

Waiheke Island Community Planning Group Incorporated
- Putting Community back into Planning

28 May 2007

To The Manager, City Planning, Private Bag 92516, Wellesley Street, Auckland 1036

Re Proposed Hauraki Gulf Islands Section 2006

779

Name Ralph Moreton Spencer

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I / We oppose the submission of Man O'War Farm Limited (Submission Number 527):

c/o Metro Planning Ltd, P.O Box 4013, Shortland St, Auckland. Attention: Andrea Brabant.

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The Particular Parts of the submission I / we oppose are:

While there is much in this submission which we support (2a), (2c), we oppose unrestricted use of helicopters (3i) and the submitter's desire to reinstate the minimum site areas for subdivision for Land Forms 4 and 5 at 15 ha as per the Operative District Plan (3j).

With respect to 3a, 3b, 3c, 3d, 3e, 3f, 3g, 3k, 3l, 3m, 3n, we oppose to the extent that we believe that an alternative approach should be considered.

The Reasons for my / our opposition to the above submission are:

Re: 2a, 2c - We believe that the Plan, and rules, which only allow one dwelling per site, is too simplistic.

Re: 3i - We oppose the unrestricted use of helicopters for the very obvious reason of adverse noise effects, which are more than minor. We submit that such adverse effects are not limited to only those nearby helipads, but rather to all beneath their flight paths over land and even to those on nearby coastlines such as Onetangi Bay.

With respect to the remaining items 3j and 3a - 3n, we refer to the collaborative negotiations currently now just agreed before the Environment Court involving the Far North District Council's Revised Proposed District Plan.

Here on special and very large lot sizes, there is a move towards the implementation of "Special Zones" and "Management Plans" which consider the cumulative effects upon a large area or catchment and so allow for much more balanced and environmentally sensitive planning which is not so constrained by existing Lots, and by the pressure for traditional subdivision. However we recognize that this idea is still novel and are awaiting specific details.

Also, we wish to refer to Sections 7, 8 of the HGMPA 2000 and to "the enhancement of the life supporting capacity of the environment of the Hauraki Gulf, its islands and catchments".

I / ~~We~~ seek... That the whole submission be opposed to the extent of the above comments -
disallowed

I / ~~We~~ wish to be heard at the council hearing.

I / ~~We~~ would be prepared to present a joint case at the hearing with any others making a similar submission.

Signed Rm Spencer

Date 27/5/07