

**BEFORE INDEPENDENT HEARING COMMISSIONERS
APPOINTED BY THE WAIKATO DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991 (**Act**)

AND

IN THE MATTER of hearing submissions and further submissions
on the Proposed Waikato District Plan.

SUBMITTER NZTE Operations Limited

Submitter [No. 823]

**REBUTTAL EVIDENCE OF DAN READMAN ON BEHALF OF NZTE
OPERATIONS LIMITED**

(LANDOWNER / AERODROME OPERATOR)

Dated: 22 February 2021

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INTRODUCTION, QUALIFICATIONS AND EXPERIENCE

- 1 My name is Dan Lawrence Readman. I am a joint venture partner in Te Kowhai Airfield Limited Partnership and Director of NZTE Operations Limited (**NZTE**) which manages the Te Kowhai Aerodrome (**Aerodrome**). I am also the designated Aerodrome Operator in accordance with the Civil Aviation Rules Part 139 for a Non-Certificated Aerodrome.
- 2 My background, an introduction to the Aerodrome and a description of Aerodrome operations are set out in my Evidence in Chief (15 February 2021).

CONSULTATION

- 3 I have read the submitter evidence filed on 15 February 2021 on the Te Kowhai Airpark Zone (**TKAZ**) and note that consultation was raised as an issue.
- 4 NZTE has undertaken consultation with members of the community and submitters prior to and throughout the proposed Waikato District Plan (**pWDP**) process. Some of that consultation has already been provided through the Section 32A report on the TKAZ,¹ but to assist the Panel, I considered it helpful to provide an overview of the consultation that has been undertaken to date by NZTE or its consultants.
- 5 This outline of consultation is appended to this rebuttal evidence as **Annexure A**.

Dan Readman

Dated 22 February 2021

¹ Appendix 24.7 and 24.12 of the section 32A report for the Te Kowhai Airpark Zone.

ANNEXURE A: Outline of consultation undertaken

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Party	Details of consultation undertaken	Date
Greig Metcalfe / Bevan Houlbrooke	Initial meeting and email consultation to discuss the Obstacle Limitation Surface (OLS) and tree management.	February 2018
	Consultation regarding insulation requirements and additional information on the Air Noise Control Boundaries (ANCB) proposed by Marshall Day Acoustics (MDA).	February 2019
	Meeting with Greig Metcalfe and Bevan Houlbrooke to discuss obstacle management in terms of tree height and insulation standards.	April 2019
	Meetings with Bevan Houlbrooke to discuss the OLS and tree management.	February 2021
Vela Holdings	Letter providing further explanation about the OLS and the effect on the individual property.	November 2020
	Meeting to discuss Variation 1 to the proposed Waikato District Plan (pWDP) and provide further information on the operation of the OLS at the property. Discussions around land owner agreements for tree management and flexibility in rules if standards met.	February 2021
Geoff Young and Thetford Farming	Letter providing further explanation about the OLS at the submitter's property.	11 November 2020
Sophia Yapp	Letter providing further explanation about the OLS at the submitter's property.	11 November 2020
First Gas	Letter sent by NZTE advising of the proposal for an airpark at the Aerodrome (Airpark) and seeking feedback.	21 April 2017
	Site meeting to discuss Airpark proposal.	17 April 2018
	Currently in consultation with First Gas working to provide an agreeable solution to both parties. Masterplan provided and email correspondence ongoing.	December 2020 – February 2021

Party	Details of consultation undertaken	Date
Hamilton City Council	<p>Letter seeking comments on the TKAZ provisions and Airpark development.</p> <p>General verbal discussions held between Leonard Gardner from Fosters and Hamilton Mayor Andrew King to explain that development was unique, an “Airpark” and special purpose type zone attached to existing Aerodrome infrastructure.</p>	<p>21 April 2017</p> <p>September 2018</p>
Sandra McKain	<p>Meeting and provided map of the OLS on the property.</p> <p>Email information on OLS from the Waikato District Council (Council) and explanation.</p> <p>Discussion at the NZTE office about OLS penetrating obstacles and identified relevant trees. Reached an agreement on costs. Information also provided on the ANCB’s proposed by MDA.</p> <p>16 large trees removed and further discussion around costs.</p>	<p>28 February 2017</p> <p>22 February 2018</p> <p>19 August 2020</p> <p>31 August 2020</p>
Pat Armstrong	<p>An explanation of the OLS through emails and texts.</p> <p>Meeting where agreement was reached to remove two large trees and tidied up garden free of charge.</p> <p>Further meeting held and trees removed.</p>	<p>03 September 2020</p> <p>11 September 2020</p> <p>22 September 2020</p>
Kit Maxwell / Vikki Madgwick	<p>Letter providing further explanation about the OLS at the submitter’s property.</p> <p>Follow up emails responding to specific queries and providing further clarification on OLS at the submitter’s property.</p>	<p>November 2020</p> <p>January / February 2021</p>
Daryl Smart (Chairman of the Te Kowhai Community Group)	<p>Meetings at the NZTE office regarding the OLS and ANCB’s.</p>	<p>15 July 2019</p>

Party	Details of consultation undertaken	Date
Marshall and Kristine Stead	<p>Meeting held and impact on development study and consultation package provided (included in Te Kowhai Airpark Zone (TKAZ) Section 32A report).</p> <p>Text discussion around engineering data OLS tree heights.</p> <p>Meeting held to discuss two potential development concepts for the submitter's landholding and to discuss how the changes to the Aerodrome's OLS would impact these concepts.</p> <p>Further meeting held to discuss impact on traditional side surface and discussion of a Memorandum of Understanding (MOU).</p> <p>Meeting request to discuss legal document to enable the property access to the Aerodrome runway.</p> <p>Meeting regarding the OLS transitional side surface, trees, design of the Airpark, Council setback rules and the need for MOU or legal agreement.</p>	<p>24 November 2017</p> <p>26 February 2018</p> <p>13 March 2018</p> <p>9 May 2018</p> <p>22 August 2018</p> <p>05 November 2019</p>
Lloyd Davis	<p>Meeting held to discuss the proposed changes to the OLS and any potential impact for future development at the property and the consultation package provided (included in TKAZ Section 32A report).</p> <p>Informal meeting at the Te Kowhai Café to discuss building restrictions from the OLS.</p> <p>Meeting held at the Aerodrome to discuss the OLS transitional side surface, trees, Airpark design, Council setback rules and lack of building limitations.</p>	<p>13 March 2018</p> <p>19 August 2019</p> <p>5 November 2020</p>
Donald Sam	<p>Meeting held and consultation package provided (included in TKAZ Section 32A report).</p>	<p>13 March 2018</p>
Te Kowhai Community Group	<p>Held numerous meetings and provided a presentation on the OLS, its rational, the Aerodrome and Airpark and the ANCB's proposed by MDA.</p>	<p>14 May 2018 and 08 July 2019</p>

Party	Details of consultation undertaken	Date
Public meetings	Two public information evenings were held at the community hall where discussions were held with the community and information was provided on the OLS and on the ANCB's proposed by MDA.	08 July 2019 (combined with the Community Group)
Ranby family	Letters provided responding questions and providing information on the Aerodrome, Airpark and OLS.	08 June 2018
Gattenby family	Held meeting to discuss OLS and runway starter extension. General meetings one per year to update the family. The family is supportive of ANCB's and OLS.	18 June 2018 2019 / 2020 / 2021
Steve and Vanessa Zyza	Meetings held regarding the OLS, ANCB's, development, transitional side surface, future development of the submitter's land and integration with the Aerodrome.	2018 / 2019 / 2020 / 2021
Andy Gudsell	Written approval provided - noise dispensation. Undertake general discussions annually to provide updates.	12 February 2018
West Coast Bees	West Coast Bees is the neighbour of the Ranby family and approached NZTE about removing trees on Ranby property on Stanley Ranby's behalf. No meeting but trees removed.	2019
McCracken Surveyors	Text communication and phone calls regarding tree removal.	2019
Chris Paget	Meetings held. Verbal / text / phone call discussion around tree management. Trees trimmed and removed and garden tidied free of charge.	28 February 2018 22 September 2020
Jack and Amanda Shaake	Verbal conversations to discuss OLS and ANCB's with 6 monthly updates through texts, emails regarding Airpark and Aerodrome.	2018 / 2019 / 2020 / 2021

Party	Details of consultation undertaken	Date
Graeme McBride	Telephone conversation to discuss the OLS, provide information and talk about the OLS height above the submitter's property.	7 March 2018
	Letter providing further explanation about the OLS at the submitter's property.	11 November 2020
Steven Darby	Written approval provided - noise dispensation.	7 March 2018
	Discussion around the OLS, ANCB's, future proofing the Aerodrome, Airpark development and reasons for initial noise dispensation.	2019
Wendy Tuuta	Written approval provided - noise dispensation. Discussion around the OLS, ANCB's, future proofing the Aerodrome, Airpark development and reasons for initial noise dispensation.	21 March 2018
Paul Andrew and Christine Andrew	Written approval provided - noise dispensation. Discussion around the OLS, ANCB's, future proofing the Aerodrome, Airpark development and reasons for initial noise dispensation.	5 March 2018
Sam Parkinson	Written approval provided - noise dispensation. Discussion around the OLS, ANCB's, future proofing the Aerodrome, Airpark development and reasons for initial noise dispensation.	21 March 2018
Derek Tate	Letter providing further explanation about the OLS at the submitter's property.	11 November 2020
Barnes	Letter providing further explanation about the OLS at the submitter's property.	11 November 2020
Begbie	Letter providing further explanation about the OLS at the submitter's property.	11 November 2020
Silvia Fowler	Letter providing further explanation about the OLS at the submitter's property.	11 November 2020
Peter and Jackie Gore	Letter providing further explanation about the OLS at the submitter's property.	11 November 2020
Te Papaorotu Marae	Letter providing details of proposed change to the pWDP to enable establishment of TKAZ.	7 July 2017
	Email from Papaorotu Marae confirming no objection to the Airpark development.	12 April 2018

Party	Details of consultation undertaken	Date
Waikato Tainui	Letter providing details of proposed change to the pWDP to enable establishment of TKAZ.	21 April 2017
Waikeri Marae	Letter providing details of proposed change to the pWDP to enable establishment of TKAZ.	7 July 2017
Civil Aviation Authority	<p>Letter to the CAA informing it of changes sought to pWDP.</p> <p>Letter to the CAA informing it of changes sought to pWDP.</p> <p>Email correspondence with the CAA following up on the letter sent.</p>	<p>21 April 2017</p> <p>1 February 2018</p> <p>22 February 2018</p>
Future Proof	<p>Letter seeking views on the proposed TKAZ and Airpark development.</p> <p>Telephone call with Bill Wasley to discuss Future Proof submission.</p> <p>Telephone call with Ken Tremaine to discuss Future Proof Submission.</p>	<p>21 April 2017</p> <p>October 2020</p> <p>30 October 2020</p>
NZTA	<p>Letter from NZTA.</p> <p>Email correspondence with NZTA.</p> <p>Letter from NZTA.</p>	<p>28 January 2018</p> <p>March 2018</p> <p>4 May 2018</p>