
RESERVE MANAGEMENT PLAN

GLENORCHY AIRSTRIP

March 2015



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EXECUTIVE SUMMARY

Glenorchy Airstrip is a low volume, non-certified aerodrome situated just south of the township of Glenorchy, on the banks of Lake Wakatipu. It houses a grass strip utilised by small private fixed wing aircraft, helicopter operations and is also a base for skydive and other recreational aeronautical activities.

This Management Plan has been prepared in accordance with the Reserves Act 1977, and sets out objectives and policies for the management and development of the airstrip.

MANAGEMENT PLAN DEVELOPMENT PROCESS

Action	Date
QLDC notified its intention to prepare a management plan.	Oct 2014
A workshop was held with the Glenorchy Community Association.	Oct 2014
Resolution made by QLDC to publicly notify Draft Glenorchy Airstrip RMP.	Feb 2015

NEXT STEPS

Action	Date
Release of the Plan for public consultation and submissions.	Mar 2015
Hearings of public submissions as required.	TBC
Hearings Panel to make recommendation to Council for the adoption of the final version of the Reserve Management Plan.	TBC
QLDC adopt the Reserve Management Plan via Council resolution.	TBC

In summary, the Management Plan provides the following:

- The principle purpose of the airstrip¹ is recreational and tourism related aviation.
- Funding for management and maintenance is to be provided for by user charges to be set in a transparent and equitable manner between different user groups.
- Council has ultimate responsibility for governance. The Council, in consultation with Queenstown Airport Corporation (QAC), has delegated responsibility to the QAC for establishing safe operating procedures in accordance with Civil Aviation Authority provisions.
- No further intensification of the airstrip is proposed. However, if that should change the Glenorchy community should be actively engaged in matters concerning any future development of the airstrip.



¹ Photo courtesy of Skytrek

INTRODUCTION

The Reserves Act 1977 requires Queenstown Lakes District Council (QLDC / Council) to prepare reserve management plans for all land classified as 'Recreation Reserves' under council management or control.

This Reserve Management Plan (management plan) provides a vision for the Glenorchy Airstrip Reserve. It describes the general intentions for the use, maintenance, protection, preservation and development of the Glenorchy Airstrip Reserve through a series of objectives and policies. The objectives and policies assist with decision making regarding development and use of the Glenorchy Airstrip Reserve.

The principle purpose of the Glenorchy Airstrip Reserve is to provide and maintain the airstrip to an appropriate standard for emergency, community and commercial tourism aviation activities.

SITE DESCRIPTION

Located approximately 375m above sea level, the Glenorchy Airstrip Reserve sits on a terrace above Lake Wakatipu. The terrace is well drained and forms the southern extent of a historic alluvial fan formed by Stone Creek. The soils comprise of Queenstown shallow silt loam with gravels and stones. The area has an average annual rainfall of

approximately 900mm per year with a portion of this falling as snow during the winter months.

There is an area of remnant native vegetation surrounding the airstrip as well as an area of plantation pines between the airstrip and Lake Wakatipu.

DESCRIPTION OF AIRSTRIP AND ACTIVITIES

OVERVIEW

The Glenorchy Airstrip Reserve is in most part occupied by a non-certified aerodrome. The airstrip is a low volume grass strip located to the south of Glenorchy, adjacent to the Queenstown-Glenorchy Road.

It is used for small private fixed wing aircraft, as an airstrip for helicopter operations for organisations such as the Department of Conservation (DoC) and heliski companies and as a base for commercial skydive and hang gliding operations. If required, legal vehicular access is possible from the Glenorchy-Queenstown road as the site bounds the road. However, there is currently no legal public vehicular access to the airstrip. Vehicular access is currently over private land. Legal public pedestrian access to the airstrip exists from the Glenorchy Queenstown Road.

LEGAL DESCRIPTION AND RESERVE CLASSIFICATION

The site has a total area of 19.7ha. It is held in one parcel legally described as Section 11 SO 443869 and owned by the Crown. QLDC is responsible for administering the reserve (including the airstrip) and the site is vested as such.

The site is gazetted under the Reserves Act 1977 as reserve for 'Local (Airport) Purpose'.

The Airstrip is designated for 'aerodrome' purposes in the QLDC District Plan. There are no conditions associated with this designation. The site's underlying zoning is Rural General.

HISTORY

The Glenorchy Airstrip was administered and developed by the Department of Conservation (DoC). During this time limited commercial use of the airstrip occurred.

DoC approached QLDC with an offer to transfer ownership of the Glenorchy Airstrip Reserve and on the 23rd of August 2013, following consultation with the Glenorchy community (who indicated support for QLDC to manage the reserve and associated airstrip), the Council resolved to accept in principle the transfer of the airstrip and associated reserve land from DoC.

MANAGEMENT OF AIRSTRIP

RECENT CHANGES

On the 27th of August 2013, Queenstown Airport Corporation resolved to assist QLDC with management and operation of the airstrip including the commitment of staff resource (up to one week per year). This resource would address:

- Maintenance of the Civil Aviation Authority's Aeronautical Information Publication (AIP) airfield plates for users.
- Quarterly site visits to assess obstacles, condition of the grass airstrip, marker boards, windsock, fencing, first aid kit supplies and the emergency telephone.
- Quarterly liaison with users.
- Minor housekeeping of the airstrip including mowing, pruning of small plants to avoid obstacle problems etc.

A number of management responsibilities reside with QLDC including resolution of resource management issues, collecting user fees, insurance and authorising leases and/or licences.

CURRENT ACTIVITIES

The airfield component of the Glenorchy Airstrip Reserve is best described as a community/tourism airstrip, used mainly for recreational aviation,

including gliding, light powered aircraft, micro-light aircraft, sports aircraft, skydiving, parachuting, paragliding and heli-skiing.

Through consultation with stakeholders it has been established that there are (as of November 2014) currently thirteen aviation operators using the airstrip for a range of commercial activities including small scale passenger transport, sky diving, hang gliding, recreational flights and heli-skiing. The site is used by emergency services flights if required.

There are no agricultural activities being undertaken at the site.

LEASES, LICENCES, PERMITS AND CONCESSIONS

Activities on, to and from the Airstrip were previously controlled by DoC concessions. Due to the changeover of administration from the DoC to QLDC the formalisation of new leases to operate from and occupy parts of the airstrip area is not complete. It is envisaged that a process for formalising leases / licenses for existing activities will follow the adoption of this reserve management plan.

Previous permits/concessions granted under the previous administration permitted the placement of a Portacom building and portable aircraft hangar for an ultralight aircraft and the retention of an

existing Portacom building and associated deck and a toilet.

RUNWAY AND OPERATIONAL FEATURES

AIRSTRIP

The airstrip contains a single grassed runway, approximately 700 metres in length. It is oriented in a north-south direction.

Feedback from consultation with operators indicated that works may be required to smooth the airstrip. It is Council's aim that any works undertaken will only be to maintain the current usability of the airstrip to maintain the status quo in terms of intensity of use. No upgrade of the airstrip facility is planned nor is it evident from consultation that the community is in favour of intensification of use that may lead to an upgrade.

Flights take off and land to the north and south and the direction of take off and landing is influenced in part by wind conditions.

A layout of the reserve can be found in Appendix 1.

FACILITIES

The site contains an onsite portable hanger, Portacom building, temporary parking area and small sheds. Safety fencing has been installed to

manage user movements near the airstrip. There is a public phone at the airstrip.

SkyDive Paradise currently provide a 'Bio Toilet' onsite that has been made available for public use.

DESIRED LEVELS OF SERVICE

The community and user groups have indicated that they wish the level of service at the airstrip and intensity of use to remain generally as it was prior to the transfer of administration from DoC to QLDC.

VISION, OBJECTIVES AND POLICIES

VISION

The vision for Glenorchy Airstrip Reserve is:

To maintain and manage the airstrip to an appropriate standard for low intensity emergency, community and commercial tourism aviation activities.

GENERAL OBJECTIVES, POLICIES AND ACTIONS

The following objectives and policies will guide the management of the QLDC administered Glenorchy Airstrip Reserve.

PURPOSE OF THE RESERVE

OBJECTIVES

- Facilitate existing emergency, community and commercial tourism aviation as the principle purpose of the airstrip.
- Ensure aviation activities enable the facility to be sustained into the future.
- Ensure that the nature, scale and intensity of the use of the airstrip remain generally unchanged.
- Ensure that any other activities taking place at the reserve remain compatible with the principle purpose of the reserve.
- Management and maintenance of the reserve is undertaken so as to enable the safe use of the airstrip.
- Development, management and maintenance of the reserve is undertaken so as to ensure that the use remains compatible with the surrounding environment.

POLICIES

- Manage the airstrip in a manner that permits and promotes a mixture of uses. Authorised activity should promote a mixture of aviation users (emergency, community, commercial tourism) to ensure aviation needs of the community are provided for.
- Council will regulate the use of the Glenorchy Airstrip Reserve in a manner that ensures that

nature, scale and intensity of the use of the airstrip remains generally unchanged and that uses of the reserve are compatible with the reserve's principle purpose.

- Ensure comprehensive permits are in place for all activities at the airstrip that clearly stipulate roles and responsibilities of respective users.
- Council will ensure maintenance agreements are in place to maintain the existing airstrip.
- Council to ensure user charges are collected to assist in maintaining and administering the airstrip to sustain future use.

FUNDING AND USER CHARGES

OBJECTIVES

- Funding of the management and maintenance of the airstrip is from user charges and such other income that can be generated from the airstrip.

POLICIES

- Management and maintenance of the airstrip should be met by users through user charges and other income that can be generated from the airstrip such as landing fees and fees to operate from the reserve.
- User charges and fees are set in line with market rates and fairness, dependent on the type of activity taking place. Revenue is

collected from users in order to help meet the cost of managing and maintaining the airstrip.

- Private occupation by a person or persons shall be charged at a commercial rate for the use of the land.
- Landing fees will be paid as per the QLDC revenue and financing policy.
- Commercial rates will be charged for users operating commercial activities.

GOVERNANCE

OBJECTIVES

- The Council's governance role is clear and distinct.
- Management arrangements for activities at the reserve that are inclusive of input from community representatives.
- Coordination of aviation activities in a way that maximises the airstrips use and enjoyment for all users at current intensity levels.
- An Airstrip Governance Committee to assist Council in administration of the airstrip.

POLICIES

- The Council's governance role is separate to that of the Queenstown Airport Corporation. Council has ultimate responsibility to manage the airstrip under its legislative responsibilities under CAA in a way that promotes the

principle purpose of aviation, in a manner that is safe and equitable to all users and to other ratepayers of the District.

- In terms of aviation activities on the airstrip, primary responsibility for adherence to operational rules and procedures rests with each separate operating body.
- An Airstrip Governance Committee made up of the Councillor designated to the Glenorchy community, representation from the Glenorchy Community Association and representation from authorised users of the airstrip shall advise the Council on management and maintenance matters and potential future development of the Airstrip. Council will make decisions on these matters taking into account such advice together with budgetary requirements and all user feedback.

AVIATION OPERATIONS

OBJECTIVES

- Compliance of aviation activities with relevant regulations.
- Maintenance of existing grass runways to a standard that promotes use by all existing aviation activities.
- Minimise the impact of noise on the surrounding community particularly that from

circulatory flights which concentrate noise over the town.

POLICIES

- All operators/users on the airfield are to take responsibility for their own 'safety operations manual' in accordance with CAA regulations.
- Require all users to abide by the Safety Operations Manual, including operating rules, in addition to all other relevant aviation regulations.
- Require all user groups to instruct their members on the safety and operating procedures established by their manual and any other Health and Safety regulations the Council may issue.
- The runway will be maintained in accordance with Council procedures.
- Safe and suitable access exists onto the site.
- There is to be safe and secure storage of fuel on site to prevent pollution from spillage or increased fire risk.
- Ensure users are aware that use of the airstrip is conditional on not undertaking circulatory flights of the Glenorchy Township from the airstrip.

FUTURE DEVELOPMENT

OBJECTIVES

- Glenorchy Airstrip Reserve is managed and developed in a manner that maintains its use as an airstrip in balance with maintaining the amenity of the site and surrounds.

POLICIES

- Ensure all buildings onsite are low key, low visibility and commensurate with the degree of use of the reserve.
- Ensure development complies with relevant District Plan provisions.

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ACTIONS

The following section outlines proposed actions to be undertaken on the basis of the Objectives and Policies proposed.

		What we will do:	Who will do it:	When we will do it:
Governance	Leases/ Permits	Formalise use of the Glenorchy Airstrip through the provision of leases/permits for all operators	QLDC / Users	2015
	Establish Airstrip Governance Committee	Facilitate establishment of User Group Committee to provide feedback to Council in relation to the ongoing management and maintenance of the reserve.	QLDC / Users	2015
	Management of Reserve	Formalise maintenance arrangements to ensure that site is adequately and appropriately maintained for aviation purposes.	QLDC	Ongoing
Funding and User Charges	User Charges	Review charges annually in accordance with the Council's Annual Plan process so that the airstrips budgets can be met.		Ongoing

APPENDIX ONE – AIRSTRIP RESERVE PLAN

