

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

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.

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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*):

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

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

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

Jacqueline Day
6 Wrights Place
Stoke 7011
Nelson

16 May 2023

Reasons for Opposition to Application for Consent by Ruru Building Limited

As a safety manager, CAANZ approved senior person and holder of a commercial pilot's licence with 20 years' of experience in the aviation industry, I would like to express my concerns regarding the Application for Consent by Ruru Building Limited. I am also a regular user of the Motueka Aerodrome and believe that it is an important community asset and resource. For the reasons outlined below, I ask that TDC deny resource consent for this application.

1. Management of hazards and risks

I believe that under the Health and Safety at Work Act 2015 30(1a) & (2), Persons Conducting a Business or Undertaking (PCBU) with overlapping duties (i.e. the Tasman District Council (TDC) are required to eliminate risks to health and safety, so far as is reasonably practicable to the extent to which the PCBU has, or would reasonably be expected to have, the ability to influence and control the matter to which the risks relate. As the controlling authority, the TDC has a duty to eliminate additional risks to aviation at Motueka Aerodrome by not allowing further penetration of the Obstacle limitation Surface (OLS).

2. Motueka Aerodrome Management Plan Objectives

As operator of the Motueka aerodrome the TDC outlines its' management objectives in the Motueka Aerodrome Management Plan.

- i. To maintain the aerodrome to a standard similar to CAA certification as a quality assurance system.
- ii. To manage the aerodrome assets so that the aerodrome will eventually achieve financial sustainability and not require a subsidy from general rates.
- iii. To allow provision of facilities and activities for and by aerodrome users which do not compromise the long-term use and development of the runway.
- iv. To encourage growth in aviation and related activities while maintaining a safe operating environment and in consideration of any potential effects on the Motueka community.

Approving the Ruru Building Limited resource consent application is contrary to the objectives of Motueka Aerodrome Management Plan to encourage growth in aviation while maintaining a safe operating environment and would compromise the long-term use and development of the runway.

<https://www.tasman.govt.nz/document/serve/Motueka%20Aerodrome%20Management%20Plan%20July%202021.pdf?DocID=32984> p3-4

3. A shortened runway equates to increased risk

A shortened runway (i.e., moving the thresholds inwards) equates to increased risk of aircraft over-run, runway excursions, and inability to outclimb obstacles under certain performance conditions.

4. Increased risk for student pilots who are learning to operate aircraft

Motueka aerodrome is home to a number of training organisations – additional obstacles impeding on the flight path or a shortening the runway will increase risk to student pilots who are learning to operate aircraft and as such make decisions and respond slower than a proficient pilot. In such an environment it is prudent to reduce risk rather than increase it.

5. Crane activity is a hazard

Ruru Building's property is in a safety critical location, approx. 200m along the extended centreline from the end of runway 20.

Crane activity (that has already been seen from Ruru Building) is a hazard to aviation, reducing safety margins and impacting business operations for a number of existing aerodrome operators. Existing operators would have to cease operating or restrict the times they are able to operate and the way in which they operate in order to mitigate risk. This could also financially impact businesses on the aerodrome.

6. Increase risk for pilots in the event of emergency

Obstacles that impede the flight path or additional obstacles under the flight path increase risk to pilots and people under the flight path by limiting forced landing options in the event of a partial or full engine failure.

7. Accountability in the event of emergency

I am concerned about who would be held accountable should an emergency such as an engine failure occur. If a pilot is forced to land on a property in a safety critical area such as a property 200m along the extended centreline of an active runway, which is occupied by both people and buildings, surely accountability would lie with the authority that allowed the buildings and people to operate there, as well as those who elected to conduct business in an environment with such high risk.

8. Buildings create a mechanical turbulence hazard

Mechanical turbulence issues created by wind over buildings will present an additional hazard to aircraft at critical phase of flight (low level on short final or climb out).

9. Limiting a community asset

Motueka Aerodrome is a community asset which was gifted to the region. It has over a 100-year history, but its' future use would become restricted if the runway is shortened or if the Instrument Flight Rules (IFR) or Visual Flight Rules (VFR) profiles were impinged.

“Obstacle limitation surface (OLS) means airspace defined around an aerodrome that enables operations at the aerodrome to be conducted safely and that prevents the aerodrome from becoming unusable by the growth of obstacles around the aerodrome.” (Civil Aviation Act 1990, Part 77 p.6.) As such the Tasman Resource Management Plan outlines an Obstacle Notification Surface (1:50 slope) in line with Part 77 of the Civil Aviation Act 1990. I believe that it would be short sighted to allow growth of any additional obstacles beyond the 1:50 OLS that could render the aerodrome unusable for future operations.

10. Protection of a valuable training resource

Under the current chronic national and world-wide pilot shortage, a training environment such as Motueka aerodrome, is a precious community resource and should be future-proofed as such. Aviation students generate income across a number of community businesses. Activity that endangers the training environment by limiting its use or increasing risk for aviation students will have a down-stream effect of reducing income brought into the Motueka community.

11. Limited usage for current users with lease agreements

Shortening of the runway could restrict or prevent usage of current users with lease agreements – they may not be able to land their aircraft at Motueka.

Aircraft types such as King Air; Diamond aircraft; Piper Seminole; Piper Seneca; Cessna Caravan; PAC 750 which were previously able to take off and land in certain conditions may not be able to land if the runway is shortened.

12. Limiting IFR operations

Additional obstacles protruding into the 1:40 glideslope which cannot be removed will make it impossible for IFR operations in future and limit the resilience of the aerodrome as a community resource.

Also, moving the runway thresholds (effectively shortening the runway) to allowing Ruru Building Ltd. to fit buildings under the 1:40 instrument profile would be short-sighted as it would make the runway unusable for many aircraft.

When conducting IFR flights with Performance Based Navigation (PBN) procedures, a technical alternate should be considered at all times. Motueka aerodrome is an important alternate - should a GPS failure occur at any time while operating in the Tasman Bay area, Motueka can offer an alternative landing option if Nelson or Takaka has a failure and is below meteorological minima.

13. Limiting Part 135 passenger operations

A shortened runway could prevent Part 135 Air Transport Operations, such as those that serviced the community during the closure of the Takaka Hill Highway. Under Part 135 these operations require:

- i. that the take-off distance needed for the aircraft must be within 85% of the take-off run available and
- ii. a full-stop landing from 50 feet above the threshold within 85% of landing distance available.

14. Preventing Motueka from accessing the services of sustainable electric aircraft

A shortened runway or no IFR approach may prevent Motueka from accessing the services of sustainable electric aircraft in the future and therefore limit the usage of the aerodrome as a community resource.

Sustainable electric aircraft that are currently being researched by Sounds Air and Air New Zealand, are likely to be smaller aircraft which will service more remote communities, away from current main hubs. They are not likely to be 'high lift' wing aircraft and therefore will require increased distances to accelerate on take-off.

15. Civil Defence Emergency Response

During large scale weather events or disasters such as earthquakes, aerodromes like Motueka provide crucial access to both military and civil aircraft to assist in recovery efforts. Allowing additional buildings so close to the runway threshold will reduce the aircraft loading capabilities and therefore slow or suspend any recovery efforts. Motueka was a crucial hub when Takaka Hill Highway was closed to get people and supplies to and from Takaka.

16. Ruru Building Ltd. land use is incompatible with the aviation environment

Operating in an aviation environment requires a high level of integrity and commitment to safety culture. Safety Culture is “the set of enduring values, behaviours, and attitudes regarding safety, shared by every member at every level of the organisation.”¹

“Senior management provides the leadership to promote the safety culture throughout the organisation”² through proper practices for handling hazards, continuous organisational learning, and care and concern for hazards shared across the workforce.

I feel concerned that Ruru Building Limited has not demonstrated an integral safety culture that is compatible with an aviation environment.

The submission by Ruru Building Limited proposes their activity is an industrial activity and any commercial activity would be merely ancillary, however they have been actively advertising through social media for members of the general public to come onsite to view the tiny homes on display for sale.

Already, although not mentioned in their submission for consent, Ruru Building periodically has erected cranes on their property to carry out their activities. On at least two occasions these have been a significant hazard to aviation without the necessary determination process being issued by CAANZ under Part 77 of the Civil Aviation Act 1990.³ One such occasion, without any notification being issued to airmen (NOTAM), the crane hazard was operating on short final for the active runway. Although the necessary process was brought to the attention of Ruru Building at the time by an aerodrome user, they knowingly persisted with the operation. This type of anti-authority behaviour is not compatible with safety culture, the aviation environment, and the responsibilities of a PCBU under the Health and Safety at Work Act 2015.

For the reasons stated above I ask that TDC deny resource consent for this application.

Recommendation:

In view of the many safety hazards outlined in this submission, I recommend that TDC, in the interests of safety and with the projected growth for the use of the airfield, purchase 54 Green Lane to keep as a safety buffer for the airfield, thereby allowing Ruru Buildings Limited to purchase a more suitable site.

¹ <https://www.aviation.govt.nz/assets/rules/advisory-circulars/AC100-1.pdf> p.10

² <https://www.aviation.govt.nz/assets/rules/advisory-circulars/AC100-1.pdf> p.14

³ “A person proposing to construct or alter a structure must notify the Director of the proposal in accordance with rule 77.13 if the proposed structure or alteration to a structure is located below the approach or take off surfaces of an aerodrome as outlined in figures A.1 and A.2 of Appendix A, and extends to a height greater than a surface, outlined in Appendix A.” Civil Aviation Act 1990, Part 77 p.6

Lynda Cross

From: (null) (null) <jackchap@yahoo.com>
Sent: Friday, 19 May 2023 4:09 pm
To: Hans@Hansvanderwal.co.nz; Resource Consent Admin
Subject: Fwd: Ruru Building Ltd Submission on Resource Consent Application - J Day
Attachments: Form for Submisson on Resource Consent Application - J Day.pdf; J Day Submission Against Ruru Building Limited.pdf

Categories: Lynda to deal with

Please my submission regarding Ruru Building Limited's resource consent application.

Kind Regards,
Jackie

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

Submission on Resource Consent Application

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(Person making submission or authorised agent)

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Lynda Cross

From: Bruce Kingan <b_ekingan@xtra.co.nz>
Sent: Friday, 19 May 2023 6:44 pm
To: Resource Consent Admin; hello@rurutinyhomes.nz
Subject: RM210785
Attachments: Form for submission on resource consent application.pdf

Categories: Lynda to deal with

Hello,

My submission attached.

Best Regards,
Bruce Kingan

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



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Lynda Cross

From: edtappenden@icloud.com
Sent: Thursday, 18 May 2023 1:11 pm
To: Resource Consent Admin; hans@hansvanderval.co.nz
Subject: Objection to RM210785
Attachments: RM submission.pdf

Categories: Lynda to deal with

To whom it may concern,

Please find attached my submission in response to the application for resource consent lodged by Ruru buildings.

Regards

Edward Tappenden

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



tasman
district council

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Date:

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

I support the the council approving the consent for a change of land usage, Ruru homes adds a lot to the our local community. Firstly they employ numerous local tradesmen and by all accounts are good employers, this keeps the workers in the district and secondly helps support other local businesses. Their presence helps solve the housing crisis in a quick beneficial way, far better than importing tiny homes from china, The company is very ethical and uses Nz based products.

I have found the company very easy to deal with, they are professional, pay close attention to detail and are client centered. They do not cut corner and are diligent about adhering to rules and regulations. I have no doubt they would fully comply with any constraints imposed by the council and would work amicably with their neighbors.

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(Person making submission or authorised agent)

Date: 19-5-2023

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Lynda Cross

From: Hans van der Wal <hansvdwal@hansvanderwal.co.nz>
Sent: Monday, 22 May 2023 10:08 am
To: Resource Consent Admin
Subject: Ruru Building Ltd RM210785, RM210786, RM220974 - Corrected Submission
Attachments: Barrnes.pdf; ruru homes ian barnes page 2.pdf

Categories: Lynda to deal with

Good morning

On Friday I was served with the **attached** submission in support, in which it appears that something went wrong with filling in the second page.

The submitter has now served on me the second page, completed. Please find **attached**.

Kind regards

Hans van der Wal
Barrister
[027 787 8052](tel:0277878052)
Hans@hansvanderwal.co.nz
[40 Walker Street](#) Chambers, Christchurch
Also at Queen Street Chambers
14 Queen Street, Blenheim

To: The Resource Consent Administration Officer
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Lynda Cross

From: - PIRIE <pirie@xtra.co.nz>
Sent: Friday, 19 May 2023 9:11 am
To: Resource Consent Admin; hello@rurutinyhomes.nz
Subject: Submission on Resource Consent Application
Attachments: Motueka Aerodrome Submission.pdf

Categories: Lynda to deal with

Attached please find a copy of my submission Re the RURU BUILDING COMPANY resource consent application.
Regards
Ian Pirie

Lynda Cross

From: PIRIE <pirie@xtra.co.nz>
Sent: Friday, 26 May 2023 9:06 am
To: Resource Consent Admin
Subject: Re: Submission on Resource Consent Application

Categories: Lynda to deal with

This is my own one thanks
lan

Sent from my iPhone

On 26/05/2023, at 08:01, Resource Consent Admin <Resourceconsentadmin@tasman.govt.nz> wrote:

Good morning lan

I have received another submission the same as this but with the signatories page attached from the Office staff at Marlborough Aero Club . Can I assume that this replaces this one . Or did you wish to place one under your own name , as this is the submission I received attached to your email address .

If you can get back to me asap that would be appreciated .

Kind regards

Lynda Cross

Resource Consent Admin

Call +64 3 543 8400 | Resourceconsentadmin@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

From: - PIRIE <pirie@xtra.co.nz>
Sent: Friday, May 19, 2023 9:11 AM
To: Resource Consent Admin <Resourceconsentadmin@tasman.govt.nz>; hello@rurutinyhomes.nz
Subject: Submission on Resource Consent Application

Attached please find a copy of my submission Re the RURU BUILDING COMPANY resource consent application.

Regards

Ian Pirie

<Motueka Aerodrome Submission.pdf>

If you can get back to me asap that would be appreciated .

Kind regards

Lynda Cross

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Regards

Ian Pirie

Lynda Cross

From: Phil Doole
Sent: Friday, 26 May 2023 2:51 pm
To: Lynda Cross
Subject: RE: ACCEPTANCE OF SUBMISSION - Submission on Resource Consent Application

Hi Lynda, yes Mr Pirie should be listed as an individual submitter as there is sufficient info to log his details and his stance (oppose/support).
Phil

Phil Doole | Environmental Assurance
Principal Planner - Resource Consents
Mobile +64 27 208 8784 | DDI +64 3 543 8487

From: Lynda Cross <Lynda.Cross@tasman.govt.nz>
Sent: Friday, May 26, 2023 1:24 PM
To: Phil Doole <Phil.Doole@tasman.govt.nz>
Subject: ACCEPTANCE OF SUBMISSION - Submission on Resource Consent Application
Importance: High

Good Afternoon Phil

I asked Ian Pirie (who is one of Marlborough Aeroclubs senior pilots) if he had attached the wrong submission to his submission . He has come back and said no this is it . I think he may have missed signing his name as one of the signatories on the joint submission and obviously wants his name as a submitter against n in . However is this acceptable as a submission . A copy of what Paul Hally has does for the Aeroclub . Andrew has asked me to confirm if this is acceptable .

I have Ian's email address , **he obviously opposes it and doesn't want to be heard**, and I can make his address c/- the aeroclub ., Which technically is what all the joint submitters have done by combining as one on the Marlborough Aeroclub Inc submission . He wasn't late it placing the submission, I just tried to clarify it today

Regards

Lynda

Lynda Cross | Environmental Assurance
Senior Administration Officer - Resource Consents
DDI +64 3 543 8462

From: Resource Consent Admin
Sent: Friday, May 26, 2023 8:01 AM
To: pirie@xtra.co.nz
Subject: FW: Submission on Resource Consent Application
Importance: High

Good morning Ian

I have received another submission the same as this but with the signatories page attached from the Office staff at Marlborough Aero Club . Can I assume that this replaces this one . Or did you wish to place one under your own name , as this is the submission I received attached to your email address .

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:	Marilyn Patricia Bragg	
Contact Person (if different):		
Address for Service:	6 Feary Crescent Takaka	
Postcode:	7110	
Phone:	022 131 6949	E-mail: Ltpbb2008@hotmail.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)

Construct relocatable homes on rural productive land at 54 Green Lane, Motueka

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

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

The above will protrude above the 1:50 height control protecting the NE flight approach to Motueka Aerodrome

Additionally flood waters will potentially be diverted around the building site

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

Protrusion above the height control will potentially restrict future use of the runways
I am concerned that the diverted flood waters around the building site may affect the runways at Motueka aerodrome across the road

*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: Marilyn Bragg <ltppbb2008@hotmail.com>
Sent: Saturday, 27 May 2023 7:37 pm
To: Resource Consent Admin
Subject: Ruru Building applications
Attachments: Form for submission on resource consent application (1).pdf

Categories: Lynda to deal with

Further to Lynda Cross' email stating my submission was blank I have completed it again & now forward the same.

Regards
Marilyn B ragg

Lynda Cross

From: Resource Consent Admin
Sent: Friday, 26 May 2023 9:07 am
To: Marilyn Bragg
Subject: Completion of submission
Attachments: Form for submission on resource consent application (1).pdf

Importance: High

Categories: [SharePoint] This message was saved in 'Intranet > Resource Consents 2021 > Resource Consents > 210785 > 04 Notifications and Submissions'

Good Morning Marilyn

I'm placing submissions on our systems for the Notification RM210785 - Ruru Building Limited and I note that you appeared to send a submission , however on opening it , it appears nothing has been saved as above . If you still want this submission to be considered , Could we have it completed and sent to us by Monday 29th May 2023 for consideration .

Kind regards

Lynda Cross

From: Marilyn Bragg <ltppb2008@hotmail.com>
Sent: Friday, May 19, 2023 2:42 AM
To: Resource Consent Admin <Resourceconsentadmin@tasman.govt.nz>
Cc: hello@rurutinyhomes.nz
Subject: TDC Submission Form -Ruru Building Ltd

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 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:	<input type="text"/>
Contact Person (if different):	<input type="text"/>
Address for Service:	<input type="text"/>
Postcode:	<input type="text"/>
Phone:	<input type="text"/>
E-mail:	<input type="text"/>

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*):

* 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 for 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):

[Empty text box for conditions]

*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.

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
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:	Rob George, 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): 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: Rob George <rob.george@farmlands.co.nz>
Sent: Tuesday, 23 May 2023 7:41 am
To: Resource Consent Admin
Subject: RM210785 – Application from Ruru Building Ltd
Attachments: RM210785 - 202305 Motueka Airfield development.pdf; scan_rob.george_2023-05-23-07-25-07.pdf

Categories: Lynda to deal with

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Lynda Cross

From: Lynda Cross
Sent: Monday, 29 May 2023 1:41 pm
To: Katrina Lee
Subject: Approval required for Late submission request for acceptance - RM210785 – Application from Ruru Building Ltd
Attachments: RM210785 - 202305 Motueka Airfield development.pdf; scan_rob.george_2023-05-23-07-25-07.pdf
Importance: High
Categories: [SharePoint] This message was saved in 'Intranet > Resource Consents 2021 > Resource Consents > 210785 > 04 Notifications and Submissions'

Hi Katrina

This appears to be the only Late submission are you able to approve it as Late .

Kind regards

Lynda Cross

Lynda Cross | [Environmental Assurance](#)
Senior Administration Officer - Resource Consents
DDI +64 3 543 8462

From: Resource Consent Admin
Sent: Friday, May 26, 2023 10:20 AM
To: Phil Doole <Phil.Doole@tasman.govt.nz>
Subject: Late submission request for acceptance - RM210785 – Application from Ruru Building Ltd
Importance: High

Good Morning Phil

This appears to be the only late submission received after date . Can this be approved as accepted so that it can be placed on as late. I have sent letters asking for more information for 3 submitters , who sent submissions in prior to closing date but have not given us enough information . I have given them until Monday 29th May 2023 to get back with the information . All submissions should be completed and on the system by this date.

Kind regards

Lynda Cross

From: Rob George <rob.george@farmlands.co.nz>
Sent: Tuesday, May 23, 2023 7:41 AM
To: Resource Consent Admin <Resourceconsentadmin@tasman.govt.nz>
Subject: RM210785 – Application from Ruru Building Ltd

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**Section 37 and 37A of the Resource Management Act 1991
Waiver of Time or Method of Service**

Application Number:	RM210785
Applicant:	Ruru Building Limited

Which type of time extension is being considered?

- Section 37(1)(b): Waive a failure to comply with a requirement for a time or method of service

For which part of the consent process are waivers being considered?

- Acceptance or return of application
 Receiving submission
 Other (state):

How many working days does the waiver or extension apply for? Two (2) days

Who may be directly affected by the extension or waiver? (tick as many boxes as are appropriate)

- No persons
 Applicant
 Submitter – Flying NZ is the one late submission
 Others (state):

What are the interests of those persons identified as being directly affected by the extension or waiver, and are those interests unduly compromised by the extension or waiver?

The late submission from Flying NZ is the only late submission in 204 submissions received and it was only submitted two days late therefore there is considered to be no effect on the delay of this consenting process.

Is an extension or waiver in the interests of the community for achieving adequate assessment of the effects of the proposal?

- Yes No State Reasons: Yes, it is a submission that needs to be considered as part of the process and it is only two days late.

Will unreasonable delay be avoided?

- Yes No State Reasons: Yes, because it is only two days

Determination: That for the above reasons a waiver of the **time** of service is **implemented** pursuant to Sections 37 and 37A of the Resource Management Act 1991.



Katrina Lee, Resource Consents Manager
Per delegated authority from Tasman District Council

31st May 2023
Date

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: Sybil Rehu

Contact Person (if different):

Address for Service: 24 New Brighton Road, Christchurch

Postcode: 8061

Phone:

E-mail: sybilrehu@hotmail.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)

Undertake an industrial activity in a Rural 1 zone - 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*):

All parts of the proposal

RM210785 - Land use consent to undertake an industrial activity in a Rural 1 Zone which is the construction of relocatable homes, involving:

- construction of buildings within the boundary setback and exceeding building coverage,
- construction of buildings which breach the airport height controls for the Motueka Aerodrome,
- construction of more than one vehicle access for the site; and
- construction of bunds (earthworks) that may result in diversion of flood waters.

RM210786 - Discharge consent for domestic wastewater exceeding 2000 litres per day.

RM220974 - Damming or diversion of floodwaters by earth bunds.

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

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

Ruru Homes is managed honestly and with integrity and it is a privilege to have this company operating in our community.

Ruru provides New Zealand affordable homes in the current housing crisis, this product is much needed to give kiwis warm, affordable homes.

Ruru supports New Zealand made and local businesses within the Tasman region. It also provides employment to approx 40 staff on site and upskills with in the building industry via apprenticeships - painting and carpentry.

The location of the Ruru yard is extremely suitable.

*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: Sybil Rehu

Signature*:

(Person making submission or authorised agent)

Date: May 2 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.