

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz

tasman
district council

Te Kaunihera o

te tai o Aorere

Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

Please note: all submissions become public documents. If the application requires a hearing, your submission may be published on the council's hearings page, including your name and contact details.

Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

Submitter Details

Full Name:	Jacob Hannah and Nicole Inwood	
Contact Person (if different):		
Address for Service:	65 Queen Victoria Street, Motueka	
Postcode:	7120	
Phone:	0273936236	E-mail: nicole738@xtra.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd -Industrial Activity at Green Lane Motueka

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Build Tiny Homes on 54 Green Lane, Motueka

Tasman District Council Application Number (if known): RM RM210785, RM210786, RM220974

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Noise
Dust
Change of land usage
Traffic
Surface Water
Divert Flood Waters
Earth Bunds

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

We live next door and the work noise that takes place is horrible, banging, cutting saws, nail guns, traffic. DUST! There is dust everywhere on our property, we are covered in it from when they started. It does not stop.

Traffic – the amount of traffic coming and going, they drive so fast up and down the road it is so dangerous, there is a lot of school kids that use this road as is it also the main road for the busses to come down as the bus depo is at the end of the road, they are just adding to the busy traffic with there workers but also the big trucks and all the tardies coming and going all day.

Changing land usage to industrial. This should not be allowed. We are Rural 1 and we do no want a business right behind us making this type of noise 5 days a week. With them also having viewing in the weekends. The Noise and movement is happening nearly every day of the week.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

Do not change the land usage to Industrial and the height of the bunds are way to high and block the views and sun coming onto our property

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*:

(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

2) The reasons for my submission are (Give details*):

We have a young family and moved here to get away from the excess noise and now we have noise from 8am-4.30pm Monday – Friday and it is horrible listening to the consistent banging and cutting.

If it gets made industrial this will devalue our home/land as people will not want to buy as this is right behind our home with the consistent noise and movement happening 5 days a week.

If they were going to sell this land in the future any other type of business could come onto this land and work from here if the land gets changed to industrial.

Surface Water – 900mm open channeling – overland flow this will be right behind our property, what if the overflow cannot handle this, the water will then back up into our property and then flood us.

Divert flood waters – this could potentially come onto our property with them constructing the earth bunds.

Earth bunds height 2-3 meters high plus plantings on top right behind our property – this is going to block our view and sun into our property as this is the main place the sun comes through! The height of this is ridiculous.

Lynda Cross

From: nicole738@xtra.co.nz
Sent: Thursday, 18 May 2023 10:28 am
To: Resource Consent Admin
Subject: Ruru Homes
Attachments: Form for submission on resource consent application.pdf

Categories: Lynda to deal with

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050tasman
district council

Te Kaunihera o

te tai o Aorere

Email: resourceconsentadmin@tasman.govt.nz

Submission on Resource
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Submitter Details

Full Name:	Small Time Developments Ltd	
Contact Person (if different):	Ian McComb	
Address for Service:	8 Orpington Place, Stoke, Nelson, 7011	
Postcode:		
Phone:	022 315 2592	E-mail: ian@smallhome.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Limited

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent to undertake an industrial activity in a Rural 1 Zone (at 54 Green Lane Motueka) which is the construction of relocatable homes.

Tasman District Council Application Number (if known): RM210785, RM210786, RM220974

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

We support the application of Ruru Building for land use consent to undertake their industrial activity of construction of relocatable homes at 54 Green Lane Motueka. We see the value Ruru brings to Motueka and Region, being ethical and honest, providing jobs to the community, supporting small and local businesses, and enabling the entire country to benefit from the huge demand in Tiny Homes by producing a much needed product and offering a solution in a limited housing market.

* Note: Any additional information should be submitted on a separate sheet(s).

EP-RC040D 08/19

2) The reasons for my submission are (Give details*):

Being a Social Enterprise that focus on facilitating small-and-tiny community housing solutions for individuals and groups, Small Time Developments understands that giving Ruru Building consent to continue to operate at 54 Green Lane will benefit not only the surrounding community where the business is located, but also people all over the country who are looking for an affordable housing solution. We give support to their application because we see the potential they have to leverage the local economy and the benefits they bring to other businesses, individuals, and groups.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

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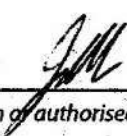
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Print Full Name:

Signature*: 
 (Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Debora Scholl <deb@smallhome.nz>
Sent: Thursday, 18 May 2023 11:10 am
To: Resource Consent Admin
Subject: The Resource Consent Administration Officer
Attachments: Ruru Building_Small Time support for resource consent_17May23.pdf

Email rule created by CATIM IT gurus: </ table>

deb@smallHome.nz personal mailbox forward This message was sent from outside to a Smallhome personal mailbox and auto forwarded to the admin shared mailbox.

Hello,

Please find attached our submission form in support of Ruru Building to continue its industrial activities at 54 Green Lane Motueka

Warm regards,

Débora Scholl Dos Santos
Administrative Specialist
+64 021024 59506
smallhome.nz
Facebook: @smallhome.nz



We prefer to receive and send eInvoices instead of PDFs. Our NZBN is 9429045834080. Let us know your NZBN and if your business can receive eInvoices.



**Small Time
Developments Limited**

This correspondence is for the named person's use only. It may contain confidential or legally privileged information or both. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this correspondence in error, please immediately delete it from your system and notify the sender. You must not disclose, copy or relay any part of this correspondence if you are not the intended recipient. Any views expressed in this message are those of

the individual sender, except where the sender expressly, and with authority, states them to be the views of Small Time Developments Limited. This email has been checked for viruses.

**Submission on Resource Consent Application
Ruru Buildings Ltd. - Industrial Activity at Green Lane Motueka.**

Reasons for my Submission and Objection.

1. Construction of Earthworks that may result in diversion of flood waters.

Because there is a gradual slope from the Motueka River at Woodman s corner to the sea, any bund or obstruction to the flow of water during heavy rain events will divert extra surface water onto neighbouring properties which could cause inconvenience or damage. I remember being amazed at the volume of surface water flowing down Green Lane during heavy rain and therefore know that any impediment to the flow of surface water could cause serious problems.

2. Construction of buildings which breach the airport height controls.

Because Ruru Buildings Ltd activity will protrude above the 1.5 Height Control Restrictions they are asking TDC to increase the Height Restrictions to allow them to construct buildings.

I oppose any building or activity on this property that breach Height Restrictions or impact the viability of the Motueka Airport to operate in a safe and economic way.

Point 2. is by far my main objection. The Motueka Airport has been there for approximately 100 years and when the Applicant bought the land at 54 Green Lane the restrictions would have been flagged on the Title. The Height Restrictions are there for a purpose for the safety of those using the Airport Runway. To breach these jeopardizes not only the safety but also the viability of Airport users. Extreme weather events as experienced in Hawke's Bay recently, shows the importance of large aircraft such as DC3 being able to use the Airport during emergency.

The bottom line is that the Motueka Airport has been there for 100 years and because of its location and Motueka climate, it is not only an ideal place for a Flying College, but because of location and climate, it is ranked as one of the top Skydiving places in the World. The income and activities generated by the Aviation College, Argus Aviation and the Skydiving operations alone are a huge asset to Motueka and put us on the World Map. They also employ a good number of highly qualified staff,

It would be impossible today to shift the Motueka Airport or alter its flight path, whereas Ruru Buildings Ltd have many options open to them.

I therefore oppose any restrictions or impact that may occur on the Motueka Airport operations, because of the Application of Ruru Buildings Ltd.

Ian Davey,
171 B Thorp Street,
Motueka.
7120



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Submitter Details

Full Name:	Donald John Urquhart	
Contact Person (if different):		
Address for Service:	28 Lindup Road RD2 Upper Moutere 7175	
Postcode:		
Phone:	0272016612	E-mail: don.urquhart@xtra.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent to undertake an industrial activity in a Rural 1 zone (relocatable homes)

Tasman District Council Application Number (if known): RM210785 RM 210786 RM 220974

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

The Areodome. I am an owner of a hanger and plane.

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

The approach to runway 2.0 would be compromised making take off and landing dangerous.
Why change rural to commercial just to suit a selfish few?
Strongly object to this!

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

*Note: Any additional information should be submitted on a separate sheet(s).

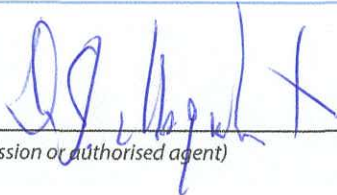
5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

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Print Full Name:

Signature*:



Date:

(Person making submission or authorised agent)

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Submitter Details

Full Name:

Contact Person (if different):

Address for Service:

Postcode:

Phone: E-mail:

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant):

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

2) The reasons for my submission are (Give details*):

ANY REDUCTION OF THE CURRENT OLS (Obstacle Limitation Surface) WITH ITS ASSOCIATED DISPLACED THRESHOLD WILL MAKE THE OPERATION OF TWIN ENGINE A/C SUCH AS WE OPERATE UNVAILABLE. MOST LIGHT TWIN AIRCRAFT HAVE VERY POOR CLIMB PERFORMANCE IN THE EVENT OF ENGINE FAILURE AFTER TAKE OFF. EVERY FOOT OF CLEARANCE COUNTS IN ENSURING A SAFE OUTCOME. ALLOWING THE PROPOSED ACTIVITY TO GO AHEAD COULD SEVERELY LIMIT THE FUTURE OF MOTUEKA AERODROME

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

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Lynda Cross

From: Bill Reid <raviation@xtra.co.nz>
Sent: Thursday, 18 May 2023 1:37 pm
To: Resource Consent Admin
Cc: raviation@xtra.co.nz
Subject: Motueka Aerodromes future
Attachments: CCE_000176.pdf

Categories: Lynda to deal with

Dear Sir

Please find attached our submission regarding the application from Ruru Building Ltd.

Yours Sincerely

Bill Reid

Owner RR Aviation Ltd

Ph 027 337 5258

To: The Resource Consent Administration Officer
 Tasman District Council
 Private Bag 4
 Richmond 7050



tasman
 district council

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te tai o Aorere

Submission on Resource Consent Application

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Submitter Details

Full Name:	Shane Henry Murray	
Contact Person (if different):		
Address for Service:	44 Green Lane Motueka	
Postcode:	7120	
Phone:	021 421 776	E-mail: shane@orangehitches.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Publicly notified resource consent application by Ruru Building Limited for activity at 54 Green Lane Motueka.
 Submissions close 19 May 2023.

Tasman District Council Application Number (if known): RM RM210785, RM210786, RM220974

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Land Use

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

As the direct neighbour (44 Green Lane) on the east boundary I want to show my full support for the Council to grant consent for this application. Ruru are a great neighbour, respectful of noise and even traffic use of Green Lane. Ruru have always been courteous and open about their plans and future as a business, nothing has ever been devious or hidden to us.

Ruru are providing opportunity of employment for our local community, and are directly helping deal with the affordable housing issue that many Kiwi presently face and bring a wealth of business/trade to our community.

I support Ruru endeavours whole heartly and encourage the Council to do like wise for the benefit of local business, employment and affordable housing. I see Ruru as nothign but a real benefit to the community of Motueka, lets support then in what ever way we can.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

None

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*:
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Shane <shanemurray@xtra.co.nz>
Sent: Thursday, 18 May 2023 1:35 pm
To: Resource Consent Admin
Cc: Hans@Hansvanderwal.co.nz
Subject: Submission
Attachments: Form for submission on resource consent application.pdf

Categories: Lynda to deal with

Please find attached submission.

Regards

Shane Murray

44 Green Lane
MOTUEKA 7120

P. 021 421 776
E. shanemurray@xtra.co.nz

To: The Resource Consent Administration Officer
Tasman District Council
Private Bag 4
Richmond 7050
Email: resourceconsentadmin@tasman.govt.nz



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Submitter Details

Full Name: CAROLYN JOY WEMYSS GATENBY
Contact Person (if different):
Address for Service: 240 THORP STREET,
MOTURKA - TASMAN
Postcode: 7120
Phone: 021 256 0053 / 03528 7456 E-mail: hcgatenby@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): RURA BUILDING LIMITED
For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)
RM 210785 - SECTION 9.
BUILDINGS EXCEEDING PERMITTED HEIGHT.

Tasman District Council Application Number (if known): RM 210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

SECTION 9:

I object to anything that is going to effect the activities of the Moturka Aerodrome.
See attached sheet.

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

[Empty text box for reasons]

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application I oppose the application I am neutral regarding the application

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(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

[Empty text box for conditions]

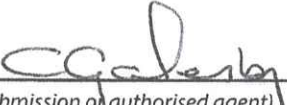
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Print Full Name: CAROLYN JOY WEMYSS GATENBY

Signature*: 
(Person making submission or authorised agent)

Date: 17.05.2023

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

17th May 2023

Ruru Building Limited:
RM 210785
Section 9

The airport height control restrictions are in place for a good reason. It would appear poor site selection has resulted in a request to amend long standing restrictions on building activity in a critical zone nearby Motueka Aerodrome.

The building height restrictions should not be breached for the private gain of the applicants.

Wishing to amend these long standing rules is to the applicants favour rather than protecting the interests of the wider public.

The current airport is a well used public asset and an essential part of the the wider Motueka Infrastructure.

I object to any activity or change in rules, which will impinge on Aviation activity or place limitations in any way. on present or future operations at the Motueka Aerodrome.

Carolyn Gatenby
4cgatenby@gmail.com

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



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Submitter Details

Full Name:	Argus Aviation Ltd	
Contact Person (if different):	Mark Stagg	
Address for Service:	PO Box 467 Motukea 7143	
Postcode:		
Phone:	021 102 5167	E-mail: mark@argusaviation.co.nz

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This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Tasman District Council Application Number (if known): RM RM210785, RM210786, RM220974

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Please see attached document.

* Note: Any additional information should be submitted on a separate sheet(s).

EP-RC040D 08/19

2) The reasons for my submission are (Give details*):

Please see attached document.

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3) The nature of my submission is that: (Tick one of the following three boxes):

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Signature*:

(Person making submission or authorised agent)

Date:

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18th May 2023

Submission for opposition to Ruru Building Ltd, Resource Consent Applications RM210785, RM210786, RM220974.

To whom it may concern,

Argus Aviation Ltd wishes to oppose the above referenced Resource Consent Applications by Ruru Building Ltd for the following reasons:

1. Aviation and Public Safety:

As a New Zealand Civil Aviation Authority Approved Part 145 Maintenance Organisation we are required by regulation, to have an approved Safety Management System. Both of these approvals require regular review of our complete operation by the New Zealand Civil Aviation Authority, alongside a process of continuous improvement.

It has been identified under our Safety Management System that a reduction of usable runway length & potential encroachments on the 1:50 OLS at Motueka Aerodrome, would present a hazard to aircraft types we service and utilise ourselves in our daily business. This would lead to an increased risk factor for these operations and potentially impact aircraft customers into our Motueka base. For example, any further decrease in operational length of the runway / OLS would limit us to maintenance of lower performance 4 seat (and less) type aircraft and prevent us from servicing our current 6 seat and above general aviation aircraft, along with twin engine aircraft and higher performance aircraft.

As the Tasman District Council is the operator / land owner for the Aerodrome, under the Health and Safety Act (2015), an organisation conducting a business or undertaking (PCBU) they are required to eliminate risk as much as practically possible, within applicable controls.

This application to construct a structure directly underneath the flight path of the runway, with intrusion into the current OLS, presents a serious Health and Safety Risk to every airport user, alongside employees / contractors of Ruru Buildings Ltd. Should an aircraft have an engine failure on take-off or stall on landing finals, then a very real risk presents itself of serious injury or death within the Green Lane property and for the occupants of the aircraft. It should be noted that there have been previous events of aircraft having engine failures on take-off from Motueka, which have luckily resulted in being non fatality incidents.

As Motueka Aerodrome is a long established Pilot Training Aerodrome it is imperative that every advantage is given to these pilots who are learning from an Ab-initio level. More runway and more areas available, should an unlikely incident occur is a benefit to both the aircraft operators and the public interest.



2. Strategic Asset:

Motueka Aerodrome is a strategic asset to the Tasman region and the greater area. Quite simply, it was air support that was first on the scene and providing support / rescue / supply drops to Gisborne / Hawkes Bay following the recent Cyclone Gabrielle. This was provided by Helicopters and Aircraft that utilised all of the available Aerodromes in the region.

In the case of Motueka Aerodrome, it provided relief and a point of operation when Cyclone Gita impacted the Tasman region in February 2018. This cyclone closed the Takaka Hill road and numerous trips were run out of the Aerodrome in support of moving both people and supplies. As climate change is upon us, it would appear that these weather events are becoming more frequent and the strategic asset value of the Aerodrome is only increasing for support of the regional populous in these type of events.

In the event of a major incident / emergency, Motueka Aerodrome can be used by a range of RNZAF Aircraft up to a C-130 Transport Aircraft. It is imperative that this capacity can be retained for the community in its time of need and not be reduced by the implications of runway length and OLS heights that this application presents.

3. Community Asset:

Motueka Aerodrome is an often undervalued asset of the local community and only in times of need ,does it's relevance come to the forefront. Should the proposed Resource Consent be approved, it will cause the following;

- Limitations of size / type of aircraft that can assist the local community in times of need.
- Decreased use as an alternate aerodrome for both Nelson & Karamea Aerodrome for certain types of aircraft. Use of alternate aerodromes is required during emergencies / bad weather / runway closures following aircraft incident etc.
- Decreased direct employment in the area of specialised aviation based roles from Advanced Pilot Instructors through to specialised Aircraft Engineering services.

4. Previous non-compliance:

Ruru Building Ltd has established a precedence of non-compliance with Aviation Safety and the current rules / restrictions on the land use.

- Ruru Buildings Ltd knowingly erected a mobile crane on site, directly under the northern end of the active runway, without prior approval or notice to Airmen. This incident occurred in October 2021 as was the subject of an Aviation Related Concern investigation by the Civil Aviation Authority. It should be noted that this occurred following advice by the Tasman District Council officer, who administrates the aerodrome facility to not proceed and direct notification to the contracted crane company.
- Ruru Building Ltd has currently constructed a structure on this Rural 1 land which contravenes the restrictions on Rural 1 land and we believe without appropriate consents.
- Ruru Buildings Ltd has been conducting an industrial activity on the subject site, since purchase of the land, in contradiction to the current restrictions of Rural 1 Land.



In addition, it would appear commercial activities are being conducted on site and include Site Open Days (December 2022) and being able to book consultations and view show homes on site via Ruru Homes website. This would contravene the details provided in Ruru Building Ltd – Application for Resource Consent Document – dated August 2021.

5. Direct effects on local established businesses at Motueka Aerodrome:

Nelson Aviation College – A long established Aviation Training Organisation in Motueka that has trained a large number of both fixed wing and helicopter pilots from inception. Nelson Aviation College is a recognised Air New Zealand feeder school for pilots and held in high regard nationwide. This consent will directly affect the safety of their operation and also impede future training needs. Currently New Zealand and the world have a critical shortage of commercial pilots for current openings and future growth.

Skydive Able Tasman Ltd – A long established tourism / adventure business in Motueka. OLS intrusion and a decrease in operational length of the runway will no doubt cause change of aircraft type to a smaller airframe. This is will result in further flights, noise profile and cost to meet the requirements of their operation.

Golden Bay Air Ltd – An established Part 135 Air Transport operator based in Golden Bay, who provide flights into & out of Motueka as required. Limitations on runway length and OLS will directly affect their operation and services will decrease. Equally, Motueka Airport is used as an emergency alternate airport for this operation.

Argus Aviation Ltd – An established Part 145 Maintenance Organisation that maintains 60 aircraft between Motueka and Taupo. A restriction on the use of Motueka airport would directly affect our business and the ability to service / maintain the larger aircraft types and high performance aircraft. We regularly employ local based apprentices for the Helicopter / Aircraft industry and provide a placement service for training with the Nelson Marlborough Institute of Technology.

Tasman District Council (As Aerodrome Operators) – Decreased demand for potential future hangar sites due to an inability to cater for large type aircraft, if there are runway limitations. This would directly impact future investment into the airport and revenue that can be generated from the facility.

Future businesses – This must be considered for Motueka Aerodrome. Should limitations be imposed, the airport will not be able to cater for larger tourism type flights, regular public transport flights and new company start-ups.

For the reasons above, Argus Aviation Ltd opposes the application for resource consent. We also request the opportunity to be heard at the hearing to discuss all aspects of this submission.

Mark Stagg

Chief Executive Officer

Argus Aviation Ltd

Lynda Cross

From: Mark Stagg - Argus Aviation Ltd <mark@argusaviation.co.nz>
Sent: Thursday, 18 May 2023 2:07 pm
To: Resource Consent Admin
Cc: Hans@hansvanderwal.co.nz
Subject: Ruru Building Ltd - Application for Resource Consent - Argus Aviation Ltd Submission
Attachments: 20230518140123207.pdf
Categories: Lynda to deal with

To whom it may concern,

Please find attached the following documents:

- Completed Submission on Resource Consent Application - TDC Form EP-RC040D
- Argus Aviation Ltd Submission for opposition to Ruru Building Ltd, Resource Consent Applications RM210785, RM210786, RM220974.

Please advise receipt of these documents via return email.


Your sincerely,


Mark Stagg


C.E.O

Argus Aviation Ltd



 03 528 6679 | +64 21 102 5167

 mark@argusaviation.co.nz

 www.argusaviation.co.nz

 1 Marchwood Park Road, Motueka Airport 7120 , NEW ZEALAND

To: The Resource Consent Administration Officer
Tasman District Council
Private Bag 4
Richmond 7050



Email: resourceconsentadmin@tasman.govt.nz



Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

Please note: all submissions become public documents. If the application requires a hearing, your submission may be published on the council's hearings page, including your name and contact details.

Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

Submitter Details

Full Name: PETER ALEXANDER WILLIAMSON

Contact Person (if different):

Address for Service: 202 TADPOLE ST MOTUEKA

Postcode: 7120

Phone: 027 245 9860

E-mail: peterwilliamson@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): RIVER TINY HOMES

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

ESTABLISH AN INDUSTRIAL SITE NEXT TO MOTUEKA AIRPORT

Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

RM 210785 SECTION 9. The proposed height of the buildings will be above the 1:50 height control (obstacle limitation surface) protecting the north east flight approach therefore potentially affecting future airport use. Refer attached sheet for my objections.

* Note: Any additional information should be submitted on a separate sheet(s).

RM 21785.

Airports exist to enable aircraft to land and takeoff safely. For this reason their existence is protected by establishing zones at each end of runways that are clear of obstructions. Rules are in place that prevent adjacent landowners from raising structures that would interfere with the safety of approaching or departing aircraft. Without such protection adjacent uncontrolled property development would make safe aviation impossible and the airfield would eventually cease to exist.

Motueka Airfield is a well utilised public amenity. It provides for private aircraft operators , a vibrant Aero Club, a flight training school, various aircraft maintenance facilities, and a commercial sky diving business. Et Al . The airfield brings both direct and indirect revenue to Motueka and is a valued component of the town fabric. Such a vital amenity should be "ring fenced "by council and not degraded.

The applicants for the subject Resource Management Consent are essentially requesting that the council set aside proven aviation safety rules. They appear to suggest that their private business profit and expansion plans trump any public good considerations . An alternative view is to question their logic and due diligence in selecting that site on which to establish that particular activity.

Should the Council grant the Consent they will effectively signal the death of the Motueka airfield by setting a precedent of private profit over public good.

I strongly oppose the application and ask the Council to reject it in its current form.



2) The reasons for my submission are (Give details*):

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

To ensure the consent does not impinge on airfield operations in any way.

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: PETER ALEXANDER WILLIAMSON

Signature: 
(Person making submission or authorised agent)

Date: 18/MAY/2023

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz

tasman
district council

Te Kaunihera o

te tai o Aorere

Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

Submitter Details

Full Name:	Emma Buscke & Shannon Trimble	
Contact Person (if different):		
Address for Service:	54 Green Lane Motueka	
Postcode:		
Phone:	0272230889	E-mail: emzbuscke@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Emma Buscke

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

1 - becoming an industrial site
2- storm water/sewage

Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

1 - becoming an industrial site
With becoming industrial site leads to possibility of other commercial company's building in future. Also heavy traffic vehicle's and other vehicles increasing substantially down narrow green lane with no footpaths. Which would make this dangerous to residents and school children that walk down green lane everyday.

2- storm water/sewage
The increase of wastewater from any potential commercial enterprise would put stress on the already wastewater/ storm water system.which at the moment cannot cope with what we have had in the last couple of years

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

As above

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*: _____
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Graeme Buscke <gbuscke@gmail.com>
Sent: Thursday, 18 May 2023 4:17 pm
To: Resource Consent Admin; Dinah Grew
Cc: Emma Buscke
Subject: Re: RM210785, RM210786 & RM220974 - Ruru Building Limited - Publicly Notified Resource Consent Application
Attachments: Form for submission on resource consent application.pdf
Categories: Lynda to deal with

Please see attached submission on resource consent for Ruru Homes: [54 Green Lane Motueka](#)

Please confirm, this has been received?

Thanks,

Emma Buscke

On Thu, 18 May 2023 at 15:57, Emma Buscke <emzbuscke@gmail.com> wrote:

----- Forwarded message -----

From: Dinah Grew <Dinah.Grew@tasman.govt.nz>
Date: Wed, 19 Apr 2023 at 9:12 AM
Subject: RM210785, RM210786 & RM220974 - Ruru Building Limited - Publicly Notified Resource Consent Application
To: emzbuscke@gmail.com <emzbuscke@gmail.com>



File: RM210785, RM210786, RM220974

resourceconsentadmin@tasman.govt.nz

Phone 543 8400

19 April 2023

emzbuscke@gmail.com

Dear Shannon Marie Trimble & Emma Lyn Buscke

Resource Management Act 1991 – Notified Application for Resource Consent: RM210785, RM210786 & RM220974 – Ruru Building Limited

The Tasman District Council has received the above application for resource consent. We are sending you this notice as a person or body who may be affected by the application.

To view the full public notice, the application documents and to find out how you can make a submission visit the Council's website. Go to tasman.govt.nz and use the keyword search "Ruru Homes".

Submissions must be received by the Council no later than **4.30 pm on Friday 19 May 2023**.

If you make a submission, you must also send a copy to the applicant as soon as reasonably practicable after serving it on us.

Please direct any enquiries, in the first instance, to the Resource Consent Administration Officers via resourceconsentadmin@tasman.govt.nz or by phone.

Yours sincerely



Andrew Strand

Team Leader – Resource Consents Administration

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 173
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
78 Commercial Street
PO Box 71
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

Publicly notified resource consent application

Proposal for Industrial Activity at Green Lane, Motueka

Ruru Building Limited has applied to Tasman District Council for resource consents for an industrial activity being construction of relocatable homes on rural productive land at 54 Green Lane, Motueka, with an associated discharge of domestic wastewater to land.

The proposed industrial activity will protrude above the 1:50 Height Control (Obstacle Limitation Surface) protecting the northeast flight approach to Motueka Aerodrome, thereby potentially restricting future uses of the runways; and will potentially divert flood waters around the site at 54 Green Lane.

The land is zoned Rural 1 and in the Land Disturbance Area 1 under the Tasman Resource Management Plan.

This application is publicly notified. This is a summary notice only.

On our website you will find the full public notice, the application with details of the specific resource consents applied for, the assessment of environmental effects and supporting information.

Go to tasman.govt.nz and enter the keywords "Ruru Homes" in the search box.

Any person may make a submission on the applications under section 96 of the Resource Management Act 1991. You will find submission forms on the Council's website or at the Council offices. Details of how to lodge a submission are also on the website.

Submissions close at 4.30 pm on Friday 19 May 2023.

Katrina Lee
Resource Consents Manager



Email: info@tasman.govt.nz
Website: tasman.govt.nz Ph: 03 543 8400

Secretary - Environmental Assurance

DDI +64 3 543 8481 | Dinah.Grew@tasman.govt.nz

Private Bag 4, Richmond 7050, NZ



This e-mail message and any attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz

tasman
district council

Te Kaunihera o

te tai o Aorere

Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

Submitter Details

Full Name:	N Chin, Enterprise & Property Services Manager, Tasman District Council, Motueka Aerodrome	
Contact Person (if different):	Antoinette Besier	
Address for Service:	Tasman Law P O Box 469 Nelson	
Postcode:	7040	
Phone:	03 539 4330/027 455 3319	E-mail: abesier@tasmanlaw.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Limited

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent to undertake an industrial activity in a Rural 1 Zone which is the construction of relocatable homes, discharge consent for domestic wastewater and damming or diversion of floodwaters by earthbunds.

Tasman District Council Application Number (if known): RM RM210785, RM210786, RM220974

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

See attached submission.

* Note: Any additional information should be submitted on a separate sheet(s).



2) The reasons for my submission are (Give details*):

See attached submission.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

See attached submission.

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*:



Date:

(Person making submission or authorised agent)

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

**Before the Tasman District Council
In Richmond**

Under the Resource Management Act 1991 (the Act)

In the matter of a resource consent application (RM210785 & 86, RM 220974) to undertake an industrial activity

Between **Ruru Building Ltd**

Applicant

And **Tasman District Council** as the owner and operator of
the Motueka Aerodrome

Submitter

**Submission of Tasman District Council, owner and operator of Motueka
Aerodrome Limited**

Dated: 18 May 2023

Counsel acting: A C Besier
Tasman Law Ltd
P O Box 469
Nelson 7040
Tel: (03)539 4330
Email: abesier@tasmanlaw.co.nz

To: Tasman District Council (**the Council**)

Name of Submitter: Tasman District Council as owner and operator of the Motueka Aerodrome (**the Motueka Aerodrome**).

1. This is a submission from the Motueka Aerodrome (**the submitter**) on a resource consent application by Ruru Building Ltd (**the applicant**) an existing industrial activity (and to enable its expansion) within a Rural 1 Zone at 54 Green Lane, Motueka.
2. Resource consent is sought as follows:
 - Section 9, land use, to undertake an industrial activity which is a construction of relocatable homes;
 - Section 9, land use, construction of buildings within the setback and exceeding building coverage;
 - Section 9, land use, construction of more than one vehicle access;
 - Section 9, land use, construction of a building which reaches the height allowance within the obstacle surface limitation area (**OLS**);
 - Section 15, discharge permit, discharge of domestic wastewater exceeding 2,000 litres per day;
 - NESCS, change of use, change of use of productive land to industrial activity.
3. The Motueka Aerodrome opposes the application.
4. The Motueka Aerodrome is not a trade competitor for the purposes of s 308B of the Resource Management Act 1991 (**RMA**). Its submission relates to the resource consent application as a land use activity. In particular, the submitter has concerns about the construction of buildings and potential landscaping which do not comply with Rule 16.11.2.1 (Schedule 16.11A) and the introduction of an industrial activity in close proximity to the aerodrome.
5. The submitter considers that the proposed activity is fundamentally incompatible in the current locality given its close proximity to the centre point of the runway, that it will introduce unacceptable risk to the health and safety of aircraft using the runway and the people working at the subject site. In addition

it has the potential to significantly undermine the use of the runway as significant regional transport infrastructure, with the potential to impact on the wider region.

6. The submitter therefore seeks that the application be declined.

The Aerodrome

7. The aerodrome is owned and managed by the Council. The aerodrome has been in existence since 1934. The Council owns Lot 1 & 2 DP 18903 which is identified in yellow in the map below:



8. The aerodrome is designated (D09) in the Tasman Resource Management Plan (**TRMP**) as an aerodrome containing a land parcel of 30.3875 hectares. The Council is the requiring authority for the designation.
9. The aerodrome has a runway which serves a wide range of aircraft: Cessna, Pilatus, Piper, Classic Aviation Adventurer and varying types of helicopters. There are also a range of businesses located on the designated site. These businesses include Nelson Aviation College, Inflite Experiences, and Argus Aviation Limited. The Motueka Aero Club also operates and is active on the airfield.
10. In particular, Nelson Aviation College operates from the Aerodrome. The College operates a college for the training of pilots. It is estimated that pilot training forms approximately 74% proportion of aircraft activity at the Aerodrome. In the last 12 months there were 20,840 aircraft movements from the aerodrome, of which 15,506 were operated by the College.
11. Inflite Experiences have operated from Motueka since 1991, with it becoming their permanent base of operations in 2000. Pre Covid numbers saw annual flights at approximately 1500 with approximately 10,000 jumpers per annum. The business is currently running at about 60% of the pre-covid numbers.
12. The aerodrome also forms significant regional transport infrastructure. There are limited airports and/or aerodromes in the Tasman and Nelson Regions, only those located at Nelson, Takaka and Motueka. The Nelson airport is located close to the coastline and therefore may be subject to seawater inundation and sea level rise. Nelson Airport is also in the path of a tsunami as per Nelson Tasman Civil Defence Tsunami Maps. Therefore, Motueka Aerodrome acts as a vital regional resilience aerodrome. The aerodrome is also used for Civil Defence purposes.

Motueka Aerodrome's submission

Incompatible Land Use

13. The proposed site is approximately 79 metres to the northeast end of the boundary of the aerodrome from the southwest corner of proposed site. It is also located in the centreline of the runway in that aircraft approach the

aerodrome from this direction (over the subject site) or take off from this direction (depending on the prevailing wind).

14. The proposal is for an industrial activity involving the construction of buildings including up to 60 staff members working from the site. Cranes are necessary to shift the relocatable buildings onto trucks.
15. The location of this activity within such close proximity to the centreline of the runway is incompatible in terms of both the number of people introduced into this area and the need to ensure there are no obstacles which could present an obstacle to aircraft taking off or landing and also affect wind flow (the presence of buildings has the potential to impact on uplift forces which are one of the four forces that apply to enable flight).
16. An industrial activity within the Rural 1 Zoning is also inconsistent with the objectives and policies of the TRMP which seeks to protect this land for activities related to the utilisation of the soil resource. The proposal is also inconsistent with the National Policy Statement on Highly Productive Land 2022 (NPS-2022). The subject land is LUC 1 and is captured by clause 3.5(7) given the rural zoning and the consent authority must avoid the inappropriate use or development of highly productive land (clause 3.9).
17. The proposed activity has been located on the site since 2021 (without the required resource consent) and has been subject to health and safety concerns in the past.
18. In October 2021, a crane was operating that was in breach of Civil Aviation Rules, Part 77 Objects and Activities Affecting Navigable Airspace (**Rules**). The Rules require notification to the Civil Aviation Authority (**CAA**) for a risk analysis of any intrusion into a 1:50 inclination (Rule 77.5(3)) and the 1:50 requirements defined within the TRMP (Rule 77.5(4)).
19. A second incident occurred on 14 April 2023 with the operation of a crane at a height of 12 metres. Tasman District Council issued a NOTAM (notice filed with the CAA to alert aircraft pilots of potential hazards along a flight route) under its obligations as the operator of the aerodrome, however, the notification obligations lie with the crane operator (Rule 77.5).

20. In addition, on 24 March 23 there was a request made to the submitter to use drones on the aerodrome to capture images of construction on the proposed site. The request detailed several flights to capture construction progress. The location of the site on the centreline, meant that the request could not be safely accommodated and permission was refused. This request highlights the tension of allowing a change of use to this site.
21. The submitter has erected one of the container structures on site. This was investigated by a compliance officer of Tasman District Council on 16 May 2023 and was discovered to extend some 7 metres in height in breach of Rule 77.5(3). The CAA has been notified of this failure to notify and the breach of CAA regulations.
22. The submitter considers that these past matters demonstrate the incompatibility of the activity in close proximity to the runway. The submitter is concerned that they also demonstrate a lack of awareness by Ruru management of the fundamental need to protect aircraft safety in this area.

Risk

23. The RMA addresses any “potential effect of low probability which has high potential impact (s 3 RMA)” and this category of risk is relevant to the proposed activity. The proposed buildings are permanent structures. The applicant may also seek to undertake landscaping which may also present obstacles (such as the growth of trees). Moreover, the applicant proposes to have staff of around 60 people working from the site. The introduction of an industrial activity in close proximity to the runway introduces unnecessary and unwarranted risk to the operation of the aircraft in this area, the health and safety of people and property.
24. The immediate environment of the aerodrome is not uncomplicated at present. The aerodrome is contained by roads on two of its boundaries, the north-eastern boundary along Queen Victoria Street being the most challenging area given the proximity of the runway. However, in the event larger aircraft need to land at the aerodrome, temporary traffic safety implementation measures can be introduced and the road could be shifted further away from the runway to meet this need in the future. The proposed activity adds a further complexity and risk into this environment which is not justified.

25. There is a new packhouse located to the north of the aerodrome, close to the applicant's site. The application sets out that the presence of the OLS influenced the placement and height of the proposed pack house building within the site, the use of land in the north-western corner for stormwater detention purposes and that it dictated the height to which bins may be stacked in the bin storage area (maximum of 3- 4 metres with the remainder of the site being up to 12- 16 metres) and any landscaping plantings along the frontage. As the proposed packhouse met all the requirements of Schedule 16.11A by not penetrating the 1:50 OLS, Motueka Aerodrome was not considered an affected party.

OLS 1:50

26. Rule 16.11.2.1 of the TRMP imposes an Airport Height Control (an inclination of 1:50 OLS through Schedule 16.11A) which applies to Motueka Airport. If any structure or vegetation exceeds the height limit of Schedule 16.11A a resource consent is required to authorise the activity under Rule 16.11.2.2.
27. It is possible that in the future there will be changes either to the extent and/or the angle of the OLS as the OLS is currently being reviewed. Any changes to the provisions of the TRMP will be subject to community consultation just as the initial provisions were. It is relevant to note that submissions to the TRMP sought the imposition of the Airport Height Controls to safeguard the operation of the aerodrome.
28. It is acknowledged that a 1:50 OLS is conservative, and for adjoining land use activities subject to the Airport Height Controls, this is restrictive. However, this needs to be seen in a context of the limited area subject to the Airport Height Controls and the Rural 1 Zoning which is inherently compatible with the controls given the limited range of permitted activities.
29. The submitter considers that it is prudent to maintain the OLS to its full extent until the review has been undertaken.
30. The 1:50 OLS provides an important buffer to protect the operation of the aerodrome. It is common for airport height controls to be stricter than CAA requirements in order to provide a buffer – in other words, the restrictive airport height controls imposed through district planning serve to ensure safety

thresholds are not inadvertently crossed by placing strict controls to adjacent land use activities.

31. The submitter also considers that declining consent on the basis of non-compliance with the 1:50 OLS is justifiable to acknowledge the high use of the aerodrome by trainee pilots, to ensure full use of aviation technology such as GPS instrument approaches, the use of the aerodrome by larger aircraft, and night operations. For example, a Royal New Zealand Air Force Andover has landed at the aerodrome in the past and larger aircraft may be required in the event of an emergency.
32. Provided the exiting protections are retained, in an emergency situation the adjacent roads, Queen Victoria St and Green Lane, could be closed temporarily to allow full utilisation of available runway length. Without this protection emergency response capability will be reduced.

Significant regional transport infrastructure

33. The application has not considered the implications of adopting a 1:20 OLS. It is stated that the proposal can comply with the 'operational 1:20 OLS.' However the adoption of this lower standard has implications for the operation of the aerodrome at present and also, more significantly, into the future. Fundamentally, the adoption of this lower standard is inconsistent the significant actual and potential role of the aerodrome as regional transport infrastructure.
34. It is also fundamental to maintaining a fully functional aerodrome without limitation to recognise the importance of the aerodrome for Civil Defence emergencies and as regional important infrastructure.
35. The aerodrome is important "backup" infrastructure of regional significance. There may be occasions in the future where Nelson Airport is unable to operate and therefore it is vitally important that there is an alternative runway location to accommodate a full range of aircraft. The proposed activity does not comply with the 1:50 OLS and therefore presents a risk to the future use for aircraft who need to be closer to the ground as they approach/land on the runway.

36. The aerodrome is an established activity providing significantly regional infrastructure whereas the applicant has a range of locations to choose to operate from, including industrially zoned land. The submitter considers that the decision maker should place greater weight on the operational needs of the aerodrome given its significance and adopt a conservative approach to decline consent the proposal as it does not comply with the 1:50 OLS.

OLS 1:20

37. The submitter recognises that there are limitations in how it can operate and at present it operates to a 1:20 OLS. However, it can install one off or permanent traffic management measures to enable aircraft to be closer to the ground above Queen Victoria Street and/or it may be able to shift the road if future needs demand this. The addition of an industrial activity in close proximity would complicate any future development in this regard.
38. The applicant alleges that there is no penetration to the 1:20 OLS and therefore there is no health and safety risk as a result. However, consultation undertaken by the applicant has not included assessment of health and safety implications for aerodrome users. As a 'non-flying' participant in aerodrome operations, and as an entity with overlapping Health and Safety at Work Act 2015 duties with the aerodrome users, the submitter cannot unilaterally speak to the health and safety implications for aerodrome users.
39. The applicant alleges that there is no penetration to the 1:20 OLS and therefore there is no health and safety risk as a result. This contention is rejected by the submitter: the activity in itself presents a health and safety risk as the above paragraphs have highlighted, even if the 1:20 OLS inclination is not penetrated by any obstacle.
40. The CAA acknowledges the higher risk at take-off and approach by protecting the OLS through the Rules in Part 77. The CAA requires notification for any penetrations to a defined 1:50 OLS and compliance with the District Plan OLS definitions. Once notified, the CAA will conduct a risk assessment and request adequate measures are in place to mitigate any penetration to the OLS. If the OLS within the TRMP was relaxed, the 1:50 would remain applicable under Part 77, for the notification and risk assessment, due to the hazard of penetrations within the take-off and approach fan. The existence of the above

protocols emphasise that land-use at the end of a runway needs to be carefully regulated.

Precedent

41. There is Rural 1 land adjacent to the site subject to the Airport Height Control controls which is currently used for agricultural purposes. The submitter is concerned that granting resource consent to an industrial activity in the Rural 1 Zone within the area subject to the Airport Height Control controls could create the expectation from others for like treatment, particularly given the availability of such land close to the Motueka township.

Decision sought

42. The submitter seeks the following decision from the consent authority in order to ensure that any adverse impacts on the aerodrome are avoided:
- that the resource consent application is declined; or
 - conditions are imposed to address the submitter's concerns raised in this submission.
43. The submitter wishes to be heard in support of its submission.
44. The submitter requests pursuant to s 100A(4) of the RMA that you delegate your functions, powers and duties to hear and decide the application to one or more hearing commissioners who are not members of the local authority.



A C Besier

Counsel for the Motueka Aerodrome (Tasman District Council)

Dated: 18 May 2023

Address of service:

Tasman Law Ltd

Tel: (03)539 4330

Email: abesier@tasmanlaw.co.nz

Lynda Cross

From: Antoinette Besier | Tasman Law <abesier@tasmanlaw.co.nz>
Sent: Thursday, 18 May 2023 4:47 pm
To: Resource Consent Admin
Cc: Hans@hansvanderwal.co.nz
Subject: Application RM210785, RM210786, RM220974: Submission on behalf of Tasman District Council
Attachments: TDC Submission 18 May 2023.pdf; Submission form - Motueka Aerodrome 18 May 2023.pdf
Categories: Lynda to deal with

Good afternoon

Tasman District Council, the owner and operator of the Motueka Aerodrome , wishes to make a submission on the above resource consent application made by Ruru Building Ltd, for an industrial activity at 54 Green Lane Motueka.

Please see **attached** for filing the following:

- A completed Form 13
- Detailed submission document.

Please confirm receipt on behalf of the consent authority.

Ngā mihi | kind regards

Antoinette Besier | Barrister & Solicitor – Director Tasman Law Ltd

Tasman Law

PO Box 469, Nelson 7040

Phone: +64 3 539 4330 | Mobile +64 27 455 3319

Email: abesier@tasmanlaw.co.nz

www.tasmanlaw.co.nz

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050



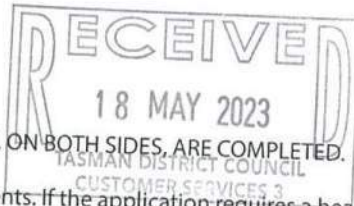
tasman
district council

Te Kaunihera o

te tai o Aorere

Email: resourceconsentadmin@tasman.govt.nz

Submission on Resource Consent Application



SR2308994

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

Submitter Details

Full Name:

Contact Person (if different):

Address for Service:

Postcode:

Phone:

E-mail:

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant):

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent to undertake an industrial activity in a Rural Zone which is the construction of relocatable homes. Discharge consent for domestic wastewater exceeding 2000 litres per day. Damming or diversion of floodwaters by earth bunds.

Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

All the applications

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

I oppose these applications because of the detrimental effects it will have on the Airport at Motueka. This business should not be able to move into some rural land to carry on a business that badly effects existing businesses. Rural land is for cows not for businesses to build structure that create hazards for others. What they want to do here will limit the airports future and set a precedent that council will regret! It must not be allowed to proceed.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application

I oppose the application

I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent

To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: **Lakari Heazlewood**

Signature*:

(Person making submission or authorised agent)

Date:

18/5/23

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



tasman
district council

Te Kaunihera o

te tai o Aorere

Submission on Resource Consent Application

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Submitter Details

Full Name:	Aviation New Zealand	
Contact Person (if different):	John Nicholson	
Address for Service:	PO Box 2096 Wellington 6140	
Postcode:		
Phone:	027 600 9156	E-mail: john.nicholson@aviationnz.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

RM210785 - Industrial Activity at Green Lane Motueka RM210785 - Land use consent to undertake an industrial activity in a Rural 1 Zone which is in breach of the airport height controls for the Motueka Aerodrome

Tasman District Council Application Number (if known): RM210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Ruru Building Ltd - Industrial Activity at Green Lane Motueka RM210785 - Land use consent to undertake an industrial activity in a Rural 1 Zone which is in breach of the airport height controls for the Motueka Aerodrome.

* Note: Any additional information should be submitted on a separate sheet(s).



2) The reasons for my submission are (Give details*):

The Aviation Industry Association of New Zealand Inc, trading as Aviation New Zealand, is the peak industry body for commercial general aviation in New Zealand. With membership of 300, we operate 6 divisions - NZ Agricultural Aviation Assn, NZ Helicopter Association, UAVNZ, Training & Development, Operational and Engineering & Supply.

Several of our members regularly use the Motueka Airport.

We object to the land use consent on numerous grounds:

- adverse impact on regional infrastructure;
- encroachment on existing uses; and
- safety and risk which will materially affect the operation of the aerodrome.

These concerns are amplified in the attached document.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

- I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

- To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

(This area is currently blank in the image)

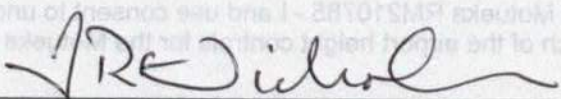
*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

- I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*:  Date:

(Person making submission or authorised agent)

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Tasman District Council
Private Bag 4
Richmond 7050

Attn: The Resource Consent Administration Officer

Thursday 18 May 2023

RM210785 - Land use consent to undertake an industrial activity in a Rural 1 Zone which is in breach of the airport height controls for the Motueka Aerodrome

This letter provides detail to the headings covered in our Submission on the Resource Consent Application.

1 Adverse impact on regional infrastructure

Motueka Aerodrome has been part of the regional aviation infrastructure for about 100 years. This allows small aircraft to operate around New Zealand. It helps connect Motueka and the surrounding area to the rest of New Zealand. In case of disaster or for search and rescue, the aerodrome allows rescue and other services to operate and reach nearby parts of New Zealand.

Recent experiences in the Hawkes Bay and East Coast attest to the fragility of the road (and rail) network in New Zealand. The Kaikoura earthquake also showed the importance of an aerial connection when other transport means were rendered unusable.

Predicted changes in the aviation area should also have implications for the future of the Motueka Aerodrome. In future, we are likely to see more aircraft built and powered in different ways (battery, hybrid, hydrogen, synthetic aviation fuel) flying New Zealand skies and connecting regional New Zealand in ways that currently, do not happen. Such changes are likely to require an enhanced range of services to be available at Motueka.

We also recognise the important role Motueka Aerodrome plays for some of our training members. Given the future demand for pilots in the Asia Pacific region, and the attempts being made to secure more of this training for New Zealand, it is reasonable to expect that Motueka Aerodrome will benefit from this increased demand to 'train in New Zealand'.

A fully operable aerodrome is, therefore, a strategic asset for Motueka.

2 Encroachment on existing uses

This is an issue in a number of areas in New Zealand. Aerodromes have been in place for around 100 years. Those looking to initiate developments near aerodromes must be responsible for ensuring that their activities will not impinge on the activities already carried out at the airport.

The Civil Aviation Authority provided useful guidelines for those looking to establish activities close to an aerodrome in its 2008 publication 'Guidance material for land use at or near aerodromes'. Civil Aviation Authority Rule Part 139.51 outlines requirements for registered airfields and it would be prudent for any developer near an existing aerodrome, to take this into account.

3 Safety and Risk

The request for a consent also results in a number of safety issues/considerations which impact adversely on the provision of 'safe flight' at the aerodrome. These include, but are not limited to:

- **Health and Safety at Work (2015 Act)** - especially the reduction in safe runway length, the effect on glidescopes, crane activity and buildings in an area which pose greater threats to aircraft with an engine failure. The crash at Thames Airfield in August last year is a relevant consideration.
- **Existing operations** - a shortened safe runway length will adversely affect safe operations at the Motueka Aerodrome for a number of existing aircraft types. Some aircraft will be unable to use the aerodrome.
- **Future proofing the current asset** - the ongoing development of aviation will undoubtedly require different facilities. The risk is that by approving the consent, the District Council will be limiting its ability to participate in these developmental opportunities (adding additional capabilities).

For these reasons, we oppose the granting of the consent.

Yours sincerely



John Nicholson
Chief Executive

Lynda Cross

From: John Nicholson <john.nicholson@aviationnz.co.nz>
Sent: Thursday, 18 May 2023 5:29 pm
To: Resource Consent Admin
Cc: hello@rurutinyhomes.nz
Subject: Motueka Airport
Attachments: 18052300.PDF; Motueka.pdf

Categories: Lynda to deal with

Good afternoon.

Our covernote and submission are attached.

--

Kind regards,

John Nicholson
Chief Executive
027 600 9156
PO Box 2096 Wellington 6140
L5 Rawlinsons House, 5-7 Willeston Street, Wellington 6011



To: The Resource Consent Administration Officer
 Tasman District Council
 Private Bag 4
 Richmond 7050



tasman
 district council

Te Kaunihera o

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Submission on Resource Consent Application

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Submitter Details

Full Name:	Peter William Wells	
Contact Person (if different):		
Address for Service:	180 Rarangi Beach Road Rarangi Blenheim RD3	
Postcode:		
Phone:	021 572901	E-mail: peterw@1call.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent to undertake an industrial activity in a Rural 1 Zone which is the construction of relocatable homes.

Tasman District Council Application Number (if known): RM 210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Construction of buildings which breach the airport height controls for the Motueka Aerodrome.

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

A reduction in the current OLS (Obstacle Limitation Surface) for the takeoff and approach paths of the Motueka Runway, which would result in the establishment of a displaced threshold, will reduce the current Effective Operational Length (EOL) of the runway.

EOL is one of the components used to calculate aircraft performance to determine if a particular aircraft can safely operate from a runway in accordance with the Aircraft Flight Manual. A reduction in the current EOL will preclude a number of aircraft being able to use Motueka Aerodrome.

Global weather changes have resulted in an increased level of flooding around NZ with many provincial towns being 'cut off'. One of the lifelines to these isolated towns has always been their local airfield. Motueka Aerodrome should be a 'strategic' asset for local Council for this very reason and current OLS's maintained to protect this asset and which would allow larger aircraft to operate and provide relief in such a weather event.

+

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

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Print Full Name:

Signature*:

(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Peter Wells <PeterW@1call.co.nz>
Sent: Thursday, 18 May 2023 5:31 pm
To: Resource Consent Admin
Cc: hello@rurutinyhomes.nz
Subject: Submission on resource consent application 210875
Attachments: Submission on resource consent application 210785 PW.pdf

Categories: Lynda to deal with

Hi

Submission on resource consent application 210875 attached

Regards

Peter Wells



Peter Wells
Senior IT Systems Engineer, 1Call Limited
t: +64 3 5779321 | m: +64 21 501447
e: PeterW@1call.co.nz | w: www.1call.co.nz
a: 8 Queen Street, Blenheim, 7201



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Lynda Cross

From: Stefan Hajszan <stefan@hajszan.com>
Sent: Thursday, 18 May 2023 7:29 pm
To: Resource Consent Admin
Subject: Submission RURU, Green Lane Motueka

Categories: Lynda to deal with

To: The Resource Consent Administration Officer
Tasman District Council
Private Bag 4
Richmond 7050
Email: resourceconsentadmin@tasman.govt.nz



Submission on Resource Consent Application

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Submitter Details

Full Name: Stefan Nikolaus Hajszan
Contact Person (if different):
Address for Service: 60 Martin Road
Upper Moutere
Postcode: 7175
7175
Phone: 027459964 E-mail: stefan@hajszan.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building LTD

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)
RURU Building LTD Industrial activity at Green Lane Motueka

Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

* Note: Any additional information should be submitted on a separate sheet(s).

EP-RC0400 08/19

2) The reasons for my submission are (Give details*):

Fran and Daniel Huelsmayer are very reliable and responsible people. With their company "Ruru Tiny Homes" they enable more than 40 people to have a secure income above the norm. As the COVID pandemic has hit New Zealand economically, like many other countries in the world, it is all the more important to have entrepreneurs whose businesses are in stable condition and therefore able to provide many families with a solid financial base. Motueka needs people like these two.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

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Print Full Name:

Signature*:

(Person making submission or authorized agent)



Date: 18th 5.2023

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A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



tasman
district council

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te tai o Aorere

Submission on Resource Consent Application

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Submitter Details

Full Name:	Jacqueline Westenra	
Contact Person (if different):		
Address for Service:	3 Wall St Kaiteriteri RD2 Motueka 7197	
Postcode:		
Phone:	0210543569	E-mail: jcwestenra@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Limited

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

RM210785- Land use consent to undertake an industrial activity in a Rural1 Zone which is the construction of relocatable homes involving: construction of buildings which breach the airport height controls for the Motueka Aerodrome.

Tasman District Council Application Number (if known): RM210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Section 9

Land Use

Construction of buildings which breach the height restriction in TRMP Schedule 16.11A.

Construction of buildings which breach the airport height controls for the Motueka Aerodrome.

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

I am a recreational pilot and member of the Motueka Aero Club.

I am concerned that this application has the potential to affect the safety of all aircraft who take off and/or land at Motueka aerodrome and potentially endanger those person's on the ground who are under an aircraft's flight path.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

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Print Full Name:

Signature*:

(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Jacquie Westenra <jcwestenra@gmail.com>
Sent: Thursday, 18 May 2023 7:31 pm
To: Resource Consent Admin
Subject: RM 210785
Attachments: Form for submission on resource consent application (1).pdf

Categories: Lynda to deal with

Please see attached my submission
Unfortunately I was unable to print and sign/date.
Please can you get in touch with me if you wish me to do so.
Regards
Jacquie

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



tasman
district council

Te Kaunihera o

te tai o Aorere

Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

Please note: all submissions become public documents. If the application requires a hearing, your submission may be published on the council's hearings page, including your name and contact details.

Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

Submitter Details

Full Name:	Jason Wakelin	
Contact Person (if different):		
Address for Service:	P.O. Box 69174 Lincoln 7640	
Postcode:		
Phone:	021 394414	E-mail: jasonwakelin@outlook.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent to undertake an industrial activity in a Rural 1 Zone which is the construction of relocatable homes.

Tasman District Council Application Number (if known): RM 210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Construction of buildings which breach the airport height controls for the Motueka Aerodrome,

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

A reduction in the current OLS (Obstacle Limitation Surface) for the takeoff and approach paths of the Motueka Runway, which would result in the establishment of a displaced threshold, will reduce the current Effective Operational Length (EOL) of the runway.

EOL is one of the components used to calculate aircraft performance to determine if a particular aircraft can safely operate from a runway in accordance with the Aircraft Flight Manual. A reduction in the current EOL will preclude a number of aircraft being able to use Motueka Aerodrome.

Global weather changes have resulted in an increased level of flooding around NZ with many provincial towns being 'cut off'. One of the lifelines to these isolated towns has always been their local airfield. Motueka Aerodrome should be a 'strategic' asset for local Council for this very reason and current OLS's maintained to protect this asset and which would allow larger aircraft to operate and provide relief in such a weather event.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*:
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Jason <jasonwakelin@outlook.co.nz>
Sent: Thursday, 18 May 2023 8:26 pm
To: Resource Consent Admin
Cc: hello@rurutinyhomes.nz
Subject: Submission
Attachments: Submission on Resource Consent Jason.pdf

Categories: Lynda to deal with

Attached submission

To: The Resource Consent Administration Officer
 Tasman District Council
 Private Bag 4
 Richmond 7050



tasman
 district council

Te Kaunihera o

te tai o Aorere

Submission on Resource Consent Application

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Submitter Details

Full Name:	Chellie Wakelin	
Contact Person (if different):		
Address for Service:	PO BOX 69174 Lincoln 7640	
Postcode:		
Phone:	02102935135	E-mail: wakelin.chellie@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent to undertake an industrial activity in a Rural 1 Zone which is the construction of relocatable homes.

Tasman District Council Application Number (if known): RM 210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Construction of buildings which breach the airport height controls for the Motueka Aerodrome,

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

A reduction in the current OLS (Obstacle Limitation Surface) for the takeoff and approach paths of the Motueka Runway, which would result in the establishment of a displaced threshold, will reduce the current Effective Operational Length (EOL) of the runway.

EOL is one of the components used to calculate aircraft performance to determine if a particular aircraft can safely operate from a runway in accordance with the Aircraft Flight Manual. A reduction in the current EOL will preclude a number of aircraft being able to use Motueka Aerodrome.

Global weather changes have resulted in an increased level of flooding around NZ with many provincial towns being 'cut off'. One of the lifelines to these isolated towns has always been their local airfield. Motueka Aerodrome should be a 'strategic' asset for local Council for this very reason and current OLS's maintained to protect this asset and which would allow larger aircraft to operate and provide relief in such a weather event.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*: _____
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Chellie Wakelin <wakelin.chellie@gmail.com>
Sent: Thursday, 18 May 2023 8:30 pm
To: hello@rurutinyhomes.nz; Resource Consent Admin
Subject: Submission
Attachments: Submission on Resource Concent Chellie.pdf

Categories: Lynda to deal with

Hi

Please find attached submission.

Thanks
Chellie Wakelin

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050tasman
district council

Te Kaunihera o

te tai o Aorere

Submission on Resource
Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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Submitter Details

Full Name:	Rodney Maas, on behalf of Flying New Zealand (Royal NZ Aero Club Inc.)	
Contact Person (if different):	Lisa MacDonald	
Address for Service:	Flying New Zealand PO Box 144 Rangiora 7440	
Postcode:		
Phone:	0800422635	E-mail: execsec@flyingnz.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Building of relocatable homes on land underneath the flight approach path for Motueka Aerodrome.

Tasman District Council Application Number (if known): RM RM210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

The proposal does not comply with the TRMP Airport Protection rule regarding the the airport height controls for the Motueka Aerodrome.

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

As attached in document RM210785 - 202305 Motueka Airfield development.pdf

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

If the buildings are to be erected, their height should be limited as to not breach the existing 1:50 height protection of the approaches.

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*:

(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.



FLYING NEW ZEALAND

PO Box 144
Rangiora 7440
0800 422 635

18 May 2023

Resource Consent Administration Officer
resourceconsentadmin@tasman.govt.nz
RM210785 – Application from Ruru Building Ltd

Kia ora,

Thank you for the opportunity to respond to application RM210785 by applicant Ruru Building Ltd.

Flying NZ is the umbrella organisation for over 44 Aero Clubs around New Zealand, one of which is the Motueka Aero Club who directly affected by this application.

Flying NZ is opposed to the breaching of the TRMP's OLS 1:50 gradient height protection on the approach and climb out from Motueka aerodrome in this application.

We request that you decline this application for the reasons stated below.

Our view is that allowing these buildings to breach the existing height restrictions will be detrimental to flight safety.

Safety will be compromised by reducing the margin for error during the critical take-off and approach phases of flight, where aircraft are particularly vulnerable to windshear and other forms of turbulence. Windshear (a sudden change in wind speed or direction), downdrafts and other turbulence can be induced by objects on the ground. The proposed buildings are close enough to create turbulence and sink for an aircraft lifting off, and as an aircraft passes overhead the margin for error is much less than there would've been without the buildings present.

Additionally, although unlikely, in the case of an engine failure after take-off, the presence of buildings occupying this space will severely limit a pilot's landing options and would not just increase the risk for the pilot and aircraft but also to the occupants of the building. If an aircraft has an engine failure after take-off at low altitude the options available to the pilot are limited. They are less able to turn and are generally committed to landing (more or less) straight ahead. At a distance further from the airfield this is less of an issue as a pilot has more height and ability to manoeuvre the aircraft into a clearer space.

While pilots are trained to correct for these situations, this proposal introduces additional, preventable, and predictable flight risk. It is worth noting that both Motueka Aero Club and Nelson Aviation College are training student pilots who are inherently less skilled at managing these critical phases of flight, and so this proposal particularly increases the risk to them.

We also note that the intrusion of the proposed buildings into the 1:50 approach protection may in future, cause difficulty in use of the airfield for night operations or the implementation of an instrument approach.

Aviation is a contributor to your local economy. In addition to Motueka Aero Club, you have Nelson Aviation College and Skydive Abel Tasman who may feel affected by this proposal.

Flying NZ submits that the Council should make a strong effort to protect Motueka Aerodrome as a valuable asset with much future potential and to not let industrial requirements 'overgrow' the airfield.

Nga mihi,

Rodney Maas

President - Flying New Zealand

www.flyingnz.co.nz

Lynda Cross

From: Rodney Maas | FNZ <president@flyingnz.co.nz>
Sent: Thursday, 18 May 2023 9:13 pm
To: Resource Consent Admin; hello@rurutinyhomes.nz
Cc: Lisa MacDonald | FNZ; Peter King | FNZ
Subject: Submission regarding consent application RM210785 / Ruru Building Ltd
Attachments: RM210785 - 202305 Motueka Airfield development.pdf; Form for submission on resource consent application.pdf

Categories: Lynda to deal with

Kia ora,

Attached is Flying New Zealand's response to resource consent application RM210785 by Ruru Building Ltd.

The substance of our submission is the second attachment.

Thank you for considering this. Please do contact me if you require any further information or clarifications on what is written.

Nga mihi,

Rodney Maas
President Flying New Zealand
021 182 9222

To: The Resource Consent Administration Officer
Tasman District Council
Private Bag 4
Richmond 7050
Email: resourceconsentadmin@tasman.govt.nz

Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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Submitter Details

Full Name:	David Peter Banks	
Contact Person (if different):		
Address for Service:	29 The Parade Bucklands Beach Auckland	
Postcode:		
Phone:	021925750	E-mail: dave@bdleearthmovers.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

RM210785-landuse to consent to undertake an industrial activity in a Rural 1 zone which is the construction of relocateable homes, involving Construction of buildings which breach the air[port height controls for the Motueka aerodrome

Tasman District Council Application Number (if known): RM

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Construction of buildings which breach the airport height controls for the Motueka Aerodrome, therefore restrict the operations and safety margins in respect to the Motueka Aerodrome

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

As a visiting pilot that uses the Motueka aerodrome. i am toatally opposed to any infringement on the 1:50 approach airspace at Motueka airport.
The appliucation from Ruru homes is clearly going to be an obstacal in a critical phase of the approach flight path. Tasman district council have an obligation to mitigate any risk to the public and pilots using the airport in regard to keeping the approach clear of obsticals. Wouldnt it great, headlines "Tasman District Council allow buildings to be built causing air disaster" this alone is a health and safety issue and should be enough to dismiss this consent appliiction
Regional airports are an important part of our infrastructure for training new pilots and the industry that comes with that. But probably more importantly as a connection to the rest of NZ in a emergency as in the Kaiukoura earthquake and in Hawkes Bay more recently. Displacing the threshold or shortening the runway will only limit the aircraft than can use the airport in an emergency, the bigger the aircraft the more help it can bring. Regional airports should be protected and the responsibility for Motueka airport lies withTasman District Council.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*: _____
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: dave@bdleearthmovers.co.nz
Sent: Thursday, 18 May 2023 9:27 pm
To: Resource Consent Admin
Cc: Hans@Hansvanderwal.co.nz
Subject: Ruru resource consent
Attachments: Form for submission on resource consent application (1).pdf

Categories: Lynda to deal with

To whom this may concern

Please find resource consent submission attached

Yours sincerely
Dave Banks
Managing director
BDL Earthmovers Ltd
021 925750

To: The Resource Consent Administration Officer
Tasman District Council
Private Bag 4
Richmond 7050



Email: resourceconsentadmin@tasman.govt.nz

Submission on Resource Consent Application

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Submitter Details

Full Name:	Alistair Hart	
Contact Person (if different):		
Address for Service:	84 Poole street Motueka	
Postcode:	7120	
Phone:	0274492401	E-mail: Alistairlizhart@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Limited

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Ruru Building Limited has applied to the Tasman District Council for Resource consents for an industrial activity being construction of relocatable homes on rural productive land at 54 Green Lane, Motueka, with an associated discharge of domestic wastewater to land.

Tasman District Council Application Number (if known): RM RM210785, RM210786 & RM220974 - Ruru Buliding Limited

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Description of activity: RM210785 - Land use consent to undertake an industrial activity in a Rural 1 zone which is the construction of relocatable homes, involving:
construction of bulidings which breach the airport height controls for the Motueka Aerodrome

* Note: Any additional information should be submitted on a separate sheet(s).



EP-RC040D 08/19

2) The reasons for my submission are (Give details*):

Please see attached document outlining the reasons why I oppose this application

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

Lower the build height so that the proposed build will not effect aerodrome operations for now and in the future.

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*: 
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Alistair Hart
84 Poole Street
Motueka 7120
0274492401
Email: Alistairlizhart@gmail.com

Tasman District Council
Private Bag 4
Richmond 7050

18th May 2023

To: The Resource Consent Administration Officer

Re: Objection of proposed Ruru Homes Building Limited Application for Resource consent RM210785, RM210786, RM220974

To Whom It May Concern: My name is Alistair Hart I am a 787 pilot for Air New Zealand. I am also a qualified instructor for people wishing to obtain pilots licenses and I am rated to instruct on multiple types of aircraft. I am a member of the Motueka Aero club and have been using the Motueka runway for 41 years. I previously have owned and operated a flight training business on the Motueka aerodrome

The Motueka aerodrome is a public amenity similar to a road and other infrastructure in the area. In order for the aerodrome to operate successfully and safely it requires not only adequate runway length but also safe approach/departure angles to the runway. An approach/departure fan is an area at the start and end of a runway that angled upwards into the air, the idea behind this is that aircraft climb out and arrive above the bottom of the fan and objects and trees stay below the bottom of the fan. This is to allow for safe take offs and landings for aircraft operators and the community on the ground. Ruru Homes is proposing to build a tall structure within the fan and operate a tall crane. This poses major restrictions on the current and future use of the Motueka airport.

The construction of a tall building in the end of runway in the approach/departure fan will essentially shorten the runway therefore prevent the use of the runway for certain aircraft. For example air transport operations such as:

- Golden bay air – using Piper/Britten Norman Islander/GippsAero Airvan
- Sounds air – Cessna Caravan
- And other operators now and in the future

Not only does this impact its current users it also has the potential to stunt the growth the Motueka airport, limiting future job opportunities for the community.

The Motueka aerodrome is also a part of a safety network of airports, providing pilots with a place to land in the event of bad weather or mechanical problems.

The aerodrome in Motueka is a massive asset when it comes natural disasters and is a back up to the Nelson aerodrome. In fact the Motueka aerodrome was utilised extensively during the Takaka floods for transportation of goods and services when that community was cut off. Although it is not as large as the Nelson aerodrome it can still handle a wide number of specialised aircraft in an emergency such as those used by New Zealand Air force. The Motueka aerodrome is also utilised during search and rescue operations, providing a place to re fuel and for the teams to touch base with each other to plan and coordinate searches.

The Motueka Aerodrome is a public asset that needs to be protected for future generations. The airport cannot be moved but new structures need to be built sensibly in its environs.

A lack of due diligence and forward planning on the part of Ruru Homes has lead to a proposal of resource consent that will have a massive negative impact on the community if approved.

For these reasons I request that the Tasman District council declines the consent for this applications.

Regards,

Alistair Hart

Lynda Cross

From: Alistair Hart <alistairlizhart@gmail.com>
Sent: Thursday, 18 May 2023 10:24 pm
To: Hans@hansvanderwal.co.nz; Resource Consent Admin
Subject: Resource consent objection
Attachments: Submission against Ruru Homes Building Limited Alistair Hart docx.pdf; Ruru Homes resource consent application objection Alistair Hart 2023.pdf

Categories: Lynda to deal with

Kia ora,

Please see attached the documents regarding the resource consent application made by Ruru Homes Building Limited.

Regards,
Alistair Hart

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



tasman
district council

Te Kaunihera o

te tai o Aorere

Submission on Resource Consent Application

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

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Submitter Details

Full Name:	Nicola Bensemann	
Contact Person (if different):		
Address for Service:	78 Old Wharf Road Motueka	
Postcode:	7120	
Phone:	0272913778	E-mail: nickibensemann@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

for an industrial activity being construction of relocatable homes on rural land at 54 Green Lane, Motueka,

Tasman District Council Application Number (if known): RM RM210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Use of Rural 1 zoned land for an industrial activity.
Appropriateness of activity in the close vicinity of an airport.

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

As a Chartered Accountant of 25+ years experience working in a local Public Practice, I would not recommend to anyone that this size of land can be considered productive and profitable for a rural horticultural or similar business.
It is uneconomic for the running of the majority of rural activities and I would wholly endorse the application of light industrial use of this area of land.

In addition its close proximity to the airport runway with its associated plane operational noise levels makes it unsuitable for housing, adding support to a light industrial use of the land.

Ruru Building Ltd have shown themselves to be a professional, hard working, community focused business. They support local business as suppliers, invest in NZ made materials, employ locals, providing apprenticeships and job opportunities. In my opinion they would be very capable of working with neighbours and any adjoining potentially affected parties to mitigate and solve all aspects of this application.

I support this application.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

None.

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*: _____
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Nicki Bensemann <nickibensemann@gmail.com>
Sent: Thursday, 18 May 2023 10:36 pm
To: Resource Consent Admin
Cc: Hans@Hansvanderwal.co.nz
Subject: Submission RM210785 Ruru Buildings Ltd
Attachments: Form for submission on Ruru resource consent application.pdf

Categories: Lynda to deal with

Kia ora,
Submission attached supporting the granting of consent under application RM210785 Ruru Building Ltd.
N Bensemann

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050



Submission on Resource Consent Application

Email: resourceconsentadmin@tasman.govt.nz

PLEASE ENSURE THAT ALL SECTIONS OF THIS FORM, ON BOTH SIDES, ARE COMPLETED.

Please note: all submissions become public documents. If the application requires a hearing, your submission may be published on the council's hearings page, including your name and contact details.

Personal information will also be used for administration purposes, including notifying submitters of hearings and decisions. All information will be held by the Tasman District Council with submitters having the right to access and correct personal information.

Submitter Details

Full Name:	Alan James Smith	
Contact Person (if different):		
Address for Service:	Co H Bradley 454A High Street Motueka 7120	
Postcode:		
Phone:	+971505502905	E-mail: koraha.kiwi@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

To undertake industrial activity in a Rural 1 Zone which is the construction or relocatable homes.

Tasman District Council Application Number (if known): RM RM210785 RM210786 RM220974

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

The proposed industrial activity will protrude above the 1:50 Height Control (Obstacle Limitation Surface) protecting the northeast flight approach to Motueka Aerodrome.

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

Any activity that impacts the safe operation of aircraft at Motueka Aerodrome should be viewed with alarm.

This activity would have the direct effect of limiting the types of aircraft and the types of operation at this aerodrome. This aerodrome is an important resource within the Tasman District. It brings economic benefit to the area through the activities of flying schools, parachuting and the aero club. Not only is there financial incentive to not restricting operations, this aerodrome would play an important infrastructure role in the event of a natural disaster, facilitating rapid and effective transportation of people and materiel.

Furthermore, the infringement of flightpaths has a direct effect on flight safety, something that the aviation industry has strived to improve for over a century. I confidently state the negative impacts of granting the resource consent based on my over 37 years of experience in professional aviation and my flight time experience of over 22000 hours.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

*Note: Any additional information should be submitted on a separate sheet(s).

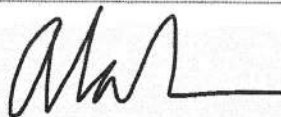
5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name: Alan James Smith

Signature*:



(Person making submission or authorised agent)

Date: 18May 2023

*Note: A signature is not required if you make your submissions by electronic means.



A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Alan Smith <koraha.kiwi@gmail.com>
Sent: Thursday, 18 May 2023 11:02 pm
To: Resource Consent Admin
Cc: Hans@hansvanderwal.co.nz
Subject: Submission
Attachments: TDC Submission NZMK.pdf

Categories: Lynda to deal with

To: The Resource Consent Administration Officer

Tasman District Council
Private Bag 4
Richmond 7050

Email: resourceconsentadmin@tasman.govt.nz



tasman
district council

Te Kaunihera o

te tai o Aorere

Submission on Resource Consent Application

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Submitter Details

Full Name:	Richard and Suzanne Kenning	
Contact Person (if different):		
Address for Service:	63 Queen Victoria Street Motueka Tasman	
Postcode:		
Phone:	035288508	E-mail: muddee.acre@gmail.com

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building limited

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

RM:210785 RM:210786 RM:220974

Tasman District Council Application Number (if known): RM 210785,210785,220974

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Flight Path
Height controls.
Noise
Storm water.
Land destruction.

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

Crash Zone : 54 Green Lane is in the Crash Zone for the Motueka Airport flight path for aircraft that loose power on take off to the north.
It was stated in the TDC 20 year plan there would be no development this close to air port due to this fact.
Height restrictions:The Erection of the height exceeding Structures has already begun before the consultation process has concluded. Cranes have been in use on sitedespite height restrictions .
Noise.Noise from nail guns is contiguous. The earth Bungas that are already on site blocklittle noise at present.
Stormwater.The registered bore at No63 Queen Victoria is 12.5m from back Boundary. We have concerns abo the sumps to be installed on our boundary.
The neighbours experienced dirty water in the taps after the pack house swale was installed 50+ meters awa

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

To grant consent To refuse/decline consent

If consent is granted, I wish the council to impose the following conditions

(Note: you do not have to suggest conditions, particularly if you want the council to refuse consent):

No work on site on Sundays

*Note: Any additional information should be submitted on a separate sheet(s).

5) Attendance at any Council Hearing (You must tick one of the following two boxes):

I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*: 
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Lynda Cross

From: Dinah Grew
Sent: Friday, 19 May 2023 8:12 am
To: Resource Consent Admin
Subject: FW: Emailing Form for submission on resource consent application (1)(1).pdf
Attachments: Form for submission on resource consent application (1)(1).pdf

Categories: Lynda to deal with

[Dinah Grew | Environmental Assurance](#)
Secretary - Environmental Assurance
DDI +64 3 543 8481

From: Richard Kenning <muddee.acre@gmail.com>
Sent: Thursday, May 18, 2023 9:08 PM
To: hans@hansvanderwal.co.nz; Reception Richmond <Reception.Richmond@tasman.govt.nz>; Dinah Grew <Dinah.Grew@tasman.govt.nz>
Subject: Emailing Form for submission on resource consent application (1)(1).pdf

The submission from the Kennings

To: The Resource Consent Administration Officer
Tasman District Council
Private Bag 4
Richmond 7050
Email: resourceconsentadmin@tasman.govt.nz



Submission on Resource Consent Application

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Submitter Details

Full Name:	Marlborough Aeroclub Inc (on behalf of the signatories attached)	
Contact Person (if different):	Paul Hally (President)	
Address for Service:	PO BOX 73 Blenheim	
Postcode:	7240	
Phone:	021 2693933	E-mail: president@marlboroughaeroclub.co.nz

Submission Details

This is a submission on the following application for resource consent lodged with the Council:

This is a submission on an application from: (Name of Applicant): Ruru Building Ltd

For a resource consent to: (details can be found on the notice in the letter from Council, newspaper, website or on-site)

Land use consent to undertake an industrial activity in a Rural 1 Zone which is the construction of relocatable homes.

Tasman District Council Application Number (if known): RM 210785

1) The specific part(s) of the application that my submission relates to is/are (Give details*):

Construction of buildings which breach the airport height controls for the Motueka Aerodrome,

* Note: Any additional information should be submitted on a separate sheet(s).

2) The reasons for my submission are (Give details*):

A reduction in the current OLS (Obstacle Limitation Surface) for the takeoff and approach paths of the Motueka Runway, which would result in the establishment of a displaced threshold, will reduce the current Effective Operational Length (EOL) of the runway.
EOL is one of the components used to calculate aircraft performance to determine if a particular aircraft can safely operate from a runway in accordance with the Aircraft Flight Manual. A reduction in the current EOL will preclude a number of aircraft being able to use Motueka Aerodrome.
Global weather changes have resulted in an increased level of flooding around NZ with many provincial towns being 'cut off'. One of the lifelines to these isolated towns has always been their local airfield. Motueka Aerodrome should be a 'strategic' asset for local Council for this very reason and current OLS's maintained to protect this asset and which would allow larger aircraft to operate and provide relief in such a weather event.

*Note: Any additional information should be submitted on a separate sheet(s).

3) The nature of my submission is that: (Tick one of the following three boxes):

I support the application I oppose the application I am neutral regarding the application

4) The decision I would like the Council to make is (Tick one of the following two boxes):

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I wish to be heard in support of my submission I do not wish to be heard in support of my submission

Note: If you indicate that you do not wish to be heard, you will still receive a copy of the Council's decision but you will not receive a copy of the hearing report if a hearing is held.

Print Full Name:

Signature*: 
(Person making submission or authorised agent)

Date:

*Note: A signature is not required if you make your submissions by electronic means.

A copy of this submission MUST also be sent to the applicant as soon as reasonably practicable after serving a copy on the Council.

Signed:

Ben Morris



JUDY JONES.

Ross McCullum



Susie Adams

Susie

OWEN HUGHES.

O. Hughes

ATPL # 381.

ROBERT A GUARD



~~Camilla McGlenice~~

CHRIS ROBINSON



John Bower



#221995104

GARRY MORGAN

Michelle Jensen

Joel Tomasi



GRAHAM ORPHAN



JANE ORPHAN



~~Wendy~~



Simon Paul

George Orchard

Life member

Jeremy Hughes

DAVE LOCHAF

Joshua Bull



Patrick Pascoe

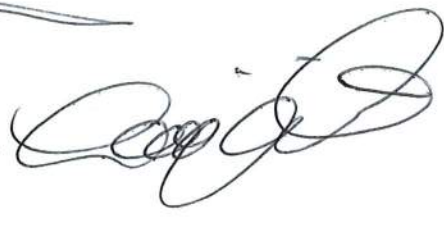


ALISTAIR MATTHEWS

Mike Gray




MICHAEL LAGNONIUSCU



Signed:

DAN COLEMAN 

Johnny Valencia 


Ian Martella 


Fiona McCullagh 

Colbert James 

SR Gafney 

Sham Davies 


CHRIS BOUCE 

MIKE ROTHENORS 

Rex P. Newman 

GREGORY NOEL CARTER 

PER ROLD 

Nancy Lagunowitsch 

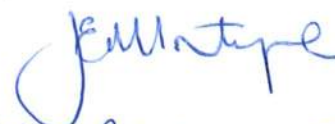
Darren Smith 

MARTY NICOLL 

Colin McLenzie 

BENDAVIES 

Nick Patchett 

Jay Emcintyre 

SANTIAGO VADILLO REYES 

Lynda Cross

From: Marlborough Aero Club - Reception <fly@marlboroughaeroclub.co.nz>
Sent: Friday, 19 May 2023 2:24 pm
To: hello@rurutinyhomes.nz; Resource Consent Admin
Cc: President - Marlborough Aero Club
Subject: Submission against resource consent application (Motueka)
Attachments: Submission against resource consent application (Motueka).pdf

Importance: High

Categories: Lynda to deal with

To Whom it May Concern

Attached please find the Marlborough Aeroclub submission opposing resource consent.

Kind Regards

Nancy Lagunowitsch
Office Administrator



Marlborough Aero Club ... *celebrating 95 years of flying*

P +64 3 578 5073

Omaka Aerodrome, Aerodrome Road, Blenheim 7201 | PO Box 73, Blenheim 7240

Email: fly@marlboroughaeroclub.co.nz Web: <http://www.marlboroughaeroclub.co.nz>

