

# Minutes

## Motueka Aerodrome Advisory Group

- Date and Time:** Wednesday 11 March 2020, 12.30 pm  
**Venue:** Tasman District Council Service Centre, Hickmott Place, Motueka
- Present:** Cr David Ogilvie – Tasman District Council (Chair)  
Stuart Bean – Commercial User Representative  
Kevin York – Independent Member  
Mark Stagg – Commercial User Representative  
Mark Lasenby – Independent Member
- In attendance:** Andrew Ellis – Commercial Portfolio Manager, Tasman District Council  
Mark Johannsen – Property Services Manager, Tasman District Council  
Michelle Bouman – Executive Support Officer, Tasman District Council

Meeting opened at 12.30 pm

**1. Welcome**

The Chair welcomed everyone to the meeting.

**2. Apologies**

Jane Park – Administration Officer - Property Services, Tasman District Council  
Richard Horrell – Motueka Community Board Member  
Jim Maguire – Recreational User Representative

**Moved: Stuart Bean / Mark Lasenby**

**That apologies be received from Richard Horrell, Jim Maguire and Jane Park.**

**Carried**

**3. Minutes of last meeting – 20 November 2019**

**Moved: Stuart Bean / Kevin York**

**That the minutes from the 20 November 2019 meeting be accepted as a true and correct record.**

**Carried**

**4. Action items from the previous meeting**

The action items were updated and the following items discussed:

**Obstacle Limitation Surfaces (OLS) map:** Included on the main agenda.

**Development Area 3 – Hangar Houses:** Included on the main agenda.

**Runway markings:** This has been completed.

**Development contributions:** Andrew Ellis has drafted a report for the Commercial Committee, but this was put on hold by senior management. Mike Drummond has concerns on how the proposed discount to offset the impact of development contributions could set a precedent for other areas of the Council.

**Action:** Mark Johannsen to discuss with Mike Drummond.

**Minutes:** Linda Atkins added Mark Lasenby to the MAOS email list.

**NDRA:** Jane Park spoke to Barry Dowler regarding removing the planes.

**Letter to Barry Dowler:** Letter of appreciation sent.

**Group Terms of Reference:** Council's new Governance Manager, Trudi Zawodny has reviewed all Terms of Reference for several user groups, and put forward a report to Council for their approval.

**Meeting times and dates:** All meetings updated.

## 5. Hangar houses

Andrew referred to the legal advice memo and draft lease. The lawyers had drafted special conditions (clause 26) to cover the concerns that were raised at the previous meeting. The lawyers also advised that leases may only be cancelled in accordance with the provisions of sections 244 to 252 of the Property Law Act 2007. However, section 246 appeared to allow us to enforce the drafted lease clauses.

Essentially, it was legally possible to control noise complaints, and other threats to the safe operation of the aerodrome, from permanent residents living on the aerodrome.

The issue had also been discussed at a recent meeting of the Small Airports Group, which is part of the NZ Airports Association. At this meeting some members did support the concept of hangar houses, but primarily based on future plans, rather than past experience. However, one member stated that their airport did have a similar development, and they had experienced significant problems from the residents. The development was freehold, but legal covenants were in place to protect the airport from noise complaints. However, despite the legal protections, the airport still experienced reverse sensitivity issues, and faced significant legal costs and management time in order to overcome them. As a result, the member strongly recommended against allowing permanent residents on site.

The Group discussed the issue at length. One member was in favour of hangar houses but had some concerns on how the leases would be managed. The other three members present were not in favour of hangar houses due to the concerns raised. A vote was taken by the members, excluding the Chair, with 3 no's, 1 yes.

Andrew explained that leasing at the aerodrome is managed under delegated authority by Council's Property Services Manager, and that Mark is able to make a decision on the proposal. After considering the guidance from the group, Mark agreed that the proposal for hangar houses would be declined.

The Chair asked Andrew if it was possible to review the Development Plan and whether accommodation should be more clearly defined as to what is considered acceptable accommodation. Andrew stated that the Development Plan could take considerable time to change, as it may require public consultation. However, the process to review the Development Plan could be outlined for discussion at the next meeting.

In general, the group supported the concept of hangars with small accommodation attached, suitable for overnight stays, but not permanent family residence.

**Action:** Don and Glennie to be advised that the hangar house proposal had been declined, and that we will review options to update the Development Plan to make it clearer what accommodation is acceptable.

## 6. Health and safety update

Stuart Bean stated that there was no new safety issues, however some members of the Safety and Operations Committee were due to meet separately to discuss radio calls and overhead joining procedures, ideally to update the AIP with appropriate guidance.

Mark Stagg brought up the issue of the Marchwood Park being used by campers inappropriately. He is constantly having to clean the area up and is not happy. There are also campers using the dump station to get rid of goods that are not waste.

**Action:** Mark Johannsen to write to Engineering and Compliance regarding having security cameras installed that are not hidden, larger signage, better lighting, regular inspections and to have the site tidied regularly.

## 7. Obstacle Limitation Surfaces (OLS) update

Andrew reported to the meeting what he had reported at the Operations & Safety meeting. We now have updated OLS encroachment plans and a much reduced spreadsheet of encroachments, based on the new parameters.

Based on the new encroachment measures, we would follow up with neighbouring property owners to trim hedges and trees accordingly.

The main hazards that cannot be easily removed are two power poles, although the level of encroachment is relatively minor. The power poles would be costly to relocate, and other options, such as changing the length and width of the runway, are not ideal. The CAA have advised that the parameters are guidelines rather than mandatory, and hence the Safety & Operations Committee were generally happy with the obstacles just being mentioned in the AIP. They already are, but further details could be included.

**Action:** Andrew to look at updating the wording of the AIP.

Mark Lasenby asked what we could do legally if property owners refused to trim their hedges and Andrew said he wasn't keen to go down that track. Instead, they will continue to try to work with the neighbours.

Stuart Bean congratulated Andrew and Jane on a job well done and thanked everyone involved.

## **8. Aerodrome operations update**

### **Aircraft movements dashboard – January 2020**

Andrew updated the group and reiterated that Motueka is one of busiest aerodromes in New Zealand with a high volume of aircraft movements due to the aviation school and skydiving activities. Movements in January were higher than last year, but recently received February movements were lower than last year. However, in general, the trend was increasing.

Some of the growth is due to the high costs at Nelson Airport.

There is a risk that if the number of movements continues to grow, at some point in the future, the aerodrome may be forced to become certified. However, this was several years away based on current trends.

The group discussed that other tools could be used to manage the number of movements, such as increased landing fees. Also, if the growth was due to the aviation college, a review of their rent could manage the increased costs of certification.

### **Drag racing**

A question was asked if they contributed to the cost of resealing and remarking of the runway, and Andrew stated that they did.

It was noted that the clean-up after each event is not necessarily being done properly. Unfortunately, Jim Maguire was not present to comment, as he normally oversees the events on behalf of the aerodrome.

**Action:** Andrew to review Jim Maguire's report from the last meeting.

A question was raised regarding when does the resource consent for drag racing expire?

**Action:** Andrew to check the resource consent expiry date.

#### **7. Financial update – January 2020**

Income is significantly higher than budget and EBITDA for the year to date is \$28K above budget. Repair costs for the runway were included in maintenance, but the remarking cost was not yet included.

Discussed the \$85k capital expenditure to provide power to development area two and the dump station. The aerodrome is receiving a commercial return on the investment of around 7% from the dump station rent.

**Moved: Stuart Bean/Mark Lasenby**  
**That the January 2020 finance report be accepted.**  
**Carried**

#### **8. General business**

Councillor David Ogilvie produced a flyer from Harcourts regarding property for sale adjacent to the airport, which was 1.5 hectares with an RV of \$335K. Cr Ogilvie asked if buying this would be of any benefit to the aerodrome. A number of suggestions were put forward on how this could be used but it was decided it wouldn't be of any benefit to the aerodrome due to its location and evidence of flooding in one corner.

Meeting closed at 2.10 pm

Next meeting: – 10 June 2020 at 12.30pm

**Action Log – 11 March 2020**

Action	Assigned to:
<p><b>Development contributions</b> Mark Johannsen to discuss with Mike Drummond.</p>	Mark Johannsen
<p><b>Hangar houses</b> Don and Glennie to be advised that the hangar house proposal had been declined, and that we will review options to update the Development Plan to make it clearer what accommodation is acceptable.</p>	Andrew Ellis
<p><b>Health and safety</b> Mark Johannsen to write to Engineering and Compliance regarding having security cameras installed that are not hidden, larger signage, better lighting, regular inspections and to have the site tidied regularly.</p>	Mark Johannsen
<p><b>Drag racing</b> Andrew to review Jim Maguire’s report from the last meeting. Andrew to check the resource consent expiry date.</p>	Andrew Ellis

Unconfirmed