

Rec'd 27/5/16

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**FURTHER SUBMISSION ON SUBMISSIONS TO PROPOSED  
TASMAN RESOURCE MANAGEMENT PLAN - PLAN CHANGE 60 –  
FURTHER SUBMISSIONS CLOSE 30 MAY 2016**

**To:** Manager, Policy  
Tasman District Council  
Private Bag 4  
Richmond 7050

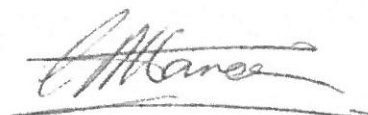
**Further Submission on:** Submissions to Proposed Plan Change 60

**Name of Submitter:** Ravensdown Fertiliser Co-operative Limited  
PO Box 1049  
CHRISTCHURCH

**Address of Submitter:** C/- CHC Ltd  
P O Box 51-282  
Tawa  
WELLINGTON 5249  
Attention: Chris Hansen

Phone: 021 026 45108  
Email: [Chris@rmaexpert.co.nz](mailto:Chris@rmaexpert.co.nz)

1. A detailed further submission is attached.
2. Ravensdown Limited (Ravensdown) is an organisation who has an interest in Proposed Plan Change 60 that is greater than the interest the general public has. In particular, Ravensdown has a Bulk Fertiliser Store and a Lime Quarry located within the Rural 2 Zone and provisions of proposed Plan Change 60 affect these operations.
3. Ravensdown wishes to be heard in support of this further submission.
4. Ravensdown would be prepared to consider presenting its submission(s) in a joint case with others making a similar submission at any hearing.



.....  
Chris Hansen  
Authorised Agent for Ravensdown Limited  
27 May 2016

Submitter ID/ Name	Point ID	Plan Provision/Relief Sought	Support/ Oppose	Reason
Horticulture NZ - 2846	<sup>64</sup> C60.2846.19	Policies 7.1.3	Support FC60.1076. .1	The submitter seeks an amendment to proposed changes to Section 7.1.3 to ensure that the potential for reverse sensitivity is avoided in all zones. Ravensdown supports this request as it is consistent with its own submission and is considered appropriate and necessary and promotes the sustainable management of natural and physical resources.
Federated Farmers of NZ (Inc.) - 1521	C60.1521.8	Policy 7.1.3.6	Support .2	The submitter seeks and amendment to Policy 7.1.3.6 to better manage reverse sensitivity. Ravensdown supports this request as it is consistent with its own submission and is considered appropriate and necessary and promotes the sustainable management of natural and physical resources.
Federated Farmers of NZ (Inc.) - 1521	C60.1521.7	Policy 7.1.3.6A	Support .3	The submitter seeks the intent of Policy 7.1.3.6A that limits subdivision in Rural 1 and Rural 2 Zones to be retained. Ravensdown supports this request as it would ensure existing activities in these zones are not subject to reverse sensitivity issues. This is considered appropriate and necessary and promotes the sustainable management of natural and physical resources.
Horticulture NZ - 2846	<sup>64</sup> C60.2846.18	Policy 7.1.3.6A	Support .4	The submitter seeks the intent of Policy 7.1.3.6A be retained. Ravensdown supports this request as it would ensure existing activities in these zones are not subject to reverse sensitivity issues. This is considered appropriate and necessary and promotes the sustainable management of natural and physical resources.
Federated Farmers of NZ (Inc.) - 1521	C60.1521.10	Objective 7.2.2.3	Support .5	The submitter seeks the intent of Objective 7.2.2.3 that provides for retention of existing rural industry locations. Ravensdown supports this request as the objectives recognise that rural related industries are appropriate in rural zones. This is considered appropriate and necessary and

Horticulture NZ - 2846	<sup>64</sup> C60.2846.26	Objective 7.2.2.1	Support FC60.1076 .6	promotes the sustainable management of natural and physical resources.  The submitter seeks amendments to Objective 7.2.2.1, including adding reference to reverse sensitivity effects. Ravensdown supports the amendments requested as the amendments are considered appropriate and necessary and promote the sustainable management of natural and physical resources.
Aggregate and Quarry Assoc. of NZ (AQA) - 3974	C60.3974.15	Policy 7.2.3.1	Support .7	The submitter seeks for Policy 7.2.3.1 to be amended by adding the phrase: " <i>... unless there is a functional need for the activity to locate in rural areas (e.g. quarrying).</i> " Ravensdown supports the proposed amendment as it is considered appropriate and necessary and promotes the sustainable management of natural and physical resources.
Horticulture NZ - 2846	<sup>64</sup> C60.2846.37	Policy 7.4.3.5A	Support .8	The submitter seeks Policy 7.4.3.5A be amended to refer to the potential for reverse sensitivity effects. Ravensdown supports this request as it is consistent with its own submission and is considered appropriate and necessary and promotes the sustainable management of natural and physical resources.
Nelson Forests Ltd - 1089	<sup>0</sup> C69.1089.15	Rule 16.3.6.1.7(A)	Support .9	The submitter seeks the retention of the rule that addresses reverse sensitivity matters in the Rural 2 Zone. Ravensdown supports this request as it is consistent with its own submission and is considered appropriate and necessary and promotes the sustainable management of natural and physical resources.
Aggregate and Quarry Assoc. of NZ (AQA) - 3974	C60.3974.20	Rule 17.6.3.1(o)	Support .10	The submitter seeks an amendment to Condition (o) of Rule 17.6.3.1 to essentially go back to the original wording. Ravensdown supports the proposed amendment as it is considered the original wording is appropriate and necessary and promotes the sustainable management of natural and physical resources.
Federated Farmers of NZ (Inc.) - 1521	C60.1521.28	Rule 17.6.2.1 (a) (xii)	Oppose .11	The submitter seeks the retention of the proposed new unpermitted activity. Ravensdown opposes this support as the proposed new rule is considered inappropriate and unnecessary, and does not promote the sustainable management of natural and physical resources. Ravensdown seeks the

Fulton Hogan Ltd - 830	C60.830.6	Rule 17.6.2.1 (a) (xii)	Support F660.1076 .12	provisions be deleted in its submission.  The submitter seeks the deletion of the proposed unpermitted activity included in Rule 17.6.2.1 (a) (xii). Ravensdown supports this request as it is consistent with its own submission. Ravensdown considers the proposed provision is inappropriate and unnecessary and does not promote the sustainable management of natural and physical resources.
NZ Transport Agency - 806	C60.806.44	Rule 17.6.2.1 (a) (xii)	Oppose  .13	The submitter seeks an amendment to the unpermitted activity included in Rule 17.6.2.1 (a) (xii) that would see more than three heavy vehicles rather than one heavy vehicle be unpermitted. Ravensdown opposes the proposed amendment as the proposed new rule is considered inappropriate and unnecessary, and does not promote the sustainable management of natural and physical resources. Ravensdown seeks the provision be deleted in its submission.



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Nelson 7050,  
New Zealand  
Telephone 64-3-543 8115  
Facsimile 64-3-544 5789

1089

23 May 2016

## Further Submission

### Rural Land Use and Subdivision Policy Review

### Proposed Plan Change 60

Rural Land Use and Subdivision Policy Review  
Tasman District Council  
Private Bag 4  
Richmond 7050

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**Submission** Please accept this further submission on the Rural Land Use and Subdivision Policy Review.

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**Submitter** The submitter is Nelson Forests Limited

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**Address for service** Address for service is:

Heather Arnold  
Planner  
Nelson Forests Limited  
Private Bag 5  
Richmond  
Nelson 7050

Phone 03 543-8115  
Heather.arnold@nelsonforests.com

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**Hearing** Nelson Forests Limited wishes to be heard at the hearing.

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Heather Arnold  
Planner

This further submission relates to:	Support Oppose	Topic number	Reasons	Office use
Horticulture NZ C60.2864.10 C60.2864.16 C60.2864.26	Support	7.0 Introduction 7.1.3.3 7.2.2.1	The focus on reverse sensitivity is an important consideration in determining the impact of activities on rural industries and the rural environment.	FC60. 1089 .11-3
Rural Fire Network C60.1196.4 C60.1196.5	Support	16.8 – Temporary Activities C60 Gen	This is a pragmatic and practical solution to safeguard rural industry in high fire risk areas. This will ensure that the potential adverse effects of temporary activities are known, considered and appropriately controlled (by both the applicant and council).  Rural Fire Network is well placed and experienced to identify the high fire risk areas.	.49.5

## Waimea Rural Fire Committee

CI- Rural Fire Network, P O Box 3578  
Richmond, Nelson 7050



Tasman District Council  
Private Bag 4  
Richmond 7050

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Dear Sir,

### Further Submission on Proposed Plan Change 60 Rural Land Use and Subdivision Policy Review

Submitter: **Waimea Rural Fire Authority (WRFA).**

The WRFA has the legislative responsibilities under the Forest and Rural Fires Act 1977 and subsequent regulations for all the land outside of the Tasman District and Nelson City urban fire districts. This amounts to an area of 1,012,841 ha.

Hearing: The Waimea Rural Fire Authority wishes to be heard at future hearings

Contact: Ian Reade  
Principal Rural Fire Officer  
Waimea Rural Fire Authority  
C/- Rural Fire Network  
P.O Box 3578  
Richmond 7050

Having read through the summary of submissions submitted in March to Council regarding Proposed Plan Change 60 there are significant omissions on the summary that did not make it through from our submission. It may be that one omission is due to a typing error and the other a misinterpretation of council.

In our March submission we submitted on:  
Permitted Activities (land use general) Rural 15.2.1 and 17.6.2.1 THIS IS INCORRECT AND SHOULD HAVE READ:  
Permitted Activities (land use general) Rural 17.5.2.1 and 17.6.2.1

The submission text on these two clauses read:

**Submission is that :** *In applying this rule, the events and gatherings held over summer in high fire risk environments during dry weather generate a high level of risk to human life and property. Examples of this occurred this past summer where*

*an outdoor music festival was held in the Wairoa Gorge over a summer weekend when fire danger was high. At the same time a Scout Camp was held nearby. The WRFA had knowledge of the scout camp and had assisted them with their fire management and emergency procedures. The WRFA was unaware of the music festival. Had a wildfire occurred in this situation, potentially there could be multiple loss of life.*

*Other similar events held in the peak of summer in recent years have occurred in other high risk areas such as the Cobb Valley, Wangapeka Valley, Lee Valley, Cannon Downs and Golden Downs Forest.*

*The WRFA is conscious that events in low risk environments such as open parks and school grounds situated away from high fire fuel loading environments (scrub land and forests) do not need the same level of wildfire management planning.*

***Decision required from council:*** *That a spatial layer be applied to the TRMP planning maps identifying those areas of high fire risk environment where temporary activities are restricted discretionary between the 1<sup>st</sup> October and 30<sup>th</sup> April.*

*That the rule be re written to state that any temporary activity occurring in the high wildfire risk environment area between 1<sup>st</sup> October and 30<sup>th</sup> April is a restricted discretionary activity with approval dependent on the assessment of forecast fire risk and mitigation plans put in place by the applicant.*

*In addition to the request above, that the note at the bottom of the "Temporary activities" conditions have the reference to fire risk management removed as there is currently no legislative ability under the Forest and Rural Fires Act or regulations to manage this type of activity and occurrence.*

It appears that in interpreting our submission on these clauses council has elected to slot this request into a general change (C60.1196.5) which asks that maps be amended to include a new special layer that identifies high fire risk areas.

To be very clear the WRFA is requesting the council changes the proposed temporary activities rules 17.5.2.1 p,q,r and 17.6.2.1 p,q,r be amended to require "that any temporary activity occurring in the high wildfire risk environment area between 1<sup>st</sup> October and 30<sup>th</sup> April is a restricted discretionary activity with approval dependent on the assessment of forecast fire risk and mitigation plans put in place by the applicant".

This process can be assisted with the use of a "spatial layer applied to the TRMP planning maps identifying those areas of high fire risk environment where temporary activities are restricted discretionary between the 1<sup>st</sup> October and 30<sup>th</sup> April".



Other matters for further submission:

Further Submission relates to:	Support / Oppose	Topic Number	Reason
<p>1196</p> <p>Pearson, Debbie and Mark C60.4061.3 C60.4061.4</p>	<p>Oppose Oppose</p>	<p>17.5.2.1(p,q) 17.5.2.1 (r) 17.5.2.1 (r)</p>	<p>During high fire risk times in high fire risk areas controls must be put in place to protect public and resident safety from the threat of wildfire.</p>
<p>Mudwood, Amira Mudfaery C60 4053.1 C60 4053.2</p>	<p>Oppose Oppose</p>	<p>17.5.2.2 (r) (ii) 17.6.2.2 (r) (ii)</p>	<p>I believe this could be an error and may be referring to 17.5.2.1 and 17.6.2.1 in which case during high fire risk times in high fire risk areas controls must be put in place to protect public and resident safety from the threat of wildfire.</p>
<p>Nelson Forests Ltd C60 1089.1 C60 1089.2 C60 1089.5 C60 1089.6</p>	<p>Support Support Support Support</p>	<p>2.2 Gen 2.2 2.2</p>	<p>Defining and clarifying terms and key words used in the plan is fundamental to the ease of establishing compliance and requirements.</p>
<p>Hancock Forest Management Ltd C60.4023.1 C60.4023.4 C60.4023.5 C60.4023.7 C60.4023.23</p>	<p>Support Support Support Support Support</p>	<p>2.2 2.2 2.2 2.2 16.8.2</p>	<p>Defining and clarifying terms and key words used in the plan is fundamental to the ease of establishing compliance and requirements.  Having plans fire preparedness plan publically available with cancellation triggers would enable emergency services and public to be aware of temporary activities in high fire risk areas.</p>
<p>C60.4023.24</p>	<p>Support</p>	<p>16.8.2</p>	<p>Having wildfire as a key principal reason for the implementation of rules is a sound reason for human and property safety and aligns</p>

C60.4023.25	1196			with the proposed amendments requested by the Waimea Rural Fire Authority.
C60.4023.26	.15	Support	Chapter 17	Clarifying the extent of natural hazards and what is meant by alternatives for fire risk management i.e. fitting of sprinklers for internal fire, landscaping for wildfire reduction impacts and property escape routes for wildfire would make consent applications clearer for the applicant and provide a sound fire risk reduction plan to be incorporated into building plans.
C60.4023.27	.16	Support	Gen	
C60.4023.28	.17	Support	Chapter 17	
C60.4023.29	.18	Support	Chapter 17	
C60.4023.31	.19	Support	Chapter 17	
C60.4023.32	.20	Support	17.8.3.1A	
	.21	Support	17.8.3.1A	



Ian Reade  
 Principal Rural Fire Officer  
 Waimea Rural Fire District

**Further Submission on the Proposed Tasman Resource Management Plan: Plan Changes 60 Rural Land Use and Subdivision Policy Review**

(Closing date: 30 May 2016)

Redd 30/5/16  
*Rjm*

To: Tasman District Council  
Private Bag 4  
Richmond 7031

Fax: 03 543 8549  
Email [tasmanrmp@tasman.govt.nz](mailto:tasmanrmp@tasman.govt.nz)

Full Name of Further Submitter:  
Horticulture NZ

Full Postal Address:  
P O Box 10 232  
Wellington

Attn: Angela Halliday

Telephone Number:  
DDI: 64 4 470 5664  
Mobile 0274 947 3344  
Fax: 64 4 471 2861  
Email: [angela.halliday@hortnz.co.nz](mailto:angela.halliday@hortnz.co.nz)

I **do** wish to be heard in support of my submission

If others make a similar submission, I **would not** be prepared to consider preparing a joint case with them at any hearing.



Angela Halliday  
**Advisor, Natural Resources and Environment**

**Date:**  
30 May 2016

Submitter	Sub No.	Plan Provision	Support/ Oppose	Reason
Federated Farmers of NZ	C60.1521.1 6	C60 GEN	Support	Better management of potential reverse sensitivity effects is supported.
Irvine, Donald and May	C60.4030.1	C60 GEN	Oppose	Small subdivision lot sizes in rural areas has the potential to impact on rural production activities.
Transpower NZ Ltd	C60.174.1	C60 GEN	Support	The NPS ET should be given effect to through PC60.
Transpower NZ Ltd	C60.174.2	C60 GEN	Support	The NPS ET should be given effect to through PC60.
Transpower NZ Ltd	C60.174.3	C60 GEN	Support	The NPS ET should be given effect to through PC60.
Transpower NZ Ltd	C60.174.4	C60 GEN	Support	The NPS ET should be given effect to through PC60 but Horticulture NZ seeks that the provisions relating to horticultural structures are as agreed with Transpower in an MOU.
Garrick Batten	C60.336.3	2.2 Defined words Productive value	Oppose	The amendment to the definition is appropriate as it refers to the inherent ability of the land.
Federated Farmers of NZ	C60.1521.1 2	2.2 Defined words Plan and animal production	Support	Horticulture NZ has sought similar changes to the definition.
Fulton Hogan Ltd	C60.830.1	2.2 Defined words Reverse sensitivity	Oppose in part	Horticulture NZ has sought that the notified definition be retained.
Landmark Lile Ltd	C60.4039.1	2.2 Defined words High productive value	Oppose	Horticulture NZ supports the definition as notified subject to one change that is sought. It better reflects the use of the term in the Plan.
Landmark Lile Ltd	C60.4039.2	2.2 Defined words rural residential character	Oppose	Horticulture NZ supports the definition as notified subject to one change that is sought. It better reflects the use of the term in the Plan.
Landmark Lile Ltd	C60.4039.3	2.2 Defined words rural character	Oppose	Horticulture NZ supports the definition as notified subject to changes that are sought. It better reflects the use of the term in the Plan.
Transpower NZ Ltd	C60.174.5	2.2 Defined words National Grid	Support	The addition of the definition would assist with giving effect to the NPSET.
Transpower NZ Ltd	C60.174.7	2.2 Defined words National Grid Yard	Support	The addition of the definition would assist with giving effect to the NPSET.
NZ Hops Ltd	C604058.1	7.0 Introduction	Support in part Oppose in part	While there needs to be provision for some rural support services the policy framework needs to clearly ring fence the potential for effects on rural production activities.
NZ Hops Ltd	C604058.2	7.0 Introduction	Support in part Oppose in part	While there needs to be provision for some rural support services the policy framework needs to clearly ring fence the potential for effects on rural production activities.
Transpower NZ Ltd	C60.174.9	7.0 Introduction	Support	The addition would assist with giving effect to the NPSET.

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Submitter	Sub No.	Plan Provision	Support/ Oppose	Reason
Rural Contractors NZ Inc	C60.4068.4	7.1.2.1 Avoiding loss of productive value 7.1.2.2 Retention and enhancement of land of high productive value	Support in part Oppose in part	While there needs to be provision for some rural support services the policy framework needs to clearly ring fence the potential for effects on rural production activities.
Rural Contractors NZ Inc	C60.4068.5	7.1.2.3 Retention of land of varying productive value	Support in part Oppose in part	While there needs to be provision for some rural support services the policy framework needs to clearly ring fence the potential for effects on rural production activities.
Rural Contractors NZ Inc	C60.4068.6	7.1.3 Policies	Support in part Oppose in part	While there needs to be provision for some rural support services the policy framework needs to clearly ring fence the potential for effects on rural production activities.
Federated Farmers of NZ	C60.1521.5	7.1.3.2 Avoidance of reduced area of land for productive purposes	Support in part Oppose in part	Horticulture NZ is concerned about the impact of small lot subdivision on rural production activities.
Rural Contractors NZ Inc	C60.4068.7	7.1.3.6 Reduction of further land fragmentation	Support	While there needs to be provision for some rural support services the policy framework needs to clearly ring fence the potential for effects on rural production activities.
Federated Farmers of NZ	C60.1521.8	7.1.3.6F Retaining of productive value of land with Rural Living	Support	Horticulture NZ is concerned about the impact of subdivision on rural production activities and supports that potential for reverse sensitivity is well managed.
Federated Farmers of NZ	C60.1521.9	7.2.2 Objectives	Oppose in part	It is important that the policy clearly states the matters that are relevant if rural living opportunities are to be provided in Rural 1 and 2 Zones.
Egg Producers Federation of NZ	C60.4011.5	7.2.2.3 Retention of existing rural industrial locations as rural industrial zone	Support	Better management of potential reverse sensitivity effects and location of incompatible activities is supported.
NZ Hops Ltd	C60.4058.5	7.2.3.1G Enabling of some co-operative living opportunities	Support in part Oppose in part	While there needs to be provision for some rural support services the policy framework needs to clearly ring fence the potential for effects on rural production activities. Providing for existing zones is supported but consideration of expansion of rural industrial zones would require s32 analysis to support the approach.
Tasman District Council staff	C60.2799.6		Support in part	Co-operative living opportunities need to be consistent with the rural character and working productive environment of rural zones.

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Submitter	Sub No.	Plan Provision	Support/ Oppose	Reason
NZ Hops Ltd	C60.4058.6	7.2.3.2 Enabling of specific sites to be sued for certain purposes	Support in part Oppose in part	While there are a range of considerations that need to be taken into account for location of rural industrial activities in the context of PC60 the productive values are the most important consideration.
NZTA	C60.806.33	7.33 Policies	Support in part	There should be consideration of the effects of potential traffic arising from a development.
Transpower NZ Ltd	C60.174.10	7.4 Rural character and Amenity Values	Support in part	The submitter seeks a suite of provisions to give effect to the NPSET. Horticulture NZ seeks that the provisions relating to horticultural structures are as agreed with Transpower in an MOU, in particular the construction and use of artificial crop protection structures where they comply with NZECP 34.
Federated Farmers of NZ	C60.1521.21	16.3.5.3A RD Subdivision	Oppose	Horticulture NZ is concerned about the impact of small lot subdivision on rural production activities, especially in the Rural 1 Zone.
Hancock Forest Management (NZ) Ltd	C60.4023.17	16.3.6.1 Controlled subdivision R2 Zone	Support in part	Recognition of the existing shelter and spray belts is supported but need to be retained if they are to be effective.
Boomerang Farm Ltd M Wratten	C60.3996.4	Ch 17 Zone Rules	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
R Bradley	C60.3999.2	Ch 17 Zone Rules	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
Golden Bay surveyors	C60.4016.5	Ch 17 Zone Rules	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
C Laing	C60.4041.2	Ch 17 Zone Rules	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
G Love	C60.4045.8	Ch 17 Zone Rules	Oppose	The provisions for worker accommodation are specific as defined in the plan and should be distinct form co-operative living activity.
M & L Manson	C60.4049.2	Ch 17 Zone Rules	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
J Maurer	C60.4050.2	Ch 17 Zone Rules	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
D McMahan	C60.4048.2	Ch 17 Zone Rules	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
F Mitchell	C60.4052.8	Ch 17 Zone Rules	Oppose	The provisions for worker accommodation are specific as defined in the plan and should be distinct form co-operative living activity.

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Submitter	Sub No.	Plan Provision	Support/ Oppose	Reason
Rural Contractors NZ	C60.4068.11	Ch 17 Rules	Support in part	Consideration of rural contractor depots is supported but also needs to consider the effects on productive activities.
Staic and Smith and Alandale and Vailima Orchard	C60.4085.2	Ch 17 Zone Rules	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
Davis Ogilvie and Partners	C60.1227.1	17.5.3.2 Controlled Activity	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
Transpower NZ Ltd	C60.174.26	17.5.3.1 Permitted Activity	Support in part	Horticulture NZ supports the provisions relating to horticultural structures but notes that 'PSA Structures' should be referred to a 'protective canopies' which are distinct from artificial crop protection structures.
Transpower NZ Ltd	C60.174.27	17.5.3.3C Non complying Activity	Support in part	The provision is supported if the submission for the permitted activity rule is accepted.
Alan Bensemann	C60.3991.2	17.6.3.1	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
J Kebell	C60.4034.4	17.6.3.1	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
J Kelsall	C60.4035.1	17.6.3.1	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
Transpower NZ Ltd	C60.174.30	17.6.3.1 Permitted Activity	Support in part	Horticulture NZ supports the provisions relating to horticultural structures but notes that 'PSA Structures' should be referred to a 'protective canopies' which are distinct from artificial crop protection structures.
Cotton and Light Surveyors	C60.855.1	17.8.3.1	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
Transpower NZ Ltd	C60.174.33	17.8.3.1 Permitted Activity	Support in part	Horticulture NZ supports the provisions relating to horticultural structures but notes that 'PSA Structures' should be referred to a 'protective canopies' which are distinct from artificial crop protection structures.
Roger Pons	C60.4063.1	17.6.3.1	Oppose	Horticulture NZ supports a 30 metre setback as a mechanism to manage potential reverse sensitivity effects
Transpower NZ Ltd	C60.174.34	17.8.3.3C Non complying Activity	Support in part	The provision is supported if the submission for the permitted activity rule is accepted.
Transpower NZ Ltd	C60.174.37	18.5.2	Support in part	The provisions sought are consistent with NZECP 34 and provide for normal agricultural cultivation and roads
Transpower NZ Ltd	C60.174.35	18.5.2.1	Support in part	The provisions sought are consistent with NZECP 34 and provide for normal agricultural cultivation and roads

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Submitter	Sub No.	Plan Provision	Support/ Oppose	Reason
Transpower NZ Ltd	C60.174.36	18.5.2.5 RDA	Support in part	The provisions sought are appropriate to give effect to the NPSET It would need to be very clear when a Productive value report is not required.
Federated Farmers of NZ	C60.1521.3 5	19.2	Oppose in part	

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Rec'd 30/5/16



**FURTHER SUBMISSION IN SUPPORT OF OR OPPOSITION TO SUBMISSIONS  
ON PROPOSED PLAN 60 TO THE TASMAN RESOURCE MANAGEMENT PLAN  
(RURAL LAND USE AND SUBDIVISION POLICY REVIEW)**

**TO:** Tasman District Council  
Private Bag 4  
RICHMOND

**EMAIL:** [info@tasman.govt.nz](mailto:info@tasman.govt.nz)

**NAME OF SUBMITTER:** Aggregate and Quarry Association of New Zealand ("AQA")

**ADDRESS FOR SERVICE:** Graeme Mathieson  
Environmental Management Services Ltd  
PO Box 97431  
MANUKAU 2241

Telephone: (09) 2555127  
Facsimile: (09) 2555129  
Email: [graeme.mathieson@emslimited.co.nz](mailto:graeme.mathieson@emslimited.co.nz)

AQA provides its further submission in the following table.

As a further submitter, AQA has an interest in the proposals on which it further submits that is greater than the interest of the general public, for the following reasons:

- AQA is the only national association and the leading advocate for companies involved in extracting and supplying aggregates in New Zealand. The provisions of the Tasman Resource Management Plan have implications for aggregate extraction activities in the Tasman District.

AQA wishes to be heard in support of its submission.

If others make similar submissions, AQA would consider preparing a joint case with them at the hearing.

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AQA Submission on Proposed Plan Change 60 to the Tasman Resource Management Plan (Rural Land Use and Subdivision Policy Review)

Ref	Sub No.	Submitter	Section	Relief Sought	Support/ Oppose	Reasons	Decision Sought
1	C60830.1	Fulton Hogan Ltd	Definition of "reverse sensitivity"	The submitter seeks to amend the definition of "reverse sensitivity" as follows: <i><b>"Reverse sensitivity – means the risk to, and adverse effects on, an existing activity that may generate actual or perceived adverse effects as a result of receiving complaints or other expressions of sensitivity from any new activity locating nearby."</b></i>	Support	For the reasons provided in the submission. The changes sought would ensure there is appropriate consideration of potential reverse sensitivity effects.	Allow
2	C60.2864.16	Horticulture New Zealand	Policy 7.1.3.3	The submitter seeks to amend Policy 7.1.3.3 as follows: <i>To avoid, remedy or mitigate adverse actual, potential, and cumulative effects on the rural land resource including reverse sensitivity effects.</i>	Support	For the reasons provided in the submission. The changes sought would ensure there is appropriate consideration of potential reverse sensitivity effects between incompatible activities in rural areas.	Allow
3	C60.830.4	Fulton Hogan Ltd	Policy 7.1.3.6D	The submitter seeks to amend Policy 7.1.3.6D as follows: <i>"To discourage commercial, industrial and rural industrial activities in the Rural 1 zone, except where the activity is directly associated with plant and animal production or with specific productive natural resources, such as aggregates or other mineral sources."</i>	Support	Protecting land of high productive value is prudent in terms of sustaining the agricultural, horticultural and viticultural industries. However, aggregate is a site specific resource and can be located under land of high productive value, and not easily accessible elsewhere. Accordingly, any relevant policy framework needs to recognise that aggregate extraction and processing activities are appropriate rural activities and in some circumstances, aggregate may need to be extracted from under land of high productive value (which can then be reinstated following extraction).	Allow
4	C60.4065.13	Port Tarakohe Services Ltd	Policy 7.1.3.6D	The submitter seeks to amend Policy 7.1.3.6D as follows:	Support	For the reasons provided in the submission.	Allow

Ref	Sub No.	Submitter	Section	Relief Sought	Support/ Oppose	Reasons	Decision Sought
5	C60.2864.23	Horticulture New Zealand	Policy 7.1.3.6F	<p>"To discourage commercial, industrial and rural industrial activities in the Rural 1 and 2 zone, except where the activity is directly associated with plant and animal production."</p> <p>The submitter seeks to amend Policy 7.1.3.6F as follows:  <i>To enable rural living opportunities in the Rural 1 and Rural 2 zones, where the actual or potential productive value of the land is retained and further subdivision and reverse sensitivity effects opportunities are avoided.</i></p>	Support	For the reasons provided in the submission. The changes sought would ensure there is appropriate consideration of potential reverse sensitivity effects between incompatible activities in rural areas.	Allow
6	C60.2864.27	Horticulture New Zealand	Objective 7.2.2.1	<p>The submitter seeks to amend Policy 7.2.2.1 as follows:  <i>Provision Retention of opportunities to use rural land for activities other than plant and animal production, including rural living, rural-residential, rural industrial, tourist services, and papakainga in restricted locations, while avoiding the loss of land of high productive value and potential reverse sensitivity effects.</i></p>	Support	For the reasons provided in the submission. The changes sought would ensure there is appropriate consideration of potential reverse sensitivity effects between incompatible activities in rural areas.	Allow
7	C60.2864.37	Horticulture New Zealand	Policy 7.4.3.5A	<p>The submitter seeks to amend Policy 7.4.3.5A as follows:  <i>To discourage <del>existing</del> subdivision of small allotments in the Rural 1 and Rural 2 zones where this may contribute to the cumulative loss of rural character and amenity values and increase potential for reverse sensitivity effects.</i></p>	Support	For the reasons provided in the submission. The changes sought would ensure there is appropriate consideration of potential reverse sensitivity effects between incompatible activities in rural areas.	Allow
8	C60.2864.38	Horticulture New Zealand	Policy 7.4.3.5C	<p>The submitter seeks to amend Policy 7.4.3.5C as follows:  <i>To discourage <del>dwelling</del> residential development on existing small allotments, where this may <del>adversely</del> affect rural character and amenity value and increase potential for reverse sensitivity effects.</i></p>	Support	For the reasons provided in the submission. The changes sought would ensure there is appropriate consideration of potential reverse sensitivity effects between incompatible activities in rural areas.	Allow

Ref	Sub No.	Submitter	Section	Relief Sought	Support/ Oppose	Reasons	Decision Sought
9	C60.830.5	Fulton Hogan Ltd	Rule 17.5.2.1(a)(xiv)	The submitter seeks to delete Rule 17.5.2.1(a)(xiv) which requires resource consent for <i>“the maintenance, repair, storing, or parking of more than one heavy vehicle (excluding agricultural machinery) with a gross laden weight of 3,500 kilograms or more, that is being used for or in connection with any commercial, industrial or rural industrial activity.”</i>	Support	For the reasons stated in the submission. The rule is overly restrictive, and could unnecessarily trigger resource consent for the temporary maintenance, repair, storing or parking of more than one heavy vehicle associated with any commercial, industrial or rural industrial activity.	Allow
10	C60.830.6	Fulton Hogan Ltd	Rule 17.6.2.1(a)(xii)	The submitter seeks to delete Rule 17.6.2.1(a)(xii) which requires resource consent in the Rural 2 Zone for <i>“the maintenance, repair, storing, or parking of more than one heavy vehicle (excluding agricultural machinery) with a gross laden weight of 3,500 kilograms or more, that is being used for or in connection with any commercial, industrial or rural industrial activity.”</i>	Support	For the reasons stated in the submission. The rule is overly restrictive, and could unnecessarily trigger resource consent for the temporary maintenance, repair, storing or parking of more than one heavy vehicle associated with any commercial, industrial or rural industrial activity.	Allow
11	C60.830.7	Fulton Hogan Ltd	Rule 17.7.2.1(a)(xii)	The submitter seeks to delete Rule 17.7.2.1(a)(xii) which requires resource consent in the Rural 3 Zone for <i>“the maintenance, repair, storing, or parking of more than one heavy vehicle (excluding agricultural machinery) with a gross laden weight of 3,500 kilograms or more, that is being used for or in connection with any commercial, industrial or rural industrial activity.”</i>	Support	For the reasons stated in the submission. The rule is overly restrictive, and could unnecessarily trigger resource consent for the temporary maintenance, repair, storing or parking of more than one heavy vehicle associated with any commercial, industrial or rural industrial activity.	Allow
12	C60.830.8	Fulton Hogan Ltd	Rule 17.8.2.1(a)(vi)	The submitter seeks to delete Rule 17.8.2.1(a)(vi) which requires resource consent in the Rural Residential Zone for <i>“the maintenance, repair, storing, or parking of more than one heavy vehicle (excluding agricultural machinery) with a gross laden weight of 3,500 kilograms or more, that is being</i>	Support	For the reasons stated in the submission. The rule is overly restrictive, and could unnecessarily trigger resource consent for the temporary maintenance, repair, storing or parking of more than one heavy vehicle associated with any commercial, industrial or rural industrial activity.	Allow

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Ref	Sub No.	Submitter	Section	Relief Sought	Support/ Oppose	Reasons	Decision Sought
				<i>used for or in connection with any commercial, industrial or rural industrial activity."</i>		commercial, industrial or rural industrial activity.	

Signature: **AGGREGATE AND QUARRY ASSOCIATION OF NEW ZEALAND**  
 by its authorised agents Environmental Management Services Ltd



G.J. Mathieson \_\_\_\_\_

Date: 30<sup>th</sup> May 2016

# Further Submission on any Submission on a Change or Variation to the Tasman Resource Management Plan

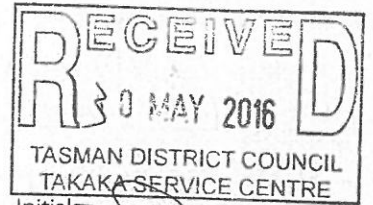
**Return your submission by the advertised closing date to:**

Manager, Policy  
 Tasman District Council  
 Private Bag 4, Richmond, 7050 OR  
 189 Queen Street, Richmond, OR  
 Fax 543-9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

Cover Sheet

**OFFICE USE**

Date received stamp:



Initials: SA

Further Submitter No.

3988

**Note:**

1. This form is only for the purpose of supporting or opposing original submissions. It is NOT for making an original submission to the Plan, or for making a submission on a resource consent or on Council's Annual Plan.
2. You may only make a further submission if you or your organisation complies with the requirements below.  
 Tick to show that you or your organisation is:  
 A person representing a relevant aspect of the public interest.  
 A person who has an interest in the proposed Plan change/variation greater than the interest that the general public has.

Submitter Name: PENELOPE ANGUS  
 (organisation/individual)

Representative/Contact:  
 (if different from above)

Postal Address: 1153 Takaka Collingwood  
Highway, Owhaka Rd  
TAKAKA  
7182

Home Phone: 035258472  
 Bus. Phone: 11  
 Fax: —

Postal address for service of person making further submission:  
 (if different from above)

Email: penny-m-angus@gmail-com  
 Date: 30/5/16

Signature: P. m. Angus  
 (Signature of person making the further submission or person authorised to sign on behalf of person making the further submission)

Total number of pages submitted:

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.:

Variation/Change Title/Subject:

re Rural Residential

Tick if you wish to be heard in support of your further submission.

Tick if you would be prepared to consider presenting your submission in a joint case with others making a similar submission at any hearings.

**Remember:**

1. Attach this cover sheet to your further submission sheets (if completing more than the form on the reverse side).
2. Within five working days of sending this further submission to the Tasman District Council, send a copy of this further submission to the person who made the original submission.

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Proposed Tasman Resource Management Plan  
Further Submission on any Submission on a Change or Variation

Supplementary Sheet

Sheet No.

**Important:** Attach this sheet to a completed cover sheet (if using more than one double-sided sheet)

(Please tick one) <input checked="" type="checkbox"/> I/We SUPPORT the original submission of Or <input type="checkbox"/> I/We OPPOSE the original submission of	Original Submitter Opposed or Supported: Name: <u>PENELOPE ANGUS.</u> Address: <u>1153 TAKAKA COLLINGWOOD HIGHWAY ONEAKA RD2. TAKAKA 7182.</u>		
Change or Variation No. [e.g. C15 or V71] <u>C60</u>	Original Submitter and Submission No. [e.g. C15.2659.2 or V71.2799.6] <u>C60.3988.1</u>	Topic Number [provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. <b>OFFICE USE ONLY</b> <u>FV/FC 60.3988.1</u>

Reasons for Support or Opposition

In my earlier submission I said I have a property that is 2 acres + want to build a smaller 2nd dwellly now I am 67 + have my family live in the family home. However, my current house is built at the back of the property close to the Washbourn Reserve - The property is damp near the reserve + there is no space to build a 2nd housekey unit joined to the house without impacting on the sunlight

**Important:** Attach this sheet to a completed cover sheet (if using more than one double-sided sheet)

(Please tick one) <input type="checkbox"/> I/We SUPPORT the original submission of Or <input type="checkbox"/> I/We OPPOSE the original submission of	Original Submitter Opposed or Supported: Name: Address:		
Change or Variation No. [e.g. C15 or V71]	Original Submitter and Submission No. [e.g. C15.2659.2 or V71.2799.6]	Topic Number [provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. <b>OFFICE USE ONLY</b> FV/FC

Reasons for Support or Opposition

to the existing house. It would make the house even damper. I am supporting my earlier submission where I asked that where the size is currently needing to be 2 hectares on Rural Residential Land that this be changed to allow for smaller blocks (min 2 acres) to be able to build a 2nd smaller dwellly. ~~It doesn't work to have it attached to current house~~

Thank you -

Feel free to contact us:



Tasman District Council Email <a href="mailto:info@tasman.govt.nz">info@tasman.govt.nz</a> Website <a href="http://www.tasman.govt.nz">www.tasman.govt.nz</a> 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 123 Motueka 7143 New Zealand Phone 03 528 2022 Fax 03 528 9751	Takaka 78 Commercial Street PO Box 74 Takaka 7142 New Zealand Phone 03 525 0020 Fax 03 525 9972
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