

Further Sub No. 2513

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

TO: Auckland City Council

NAME: South Coast Station Limited (the company)

ADDRESS: PO Box 1287, Auckland

- 1. This is a further submission in support of submissions on the Proposed Hauraki Gulf Islands District Plan 2006**
- 2. We support the submissions of:**
 - (a) Submission numbers 1093/17, 821/21, 1028/1, 3521/56, 2082/1, 23/1, 2721/15, 966/11, 966/12, 966/15, 966/16, 966/18.
(List attached with names and addresses)
- 3. The particular parts of the submissions we support are:**
 - (a) Amend the calculations in point 1 of clause 6.5.2.3 following proper cost benefit analysis by increasing the monetary value of work that will trigger a form of contribution and/or reducing the percentage of the total value of work that determines the contribution figure payable.
 - (b) Delete the requirement for a financial contribution of 7.5% plus GST for new development over \$100,000.

- (c) Before imposing a restrictive designation on privately owned land, an extensive ecological survey should be undertaken to justify the significance of specific sites and to exactly delineate the extent of the designation. Existing cleared areas, roads, gardens, house sites and woodlots should be excluded.
- (d) Undertake further investigative work so that the true extent of SESs checked and verified.
- (e) Amendment to clause 10a.6.5 adding "Tourist Complexes" to the list of discretionary activities within the landform 5 (productive land).
- (f) As of right the making of farm tracks.
- (g) Provide for cluster (subdivision and/or) land use activities as a development option within comprehensive management plans. The balance area to be set aside into a combination of productive land (where it exists) and environmental enhancement processes and protection mechanisms.
- (h) Amend part 13 to incorporate a policy framework that has provisions recognising the general importance of air travel for servicing islands, and its importance for the economic growth and future development of the islands, including of the tourism industry in the greater Auckland area.
- (i) Amend part 13 to incorporate a policy framework that has provisions identifying the current (and anticipated) level of helicopter activity in the Hauraki Gulf and recognising the need/demand for air transport to service local and tourism related activities, including the convenience and accessibility of this means of travel and net benefits that air travel can provide.
- (j) Redraft the rules as appropriate having regard to the submitter's proposed changes to part 13 but at a minimum to ensure that at least one inward and one outward trip per helipad per day is permitted.
- (k) At a minimum ensure that helipads and airstrips are restricted discretionary activities in landform 1-7, except where the activity is a permitted activity.

- (l) At a minimum ensure that there are no non-complying or prohibited helipad and airstrip activities.

4. The reasons for our support are:

- (a) 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.
- (b) The new proposed provisions relating to financial contributions are unnecessary and duplicate the existing Local Government Act arrangements.
- (c) The submitters consider a more definitive research is required before the number and extent of archaeological sites, geological sites and sites of ecological significance presently identified on their land can be included in the district plan as protected sites.
- (d) The Rural Management Plan option/model should be extended and available in more Land Forms to accommodate rural development in a cohesive and comprehensive manner.
- (e) 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.

5. We seek that the parts of the submissions identified be allowed.

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

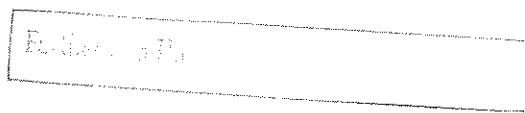
Date: 28 May 2007

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#	Name	Address for Service
2082	Trevor and Carol Rendle	PO Box 23 Tryphena Great Barrier Island 0962
23	George S H Medland	RD1 Claris Great Barrier Island 0991
2721	Palmer Aotea Limited	PO Box 33 632 Takapuna Auckland 0740
966	Heletranz Limited	attn: Christopher Morton PO Box 33817 Takapuna Auckland 0740
1093	New Zealand Winegrowers	attn: David Hughes PO Box 4199 Auckland 1143
821	Waiheke Island Practice Support Group	attn: David McGregor/Marija Baitsfich PO Box 4199 Waiheke Island 1840
1028	Hunky Dory Company Limited	attn: Karl Majurey P O Box 803 Torquay Queensland 4655, Australia
3521	Auckland Regional Council	attn: B Macnee 17 Robert Street Auckland Private Bag 92012, Auckland Regional Council 1142

From: Andrea [andrea@metroplanning.co.nz]
Sent: Monday, 28 May 2007 16:22
To: hgiplan
Cc: Brian; Martin Williams
Subject: Further Submission
Attachments: 0135_001.pdf



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

Regards

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