.8.4.2.2 will be assessed against the criteria set out in 12.8.4.6 Discretionary Activities: Assessment Criteria, any other relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act.



Rule 12.8.4.2.2  
Activity Table

**Activity Table**

In the following table:

- P = Permitted Activity**
- D = Discretionary Activity**
- NC = Non-complying Activity**

**Note:** Words in Capitals are defined in *Chapter 3 - Definitions*

ACTIVITY	ACTIVITY STATUS
Any activity not listed in this Activity Table	NC
Any Permitted Activity in this Table that does not comply with the Development Controls and Performance Criteria in Rule 12.8.4.3	D
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Permitted Activities	P
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Discretionary Activities	D
The DEMOLITION or removal of BUILDINGS, except those protected by a Rule in this Plan	P
Aircraft Movements and facilities for AIRCRAFT arrivals and departures including control towers, waiting rooms, booking facilities and RESTAURANTS	P
Clubrooms and recreational facilities for groups directly associated with aviation	P
Housing, maintenance and restoration of AIRCRAFT	P
Manufacture and assembly of AIRCRAFT or AIRCRAFT components	D
Manufacture, maintenance and testing of electronic equipment used in the AIRCRAFT industry or for AIRCRAFT safety	D





OFFICES, plant and storage for business directly involved in aviation	<b>P</b>
Storage and sale of AIRCRAFT fuel and lubricants for AIRCRAFT using the SITE	<b>P</b>
District Wide Activities	<b>See Chapter 16 - General Rules</b>
EARTHWORKS and Vegetation and WETLAND MODIFICATION Activities	<b>See Chapter 18 - Urban Land Modification and Vegetation Protection</b>
Transport Activities	<b>See Chapter 21 - Transportation and Access</b>
Use and Storage of HAZARDOUS SUBSTANCES	<b>See Chapter 20 - Hazardous Substances and Contaminated Sites</b>
UTILITIES	<b>See Chapter 19 - Utilities</b>
Winning and/or processing of minerals, rocks, sand, gravel or clay occurring naturally in the vicinity	<b>PRO</b>

**Rule 12.8.4.3**

**Rule 12.8.4.3.1  
Maximum Height**

**Rule 12.8.4.3.2  
Height in relation to boundary**

**Development Controls and Performance Standards**

**Maximum Height**

No part of any building or any tree shall exceed the height limits specified on Planning Maps 26 and 27 and Map Appendix 1.

**Height in relation to boundary**

No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary.



Rule 12.8.4.3.3  
**Yards**

**Yards**

The following minimum yards shall apply:

- (a) All yards : 10 metres

Rule 12.8.4.3.4  
**Use of Yards**

**Use of Yards**

- (a) Yards are to be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces or steps, **except** that eaves may overhang any yard by not more than 0.3 of a metre.

Rule 12.8.4.3.5  
**Landscaping and Appearance of the Site**

**Landscaping and Appearance of the Site**

- (a) A planting strip not less than 2.0 metres wide shall be provided along the boundary of any site which adjoins any Countryside Living Zone, such planting strip to be planted and maintained to provide an effective visual screen between the land and buildings in the Zone and the adjoining land.
- (b) The landscaping required by Rule 12.8.4.3.5(a) shall comply with Rules 9.10.4.1(b), (c), (d) and Rule 9.10.4.2 in *Chapter 9 - Business*.
- (c) No material may be stored on any front yard.
- (d) Refuse may be stored within any building or part of a site, excluding a yard, and shall be contained within a purpose made container with a secure cover, which shall be screened from any adjoining Residential Zone, Open Space Zone, Reserve or other public place.

**Explanation and Reasons**

*These explanations and reasons relate to Rules 12.8.4.3.1 to 12.8.4.3.5.*

*These Rules are intended to ensure that activities in the Zone do not have an adverse effect on adjoining sites, particularly those used for Countryside Living purposes.*

*The height limit is to ensure that buildings do not prevent the airfield from operating at its capacity. The height in relation to boundary controls are an attempt to reduce overbearing of buildings on neighbouring sites, and to ensure admission of sunlight and daylight to neighbouring sites.*

*Yards help to maintain the amenity value of adjoining sites by providing a degree of separation between buildings and neighbouring sites. The 10 metre yard recognises the need to provide a reasonable degree of separation for the sites in the surrounding Countryside Living Policy Area, while enabling efficient use of the land resource.*

*The landscaping Rules are intended to minimise the adverse visual effects of airfield activities on neighbouring sites.*





Rule 12.8.4.3.6  
**Noise**

**Noise**

The North Shore Airfield shall be operated so that the noise from aircraft operations does not exceed a Day Night Sound Level ( $L_{dn}$ ) of:

- Ldn 65dBA outside the Air-noise Boundary, and
- Ldn 55 dBA outside the outer Control Boundary

as shown in Appendix 2 of the Planning Maps.

For the purpose of this control, aircraft noise should be assessed in accordance with the NZS6805:1995, except that noise levels shall be calculated using the FAA Integrated Noise Model (INM), modified for local conditions if necessary, and records of actual aircraft operations. The noise level shall be calculated as a 90 day rolling average.

***Explanations and Reasons***

*The Rule ensures that noise generated on the airfield is kept to a level acceptable in the rural environment, and protects the amenity values of the sites surrounding the airfield.*

Rule 12.8.4.3.7  
**Hours of operation**

**Hours of operation**

In accordance with the standing order inserted into the New Zealand Aeronautical Information Publication - Visual Flight Guide, dated September 2000, flight operators using the North Shore Airfield shall not take off from the Airfield from 10.30 p.m. local time until Morning Civil Twilight Time, except in the case of emergency or compelling circumstances.

Morning Civil Twilight Time can be defined as the beginning of morning civil twilight, which is when the centre of the rising sun's disc is 6 degrees below the horizon.

Note: (Not part of District Plan)

Flight operators using the North Shore Airfield shall abide by this standing rule in the New Zealand Aeronautical Information Publication (NZAIP) "Visual Flight Guide (VFG)" dated 16 June 1999, as advised by change notice to the VFG and subsequently included in the VFG for the North Shore Airfield.

The Visual Flight Guide is a part of the New Zealand Aeronautical Information Publication. This was issued under section 8 of the Civil Aviation Act 1953 and the Civil Aviation Amendment Act 1991. If the standing rules in the Visual Flight Guide are not complied with, then the person responsible can be prosecuted by the Civil Aviation Authority under the Civil Aviation Act.

***Explanation and Reasons***

*This Rule provides certainty to surrounding residents about the times of day and night when a level of noise can be expected from the airfield and restricts the airfield's activities to times which reflect the airfield's scale of operations.*



Rule 12.8.4.3.8  
**Rules in Other Chapters of the Plan**

**Rules in Other Chapters of the Plan**

Relevant rules in other chapters of the Plan shall also be complied with.

*Chapter 16 - General Rules, except that in relation to Rule 16.9 shall apply as if the Special 4 Zone was an Industrial Zone.*

*Chapter 17 - Cultural Heritage*

*Chapter 18 - Urban Land Modification and Vegetation Protection*

*Chapter 19 - Utilities*

*Chapter 20 - Hazardous Substances and Contaminated Sites*

*Chapter 21 - Transportation and Access*

*Chapter 22 - Financial Contributions and Works*

*Chapter 23 - Subdivision and Servicing*

Rule 12.8.4.4

**Controlled Activities: Matters for Control and Assessment Criteria**

There are no Controlled Activities in this Zone.

Rule 12.8.4.5

**Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria**

There are no Restricted Discretionary Activities in this Zone.

12.8.4.6

**Discretionary Activities : Assessment Criteria**

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 4 Zone, the Council will have regard to the following assessment criteria and any relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act:

Refer to the relevant Assessment Criteria in Section 12.9. and the following Assessment Criteria for specific activities.

12.8.4.6.1  
**Activities Not Complying With Development Controls and Performance Standards**

**Activities Not Complying With Development Controls and Performance Standards**

*Height of buildings and trees*

(a) Whether the proposed height of the building or tree will have an adverse effect on the safety and efficiency of the airfield or on the ability of the airfield to function at present levels

*Height and scale of buildings*

(b) Whether the proposed height and the scale and design of buildings or structures will adversely affect the amenity values and visual character of neighbouring sites.

*Sunlight and daylight*

(c) Whether the reduced yard will have an adverse effect on the access of direct sunlight and daylight to adjoining sites.

*Rural character*

(d) Whether the reduced yard will have an adverse effect on the rural character of adjoining Countryside Living sites.





Noise	(e) Whether any noise exceeding the specified limits adversely affects the amenity value of sites in the vicinity of the airfield or adversely affects the health and safety of residents in the vicinity of the airfield.
Noise and animals	(f) Whether any noise exceeding the specified limits adversely affects the ability of sites in their vicinity of the airfield to be used for farming animals.
Amenity values	(g) Whether operations outside the specified hours adversely affect amenity values and the health and safety of residents in the vicinity of the airfield.
<b>12.8.4.6.2 Buildings for Discretionary Activities</b>	<b>The Erection, Addition to or Alteration of Buildings and Accessory Buildings for Discretionary Activities; Manufacture and Assembly of Aircraft or Aircraft Components; Manufacture, Maintenance and Testing of Electronic Equipment Used in the Aircraft Industry or for Aircraft Safety</b>
Development Controls	(a) Whether the activity complies with the Development Controls and Performance Standards in Rule 12.8.4.3. As a general guide the activity should comply with those controls and standards, unless it is not appropriate to do so because of inherent site characteristics, particular site development considerations, aviation requirements or unusual environmental factors.
Amenity values adjoining zones	(b) Whether the activity will have an adverse effect on the amenity values of adjoining Rural zones, in particular whether noise will be generated at levels which will detract from the amenity values of the area.
Water quality	(c) Whether the activity will have an adverse effect on water quality.
Ecosystems	(d) Whether the activity will have an adverse effect on significant areas of vegetation or ecosystems.
Air quality	(e) Whether the proposal will generate dust, smoke, fumes or other discharges to the air which potentially would detract from the amenity values of the area.
Odour	(f) Whether the proposal will create odours which are potentially either objectionable or offensive, and likely to be detected at any Countryside Living Zone boundary, and detract from the amenity values of the area.
Health and Safety	(g) Whether the proposal will expose people to unnecessary risk to health or safety.
Traffic	(h) Whether the road traffic generated will adversely affect the safe and efficient operation of the road network. Decision Report 2210]
Parking	(i) Whether sufficient on-site parking is provided to meet the needs of the proposed activity.
Screening	(j) Whether the activity is screened or the buildings designed and located in such a way that the amenity values of neighbouring sites, including those in adjacent Countryside Living Zones, are not diminished by effects such as glare from vehicle lights or noise from machinery or vehicles, or the visual appearance of buildings.

**Rule 12.8.4.7**

**Subdivision**

The subdivision of land in this Zone is a Non-complying Activity.