



The Draft Ashburton Airport Development Plan 2022-2052

Consultation Document

Planning for a vibrant airport that contributes to the social and economic wellbeing of Ashburton District.

We are accepting feedback until 5pm, Tuesday 30 August 2022.

Introduction

The Ashburton Airport plays an important role in our community. It serves as a hub for commercial and recreational flights, museum tours, and events, all of which contribute to our district's character and appeal.

Over recent years, we've seen the popularity of the airfield grow and increased interest from people and businesses in building hangars and establishing commercial activities on the site.

The Council supports development that helps the Airport become more vibrant, well-utilised and financially self-sufficient. However, we also recognise that future growth needs to be carefully managed so that it benefits the district and its people, as well as those who use the facility.

The draft Ashburton Airport Development Plan introduces a long-term vision for the Airport, supported by values and goals that are designed to achieve the best possible result for airport users, airport neighbours and the wider District.

This consultation document presents a brief overview of our key proposals for the Airport. For a more detailed look, please view the full draft Plan at ashburtondc.govt.nz/haveyoursay

It's important that we hear your thoughts. Providing your feedback on pages 13 & 14 will help us shape the final plan for the future of Ashburton Airport. Feedback closes on 30 August 2022.



*Have your
Say!*

To find out more and submit your feedback online, visit ashburtondc.govt.nz/haveyoursay

The Draft Ashburton Airport Development Plan 2022-2052 is available from **ashburtondc.govt.nz/haveyoursay**

We are accepting feedback until 5pm, Tuesday 30 August 2022.



***We want
to hear
from YOU!***



Key:

- 1 Runways
- 2 Ashburton Speedway
- 3 Mid Canterbury Aero Club
- 4 Existing Recreational Hangars
- 5 Skydiving Kiwis Hangar
- 6 Kittyhawk Hangar
- 7 Ashburton Aviation Museum
- 8 Airport Entrance
- 9 Aircraft Refuelling
- 10 Taxiways
- 11 Event Space

About Ashburton Airport

The Ashburton Airport covers 100 hectares and is located eight kilometres east of Ashburton, on the corner of Seafeld and Morris Roads. It is owned by Ashburton District Council and is managed through the Council's Ashburton Airport Authority.

The airport has enjoyed a rich history since opening in 1930, including serving as a training base for pilots during World War II. The site is home to the Mid Canterbury

Aero Club, Ashburton Speedway and the popular Ashburton Aviation Museum which preserves the airfield's history through an extensive collection of aeroplanes and memorabilia.

The Vision, Values and Goals

Our Vision: *Ashburton Airport is a vibrant facility that contributes to the social and economic wellbeing of Ashburton District.*

The Council wants to work with airport users, nearby residents and the wider community to create a plan for Ashburton Airport that achieves the following goals:

1. Ashburton Airport is enabled to become more financially independent.
2. More people are attracted to Ashburton Airport for activities that support the vibrancy and viability of the facility.
3. Ashburton Airport is sustainably managed to support increased use of the facility over the next 30 years.
4. Ashburton Airport remains an appealing, thriving hub for the local community and visiting aviation enthusiasts for the next 30 years.

The vision is supported by four key values:

1 People



Ashburton Airport serves residents as a place for their aviation passions, businesses, events and gatherings. It also hosts visitors from outside the district.

2 Recreation



The Airport supports various recreational activities and events, bringing the community and special interest groups together for enjoyment, sharing, and learning.

3 Heritage



The Airport reflects the historic events and activities that have shaped its path, and celebrates its stories, collections and historic features.

4 Economy



Ashburton Airport plays a part in supporting the local economy and, where practical, enables opportunities that support investment, jobs and growth.

An Overview of the draft Plan

This is a summary of the Plan's central ideas and proposals.

For further information please check out the full draft at ashburtondc.govt.nz/haveyoursay

1. The Council believes Ashburton Airport has the potential to become financially self-sustaining.
2. We recognise that growth and development must be balanced with the needs and interests of those that use the facility, as well as the Airport's heritage and recreational values.
3. Growth and development is planned to stay within the Airport's existing footprint. The existing runways will be retained in their current position, and all current users are enabled to remain at the Airport.
4. Council expects that both Airport and neighbouring residential activity is likely to intensify over the life of this 30 year Plan. This may create competing interests, however we need to consider that the Airport's significant resources and activities are not provided anywhere else in the District.
5. Council intends to consider a review of District Plan provisions for controlling airport site noise.
6. Council proposes to plan for:
 - a. A new recreational hangar precinct to accommodate more recreational flyers and their aircraft.
 - b. A commercial hangar precinct for aviation companies and businesses.
 - c. Enabling the proposed Ashburton Aviation Museum expansion to proceed, and maintaining the Airport's existing heritage values.
 - d. Exploring the development of a hangar home precinct where people could live on the Airport. This would require a District Plan Change process.
 - e. Developing activity performance standards that would enable growth in Airport and neighbouring residential activity, while recognising the Airport's value as the district's only aviation hub
 - f. Providing essential infrastructure to support new and increasing use of the Airport. This would be funded by those who use the infrastructure.



**Have your
Say!**



Do you support the draft plan's vision, values and goals? Let us know on page 13-14 or at ashburtondc.govt.nz/haveyoursay

The Projects

Key:

- 1 Recreational Hangar Precinct
- 2 Commercial Hangar Precinct
- 3 Hangar Homes Precinct
- 4 Ashburton Aviation Museum Expansion
- 5 Ashburton Speedway Parking



The Hangar Precincts

1

NEW RECREATIONAL HANGAR PRECINCT



A new recreational hangar precinct is proposed for two hectares of land on the far north-east boundary of the Airport. This could accommodate eight or nine hangars, each with capacity for either one, four or six aeroplanes. The sites would be leased at a recreational rate with tenants responsible for funding and building their hangars.

Why?

The current space for recreational hangars is full and we're already anticipating further demand. This location is a safe distance from the runways and does not encroach on other airport users. Recreational hangars provide a home for aviation enthusiasts to enjoy their hobby and generate reliable income that would help support a more economically sustainable future for the Airport.

2

COMMERCIAL HANGAR PRECINCT



We're proposing to establish a commercial hangar precinct for businesses on 1.3 hectares of land on the southern side of the Airport (along the Seafield Road boundary). This area would fit about eight similar-sized hangars. Sections would be available to lease at a commercial rate with tenants responsible for funding and building their hangar.

Why?

Ashburton Airport has always allowed commercial hangars, but until recently, there has been little uptake. We're now seeing growing interest from commercial operators and a dedicated precinct would make sure this is contained to a specific area. A skydiving business was set up along the Seafield Road boundary in 2022 and a company has recently expressed interest in establishing a flight school which could see around 42 more flights per day by 2025. More commercial activity would contribute to the District's economy, encourage growth and help the Airport generate more income.

3

HANGAR HOME PRECINCT



Hangar homes, where people live in the same building as their aircraft, have become popular in places like Blenheim and Pauanui (Coromandel Peninsula). We're proposing to establish a two-hectare precinct on the Airport's western boundary, alongside Morris Road, where people can lease land and build a hangar home to live in. In keeping with the surrounding rural-residential environment, we propose that up to about 14 hangars (medium density) would be built. Hangar homes in New Zealand are generally no higher than a regular single or double storey house and owners would be responsible for their own building and operating costs. This would be an entirely new activity for Ashburton Airport and would require a change to the District Plan.

Why?

Allowing people to live at the Airport would contribute to the vibrancy of the facility and generate significant income, helping to reduce input from Council rates. This area of Ashburton Airport is currently unused and the hangars would not restrict access to the runways.

*Have your
Say!*

Do you support establishing new recreational, commercial and hangar home precincts? Are they in the right location?

Give us your feedback at
ashburtondc.govt.nz/haveyoursay

Other Airport Projects

4

Ashburton Aviation Museum Expansion



The Council supports the Aviation Museum's plan to build a new hangar in between its two existing hangars. This would provide more space to display an expanding collection of planes and include an area for events complete with kitchen and bar. A separate reception area is also proposed. The completion timeframe is unknown while Ashburton Aviation Museum Society seeks funding.

5

Ashburton Speedway Parking



The Speedway has a long history at the Airport and its lease runs until 2050. There's no intention for it to be moved, however we may need to look at parking for events if new accessways are built to support Airport development. We would work with the Ashburton Speedway Association on any proposed changes.

The Council will also be upgrading the entranceways from Seafeld Road to improve safety for those visiting the Airport and its attractions. This work was funded in 2021/22 budgets and may be underway during the consultation period.

What else do we need to consider?

Financial Considerations

While landing fees and site leases are a growing source of income for the Airport, rates still account for over half of the Airport's funding each year. In the last financial year, \$92,558 (almost 61%) of the Airport's budget came from rates.

The Council believes that the Airport can gradually become financially self-sustaining through the development opportunities identified within this plan, and that the level of ratepayer input needs to be reduced.

What level of rates support do you think is appropriate for the Ashburton Airport? Let us know on page 13-14 or at ashburtondc.govt.nz/haveyoursay

Appropriate Locations for New Development

With no current plans to expand the Airport's footprint, there are a few important factors that have influenced the proposed locations for development.

Land directly next to the runways cannot be developed. The Council and airport users are keen to keep all four runways in their current locations as

they allow take-off and landing from eight different directions, which improves pilot safety.

Infrastructure such as water, sewerage, power and fibre is not readily available across the whole Airport. It makes sense to group similar activities into precincts to allow these services to be provided more efficiently.

Residential Considerations

Many residents enjoy living close to the Airport, however with both residential and airport activity likely to grow in the future, there is an increased risk of competing interests between the two land uses.

We want to encourage development that is suitable for the site's rural residential surroundings while ensuring the economy of the airport can thrive. We need to take care that more intensive residential development doesn't result in 'reverse sensitivity' and put the Airport's growth or commercial operations at risk.

Reverse sensitivity is the vulnerability of an established land use (such as an airport) to complaints from a newly established, more sensitive land use (such as new residential development).

Over the next two years, the Council proposes to work with Airport users and neighbouring properties to develop 'performance standards' that will help ensure they can continue to co-exist harmoniously. These would be initially implemented through lease conditions but could be included in the District Plan in the future.

Performance standards could include measurements such as traffic movements, noise and impact on airport infrastructure.

An aerial photograph of the Ashburton Airport and its surrounding landscape. The foreground shows a large, flat, brownish-green field, likely a runway or taxiway, with a smaller green field to the left. In the middle ground, there are several small buildings and a cluster of houses. The background features a mix of green and brown fields, a small body of water, and a distant view of the ocean under a blue sky with scattered clouds.

Talk to the team!

Hear from the team behind the plan, ask questions and share your feedback at the Airport Open Day.

Saturday 13 August, between 12pm and 4pm, Mid Canterbury Aero Club, Ashburton Airport

Your feedback will help us to know whether we are on the right track with our draft plan.

Please note all submissions are public documents and will be made available on Council's website with the names of submitters included.

Submissions presented in the form of a petition or accompanied by multiple signatures will be processed as a single submission.

Have your
Say!

The easiest way to provide your feedback is to complete the form online at ashburtondc.govt.nz/haveyoursay

Alternatively, you can provide feedback by filling in the attached submission form and getting it back to us using one of the following methods:



FREEPOST TO

Ashburton District Council
Our Place
Freepost 230444
PO Box 94
Ashburton 7740



EMAIL TO

submissions@adc.govt.nz



HAND IN TO

Council reception, Baring Square West

Your Feedback

Have your
Say!

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Consultation Document

1 Do you support the goals in the Ashburton Airport Development Plan?

- Ashburton airport is enabled to become more financially independent
- More people are attracted to Ashburton Airport for activities that support the vibrancy and viability of the facility
- Ashburton Airport is sustainably managed to support increased use of the facility over the next 30 years
- Ashburton Airport remains an appealing, thriving hub for the local community and visiting aviation enthusiasts for the next thirty years

☐ Yes ☐ No **Comments:**

2

In 2021/22, the total budget for Ashburton Airport was \$152,023, of which almost 61% (\$92,558) was funded from rates. Which level of rates funding would you support us working towards?

☐ I support the current level of rates funding (60%)

☐ I support a low level of rates funding. (10%-20%)

☐ I support a moderate level of rates funding. (30%-50%)

☐ The Airport should not be rates funded at all.

Comments:

FOLD HERE

Your details

First name: _____ Last name: _____

Organisation (if appropriate): _____

Street number: _____ Street name: _____

Suburb / Town / RD: _____ Postcode: _____

Phone: _____ Email: _____

Do you wish to speak in support of your submission at the hearing?

(If no boxes are ticked, it will be considered that you do not wish to be heard)

☐

Yes: The hearing will be held in the Council Chamber on 14 September 2022. Please note that hearings are live-streamed to our online channels.

☐

No: I do not wish to speak in support of my submission and ask that my written submission be fully considered.

I intend to present: ☐ In Person ☐ Virtually

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ashburtondc.govt.nz/haveyoursay

3

Referring to the map on page 6 of the consultation document, do you agree with.

☐

Providing more space for recreational hangars?

☐

The location proposed for the commercial hangar precinct?

☐

The location proposed for the new recreational hangar precinct?

☐

Providing a hangar homes precinct?

☐

Providing a dedicated commercial hangar precinct?

☐

The location of the hangar homes precinct?

Comments:

4

Referring to the hangar homes proposal on page 8 of the consultation document, what is your preferred density of hangar homes?

☐

No hangar homes

☐

Up to 14 hangar homes (medium density)

☐

Up to 10 hangar homes (low density)

☐

Up to 20 hangar homes (high density)

Comments:

5

Do you have any other comments or feedback about this draft Plan?

Comments:

We are accepting feedback until 5pm, Tuesday 30 August 2022

FOLD HERE



Ashburton
DISTRICT COUNCIL

FreePost Authority 230444



Free



Ashburton District Council
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Ashburton 7740