

**FURTHER SUBMISSION IN OPPOSITION TO SUBMISSIONS ON  
PROPOSED DISTRICT PLAN 2006  
HAURAKI GULF ISLANDS DISTRICT PLAN  
CLAUSE 8, FIRST SCHEDULE  
RESOURCE MANAGEMENT ACT 1991**

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**TO:** Auckland City Council

**NAME:** South Coast Station Limited (the Company)

**ADDRESS:** PO Box 1287, Auckland

1. This is a further submission in opposition to submissions on the Proposed Hauraki Gulf Islands District Plan 2006
2. We oppose the submissions of:
  - (a) Submission number 3061/27, 1596/13, 1048/1, 1241/1, 3106/7.  
(List attached with names and addresses)
3. The particular parts of the submission we oppose are:
  - (a) That more prohibited activities should be identified in clause 4.4 e.g. medium and high density residential and visitor facility developments should be prohibited activities within the coastal amenity areas.
  - (b) All visitor facilities (other than those established within a visitor-specific land unit) should be Discretionary, and those for more than 10 persons should be Non-Complying.

- (c) Reduce the permitted amount of earthworks to 10 cubic metres and retain the unit of calculation in the Operative Plan.
- (d) Limit the number of inward and outward helicopter flights in Landforms 1-7.
- (e) That in Landforms 1-7, make subdivision below the minimum site areas, prohibited activity status rather than non-complying.

**4. The reasons for our opposition are:**

- (a) The proposed minimum subdivision sizes for Land Forms 4 and 5 are too restrictive and should be kept at 15ha which is consistent with the Operative Plan. Therefore any further restriction on subdivision in these land units is not supported.
- (b) Making more activities have prohibited activity status is not appropriate and is not in keeping with the enabling and effects based purpose of the Act and the proposed district plan.
- (c) The take off and landing of private helicopters on private land should be allowed as a permitted activity within Land Forms 1 to 7 and inward and outward movements should not be too restricted. Within these land forms there are large open grassed areas suitable for landing and take off which are isolated from neighbouring properties and do not create any potential adverse effects. Helicopters are a viable way of accessing the remote sections of the island and do not place pressure on the road network.
- (d) The proposed district plan does not adequately provide for activities on Waiheke that have become important to the social, cultural and economic well being of the island and its residents.

- (e) The Operative District Plan changed the earthworks controls following public participation through a plan change as the previous earthworks rules were too restrictive and did not allow for the slope of the land amongst other factors. It would not be appropriate to return to a restrictive cubic metre permitted activity level for earthworks.

5. **We seek that the parts of these submissions identified be disallowed.**
6. **The company wishes to be heard** in support of this further submission.
7. **If others make a similar submission**, the Company, would be prepared to consider presenting a joint case with them at any hearing.

Signed .....



**Andrea Brabant for and on behalf of South Coast Station Limited**

Date: 28 May 2007

**ADDRESS FOR SERVICE:**

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3061	The Waiheke Island Community Planning Group Incorporated	attn: Pita Rikys	PO Box 49	Oneroa	Waiheke Island 1840
1596	Gulf Vision Limited	attn: Bruce W A Bisset	417 Whitehead Road	Hastings 1422	Auckland 1081
1048	Colin Beardon		11 Cory Road	Waiheke Island	Rocky Bay, Waiheke Island 1081
1241	Mark W Parisian and Kahmeelah M Herber		Houseboat 'Gypsy Rose'	O'Brien Road	Waiheke Island 1081
3106	Environmental Defense Society Inc	attn : Raewyn Peart	PO Box 95 152	Swanson	Auckland 1008

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**From:** Andrea [andrea@metroplanning.co.nz]  
**Sent:** Monday, 28 May 2007 16:41  
**To:** hgiplan  
**Cc:** Brian; Martin Williams  
**Subject:** Further Submission  
**Attachments:** 0140\_001.pdf

Further Sub No.

Please find attached a further submission to the Proposed Hauraki Gulf Islands District Plan on behalf of our clients.

Regards

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