

## 21.1 Specific Purpose (Defence Wigram) Zone

~~Note: The Specific Purpose (Defence Wigram) Zone is designated for ‘defence purposes’ and activities subject to the designation will occur as provided for in Chapter 10 Designations – K2 Defence RNZAF Base Wigram.~~

### 21.1.1 Introduction

~~This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.~~

~~Note: The Specific Purpose (Defence Wigram) Zone is designated for ‘defence purposes’ and activities subject to the designation will occur as provided for in Chapter 10 Designations – K2 Defence RNZAF Base Wigram.~~

~~This chapter relates to activities that may occur in the Specific Purpose (Defence Wigram) Zone. An objective, policies, rules, standards and matters of control discretion provide for activities in this zone.~~

~~The Defence Wigram Zone applies to the defence base operated by the RNZAF at Wigram. The zone seeks to provide a functional area site for defence purposes, recognising its the historical significance of the site to the Christchurch District and New Zealand. The zone also provides for cultural activities and a range of ancillary education activities and recreational activities.~~

~~The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.~~

### 21.1.1.2 Objectives and policies

#### 21.1.1.2.1 Objective – Safe and functional facilities

- a. That Defence Wigram is safe and functional for defence purposes, recognising the historical significance of the site to Christchurch and New Zealand, and provides for cultural facilities activities and a range of ancillary cultural, educational activities and recreational activities.

#### 21.1.1.2.2 Policy – Use and development of Defence Wigram

- a. Provide for the use and development of the land and buildings at the Defence Wigram in a manner that:
  - i. ~~R~~recognises the historical significance of the site as the birthplace of land based commercial and military flying in New Zealand;
  - ii. ~~R~~recognises the special value and occupation by the RNZAF and its continued use for defence and search and rescue purposes, including aviation;
  - iii. ~~R~~recognises the special value of the Air Force Museum and its function of providing a range of cultural, education activities and recreation activities; and

- iv. ~~R~~recognises the importance of ancillary activities conducted on the site to the ongoing operation of the Air Force Museum.

### ~~21.1.1.1.3~~21.1.2.1.3 Policy – Protection of character and amenity

- a. Protect the character and amenity of Defence Wigram and adjoining areas.
- b. Maintain the heritage items and places within the site.

### ~~21.1.1.1.4~~21.1.2.1.4 Policy – Air safety

- a. Provide for the safe operation of aircraft using Defence Wigram.

## ~~21.1.2~~21.1.1 ~~Rules – Specific Purpose (Defence Wigram) Zone~~

### 21.1.3 How to use interpret and apply the rules

- ~~a.~~ The rules that apply to activities in the Specific Purpose (Defence Wigram) Zone are contained in ~~;~~
- ~~b.~~ ~~T~~he ~~A~~activity ~~S~~status ~~T~~ables (including ~~A~~activity ~~S~~specific ~~S~~standards) in Rule 21.1.~~43.1~~; and
- ~~e.a.~~ ~~the~~ ~~B~~uilt ~~F~~orm ~~S~~standards in Rule 21.1.5.4

~~Note: The Aircraft Protection Surfaces are located in Rule 6.7.2.3 Defence Wigram and a diagram of these is found at 6.11.7.6 Diagram – Defence Wigram Protection Surfaces.~~

- ~~d.b.~~ The ~~A~~activity ~~S~~status ~~T~~ables and ~~S~~standards in the following chapters also apply to activities in the Specific Purpose (Defence Wigram) Zone, ~~where relevant~~:

- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy; and
- 12 Hazardous Substances and Contaminated Land.

#### Advice Note:

1. The Defence Wigram Protection Surfaces are specified in Rule 6.7.5.2 and a diagram of these is found at Appendix 6.11.7.6 Diagram of Defence Wigram Protection Surfaces.
- ~~e.~~ ~~Where the word “facility” is used in the rules, it shall also include the use of a site/building for the activity that the facility provides for, unless expressly stated otherwise.~~

Similarly, where the word/phrase defined include the word “activity” or “activities”, the definition includes the land and/or buildings for that activity unless stated otherwise in the activity status tables.

## 21.1.4 Rules – Specific Purpose (Defence Wigram) Zone

### 21.1.3.21.1.4.1 Activity status tables

#### 21.1.3.21.1.4.1.1 Permitted activities

The activities listed below are permitted activities in the Specific Purpose (Defence Wigram) Zone if they ~~comply with all~~ meet any ~~the relevant~~ activity specific standards set out in this table and the built form standards in Rule 21.1.5.

Activities may also be ~~controlled~~, restricted discretionary, discretionary, or non-complying, ~~or prohibited~~ as specified in Rules 21.1.~~34.1.2~~, 21.1.~~34.1.3~~ and, 21.1.~~34.1.4~~, ~~21.1.3.5~~ and ~~21.1.3.6~~.

	Activity	Activity <del>Specific</del> <u>specific Standards standards</u>
P1	Operation of any aircraft other than for defence or <u>emergency</u> purposes.	a. Shall not occur between the hours of 2200 and 0700 hours.
P2	Temporary <u>Recreation activities</u> , events or exhibitions.	<p>a. Not more than 30 events per calendar year shall be held, and shall comply with noise standards in Rule 6.1.<del>46.22.4-3</del> a 3. For indoor events, music is to cease by midnight and the venue closed by 1am. For outdoor events, music is to cease by 10:30pm and the venue closed by midnight.</p> <p>b. Outdoor events (excluding setup and take down) shall not occur over more than 3 consecutive days.</p> <p>c. Compliance with the built form standards at Rule 21.1.<del>45</del>.1.</p> <p><u>Advice</u> Notes:</p> <p>1. Rule 6.2.<del>24-2</del> does not apply to <u>Temporary Recreation Activities</u>, events or exhibitions in the Specific Purpose (Defence Wigram) Zone.</p> <p>2. The activities provided for above are in addition to the consented activities at the function or event venues.</p>
P3	<u>Retail activity</u> .	a. <u>Retail activities</u> shall be restricted to those associated with, and <u>ancillary</u> to cultural, <u>education activities</u> and <u>recreation activities</u> related to the Air Force Museum, including open days and air shows, as well as temporary <u>recreation activities</u> , events or exhibitions.
P4	<u>Buildings and Structures structures</u> for <u>recreation activities</u> or <u>retail activities</u> .	a. Built form standards at Rule 21.1. <del>45</del> .

**21.1.3.3—Controlled activities**

The activities listed below are controlled activities.

There are no controlled activities.

**21.1.3.3.121.1.4.1.2 Restricted discretionary activities**

The activities listed below are restricted discretionary activities.

Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rules 21.1.6, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
<b>RD1</b>	Any activity listed in Rule 21.1.34.1 P2, P3 or P5 that does not <del>comply with</del> meet one or more of the <del>Activity activity</del> Specific-specific Standards standards for Activities P2, P3 and P4.	a. Relevant <del>Matters-matters</del> of <del>Discretion-discretion</del> – Rule 21.1.65.

**21.1.3.3.221.1.4.1.3 Discretionary activities**

The activities listed below are discretionary activities.

	Activity
<b>D1</b>	Any activity not provided for as a permitted, <del>or</del> restricted discretionary or non-complying activity.

**21.1.3.3.321.1.4.1.4 Non-complying activities**

The activities listed below are non-complying activities.

	Activity
<b>NC1</b>	Other than in cases of <b>emergency</b> or in accordance with the designation, the operation of all types of aircraft where the take-off or landing is outside the hours of 0700 and 2200 hours on any day.

**21.1.3.4—Prohibited activities**

The activities listed below are prohibited activities.

There are no prohibited activities.

## **21.1.421.1.5 Built form standards**

### **21.1.4.121.1.5.1 Parking provision**

- a. Off-street parking shall be provided for any temporary activity in this zone, to be assessed at the rate of 1 car space per 3 visitors anticipated to be in attendance during any such events. Such parking is not required to be sealed and formed.

### **21.1.4.221.1.5.2 Street scene**

- a. **Buildings** shall be set back a minimum distance of ~~10m~~ **10 metres** from any **road boundary**.

### **21.1.4.321.1.5.3 Sunlight and outlook for neighbours**

- a. Where **buildings** adjoin a residential zone, they shall not project beyond a **building** envelope constructed by recession planes from points 2.3 metres above the **site boundary** measured in accordance with the relevant diagram marked in Chapter 14 Appendix 14.14.2.

### **21.1.4.421.1.5.4 Height**

- a. No **building** shall exceed 20 **metres in height** or protrude into the “Defence Wigram Protection Surfaces” set out in Chapter 6 Appendix 6.11.7.6.

### **21.1.4.521.1.5.5 Separation from neighbours**

- a. **Buildings** shall be set back a minimum of 6 **metres** from any **boundary** other than a **road boundary**.

## **21.1.521.1.6 Rules - Matters of discretion**

### **21.1.5.121.1.6.1 Parking provision**

- a. The extent to which the proposed parking is related to a temporary activity or an on-going activity.
- b. Whether informal car parking is safe, **accessible** and within easy walking distance.

### **21.1.5.221.1.6.2 Height, street scene, separation from neighbours, and sunlight and outlook for neighbours**

- a. The extent of overshadowing and impact on the **outdoor living spaces** and main **living areas** of residential **buildings**, and/or activities undertaken within the space affected.

- b. The visual impact on [adjoining](#) activities, taking into account the outlook from adjacent [sites](#), [roads](#), and [public open space](#) in the surrounding area.
- c. The effect on privacy of an [adjoining site](#).
- d. The extent and quality of any [landscaping](#).
- e. The scale, length and size of walls, and appearance of [buildings](#) and the effect on [amenity values](#).
- f. The mitigating effect of any [landscaping](#) and trees proposed on the [boundary](#) of the [site](#).
- g. The function or use to which the [building](#) is to be put and whether this dictates particular locational requirements.
- h. The extent to which there would be increased noise intrusion as a result of a reduced [setback](#).
- i. The ability to provide adequate vehicle manoeuvring, [loading](#) or [parking areas](#).

### **21.1.5.321.1.6.3 General**

- a. The extent to which the proposed land use would be likely to have any effects which would conflict with the primary purpose of the designation and the [education activities](#), cultural [activities](#), [recreation activities](#) and [retail activities](#) within the zone, or the use of any [adjoining](#) areas.
- b. Whether the proposed land use is temporary and the period of such intended use.
- c. The matters of discretion in relation to noise shall be those set out in Rule 6.1.[84.3](#).