

BEFORE THE ENVIRONMENT COURT

IN THE MATTER

of the Resource
Management Act 1991

A N D

IN THE MATTER

of an appeal pursuant
to Cl.14, First
Schedule of the Act

BETWEEN

**WAIHEKE ISLAND
AIRPARK RESORT
LTD**

Appellant

A N D

**AUCKLAND CITY
COUNCIL**

Respondent

**NOTICE OF APPEAL TO ENVIRONMENT COURT
AGAINST DECISIONS ON PROPOSED
HAURAKI GULF ISLANDS DISTRICT PLAN 2006**

TO: The Registrar
Environment Court
AUCKLAND

WAIHEKE ISLAND AIRPARK RESORT LTD appeals against decisions by Auckland City Council (“the Council”) on the proposed Hauraki Gulf Islands District Plan 2006.

Decision:

1. The appellant made submissions on the proposed district plan in respect of the provision for the Waiheke Airfield and associated activities.
2. The appellants received the notice of the decision and an electronic copy of all decisions on 4 May 2009.
3. The decision was made by the respondent Council.
4. The decision which the appellant is appealing is the decision of the respondent dated 2 May 2009 in respect of the following provisions of the proposed plan:
 - (a) Part 2 - Resource Management Overview
 - (b) Part 3 – Strategic Management Areas
 - (c) Part 6 – Land Units
 - (d) Part 13 – Connectivity and Linkages
 - (e) Planning Maps

Reasons for the Appeal:

5. The reasons for this appeal are that the decision:

- (a) The proposed district plan does not provide adequately for the Waiheke airfield activity at the appellant's property, 171 Carsons Road, R D 1, Waiheke Island.
- (b) The airfield is recognised as an important economic, social and cultural asset of Waiheke Island. The residents of the island rely upon this basic infrastructure for their economic, social and cultural wellbeing.
- (c) The airfield is recognised as a matter of regional infrastructure in the Auckland Regional Policy Statement and requires appropriate recognition and protection in the district plan.
- (d) The airfield property is covered by three different Land Form categories whereas the airfield functions as a single entity and should be covered by a single Land Form category, namely Land Form 5.
- (e) The lot coverage provisions in Land Form 5 are too restrictive for the airfield operation and fail to take into account the need for supporting buildings and supporting activities that are required to enable the satisfactory functioning of the airfield activity.
- (f) The Land Form 5 activity schedule needs to be expanded to include the airfield and associated activities and provide for the sealing of the airfield landing strip as a basic infrastructural provision provided as a permitted activity.
- (g) Unless these provisions are included within the framework of the proposed district plan, the airfield will not be appropriately protected and provided for as a matter of basic infrastructure. Accordingly, as presently provided, the district plan has failed to meet the purpose of the Act and does not provide for the sustainable management of the infrastructural assets of Waiheke Island in particular the appropriate

provision for the on-going operation and management of the Waiheke airfield.

Relief Sought:

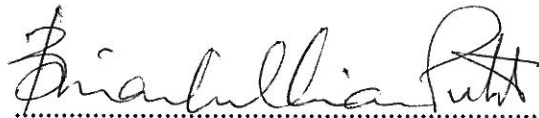
6. The appellant seeks the following:
 - (a) The provision for the Waiheke airfield activity as a separately identified land use activity within Land Form 5 as a site specific provision.
 - (b) Amend planning maps and provide for Land Form 5 over the entire airfield company landholding in accordance with the attached plan – Attachment A.
 - (c) Incorporate in the land use activity schedule for Land Form 5 all relevant conditions of the original land use consent for the airfield as set out in Appendix H of the operative district plan.
 - (d) Ensure that Land Form 5 is amended to provide for visitor accommodation, dwellings, offices, workshops and hangars which are associated with the airfield site only and which support the airfield activity. These activities should be controlled activities or restricted discretionary activities. Criteria for the assessment of these activities should include the visibility and visual appearance of buildings, materials and colour, noise attenuation, vegetation management, earthworks, stormwater and effluent treatment and disposal in line with existing assessment criteria in the proposed district plan.
 - (e) Allow for an increased amount of building coverage as a permitted activity for the airfield site to reflect the unique operations and requirements of Land Form 5 in order to provide for aircraft workshops and hangars, adequate reception facilities for people utilising the

facility, a manager's residence, other dwellings and visitor accommodation to support the airfield and ensure its viable on-going operation and maintenance. It is considered that the building coverage allowance should be increased 10% for a permitted activity and that the sealing of the runway be a permitted activity outside of any coverage or impermeable calculation.

- (f) Remove the significant ridgeline control on the subject site because the modified nature of the airfield has removed the ridge as a topographical feature. The purpose of the significant ridgeline control is provided through existing assessment criteria associated with any new buildings.
- (g) Recognise the public aerodrome at Waiheke Island in Part 13.2.3 and Part 13.3.2 of the proposed plan.
- (h) Include in Rule 13.8.2 of the proposed plan Waiheke Island Aerodrome Helipads and Airstrips as a permitted activity.

Attachments:

- 7. The following documents are attached to this notice:
 - (a) A copy of the relevant submissions lodged by appellant
 - (b) A copy of the relevant extract of the decision of the respondent
 - (c) A list of names and addresses of persons to be served with a copy of this notice



.....
Brian William Putt for and on behalf of the appellant

Date: 24 July 2009

Address for Service:

Metro Planning Limited

P O Box 4013

Shortland Street

AUCKLAND 1140

Ph: (09) 303 3457

Fax: (09) 303 4176

Email: brian@metroplanning.co.nz