

# Submission on a Change 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 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

14.3.16

Initials:

Submitter No.

1804

**Note:**

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Submitter Name: ARAPETA TRUST  
(organisation/individual)

Representative/Contact: BN OR PA JONES  
(if different from above)

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Bus. Phone: 0275259547

Fax: N/A

Email: jonestakaka@clear.net.nz

Date: 10-Mar-2016

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

Signature:

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Total number of pages submitted (including this page):

**IMPORTANT – Please state:**

This submission relates to Change No.: 60

Change Title/Subject:

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

**Please attach this cover sheet to your supplementary sheet(s) outlining your submission request(s).**

## Supplementary Sheet

**OFFICE USE** Submitter Number: **1804**

(1) My submission relates to:  Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that:  <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council:  <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.  The more specific you can be the easier it will be for Council to understand your concerns.)</i>	<b>OFFICE USE</b> Submission No.
<p>CI 6.2 6.2.3.1</p>	<p>Supporting this clause on a case by case basis. Adjacent to existing residential land use in the Takaka town boundary. Adjacent to all services Unsuitable for rural support due to proximity to adjacent housing affecting machinery maneouverability, general farming practices. Currently part of strip development</p>	<p>Seek ability to infill remaining road frontages for residential purposes. Meeting a preceived need by older Golden Bay residents seeking to downsize and move closer to Takaka township and available services. Flood free and N facing with existing footpaths etc.</p>	

135

2/2

3777 HotHouse Communications

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24 hour assistance

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Phone 03 523 1013  
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PO Box 123  
Motueka 7143  
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Phone 03 528 2022  
Fax 03 528 9751

Takaka  
14 Junction Street  
PO Box 74  
Takaka 7142  
New Zealand  
Phone 03 525 0020  
Fax 03 525 9972

2004



35 Birds Rd  
Clifton  
Takaka R.D.  
7183

E-mail: [thorpe@farmside.co.nz](mailto:thorpe@farmside.co.nz)

Submission to TDC. Plan.

As a farmer I am concerned about the good arable land that Council keeps on designating for urban development round Takaka - e.g. ①

1. Clifton Flats -
2. By G.B. Highschool -

In future this sort of land is going to be vital for food production.

Please: Build up the hillsides which can't be intensively farmed. ②

Helena Thorpe.



**McFADDEN McMEEKEN PHILLIPS**  
LAWYERS

14 March 2016

The Chief Executive  
Tasman District Council  
Private Bag 4  
Richmond 7050

By email:  
[steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)  
.nz

Dear Mr Markham

**RE: CHANGE 60 - EWING POULTRY LIMITED**

We enclose submission by way of filing for Ewing Poultry Limited/Lloyd Ewing.

Please confirm receipt.

Yours faithfully  
**McFADDEN McMEEKEN PHILLIPS**

*RS* **Nigel McFadden**  
Partner

[nigel@mmp.co.nz](mailto:nigel@mmp.co.nz)

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**Cover Sheet**

**OFFICE USE**  
 Date received stamp:  
 14.3.16

Initials: *BM*

Submitter No.  
 2635

Submitter Name: Ewing Poultry Limited/Lloyd Ewing  
*(organisation/individual)*

Representative/Contact: As above  
*(if different from above)*

Postal Address:  
 C/- McFadden McMeecken Phillips  
 P O Box 656  
 Nelson 7040

Home Phone: \_\_\_\_\_  
 Bus. Phone: 03 548 2154  
 Fax: 03 548 2157  
 Email: nigel@mmp.co.nz  
 Date: 14-Mar-2016

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

Signature: *[Handwritten Signature]*  
 NOTE: A signature is not required if you make your submission by electronic means.  
 Total number of pages submitted (including this page): 3

**IMPORTANT – Please state:**

This submission relates to Change No.: \_\_\_\_\_  
 Change Title/Subject:  
Change 60 TRMP

- I/we wish to be heard in support of my/our submission.
- I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

**Please attach this cover sheet to your supplementary sheet(s) outlining your submission request(s).**

**Supplementary Sheet**

OFFICE USE Submitter Number: 2635

<p>(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i></p>	<p>(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: - support or oppose the specific provisions, or - wish to have amendments made, giving reasons)</i></p>	<p>(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.  The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>	<p align="center">OFFICE USE Submission No.</p>
<p>Provision 5.1.19(kb)(ii)</p>	<p>The provision recites a required setback of 300m from any building or enclosure which houses poultry. The submitter has an existing poultry farm at Hope, buildings are far less than 300m from habitable buildings and there has never been a complaint. 300m is a gross and unnecessary setback, and does not enable the sustainable management of the land resource. Poultry farming is moving from caged operation to barn and free range operations, and the proposed Rule will adversely impact on such operations. Further the way the provision has been drafted precludes the building of a habitable building associated with the poultry operation on the same site.</p>	<p>Amend 5.1.19(kb)(ii) to read: "at least 100 metres from all buildings or enclosures which houses poultry and which is lawfully established, except for habitable buildings located on the same site and occupied by persons engaged in the poultry farming industry on the site."</p>	<p align="center">①</p>
<p>Provision 5.1.26</p>	<p>For the same reasons as for 5.1.19(kb)(ii). The Rule should be amended: (i) as for the above; and (ii) 5.1.19(kb)(ii) refers to "dwellings and habitable buildings" - why the different provision effectively addressing the same subject matter should be consistent.</p>	<p>Amend 5.2.6 by deletion of the word "dwelling" where it first appears and amend 5.1.26(ii) to read: 5.1.26 "Habitable buildings are set back: (i) ... (ii) At least 100 metres from houses poultry and which is lawfully established, except for habitable buildings located on the same site and occupied by persons engaged in the poultry farming industry on the site "</p>	<p align="center">②</p>

*Not provided on request* 2/2



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3777 Herhouse Communications







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**Cover Sheet**

**OFFICE USE**

Date received stamp:

11.3.16

Initials:

QH

Submitter No.

2649

Submitter Name: **Yana Hoos**  
(organisation/individual)

Representative/Contact:  
(if different from above)

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c/o Tui Community  
223 McShane Road  
RD 1 Takaka

Home Phone: 03 5258664

Bus. Phone:

Fax:

Email: [hoosiyana@gmail.com](mailto:hoosiyana@gmail.com)

Date: 14-Mar-2016

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(if different from above)

Signature:

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**IMPORTANT – Please state:**

This submission relates to Change No.: 60

Change Title/Subject:

Rural land use and subdivision policy review

- I/we wish to be heard in support of my/our submission.
- I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

**Please attach this cover sheet to your supplementary sheet(s) outlining your submission request(s).**

Supplementary Sheet

OFFICE USE Submitter Number: 2649

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or                      Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and                      clearly indicate whether you:                      • support or oppose the specific provisions, or                      • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision                      you seek in relation to the variation number and                      provision/map number given in column (1), e.g.                      addition, deletion or alteration.                      The more specific you can be the easier it will be for                      Council to understand your concerns.)</i>	OFFICE USE Submission No.
60 Rural Land use and Subdivision policy review	① I support the changes proposed though they don't go far enough such as including co-operative living, low impact development and increasing the size of an additional dwelling. ② ③ (The submission process with 16 marked-up documents, riddled with cross references, is extremely difficult for lay people to understand let alone address coherently. The process needs to be more user-friendly.) Golden Bay has needs unique to this area ( seperated by Takaka Hill, tourism, poor soil, etc) and it could be appropriate ④ to consider our needs separate to the rest of Tasman District. It may be workable to use Golden Bay as a pilot to move forward on issues like multiple dwellings. TDC needs to acknowledge the very high feedback received from Golden Bay throughout the process on the need for more flexibility to allow for a variety of realistic living options. The feedback confirmed "the need for greater flexibility around housing provisions, particularly for the elderly, family groups and co-operative living". This should be applied to any appropriate property and not ⑤ restricted to only large holdings as suggested in the draft. The minimum size for allowing more dwellings needs to be lower in Rural 2 and Rural Residential +	To enable additional housesites on smaller ' lifestyle blocks' and to update rural zoning	

143 2/2

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 Phone 03 528 2022  
 Fax 03 528 9751

Takaka  
 14 Junction Street  
 PO Box 74  
 Takaka 7142  
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 Phone 03 525 0020  
 Fax 03 525 9972

**Submitter No 2649, Yana Hoos , Supplementary sheet 2**

Submission continued, column 2

.....Rural 2 and Rural Residential zones, and on existing small blocks of land in all zones.

Rural Land Use is based on the zoning of the land. The zoning has not been reviewed for 20 years. This means that some rules for specific zones could be unintentionally inappropriate and prevent optimum use in today's conditions. ( especially after flod 2013) There needs to be flexibility to allow for this in the absence of the zoning review.

The intention of protecting productive land could be better addressed if productive land use included being occupied by people and their gardens, trees and livestock. (6)

The existing communities in Golden Bay such as Tui and Rainbow Valley, set up in the 1980s under the District Plan, have helped people find their home space and have become part of the unique nature of Golden Bay. They have added value to our community as a whole.

The fact that Tasman District includes a large proportion of low income families needs to be reflected in the policy review. All residents require reasonable and secure dwellings, including those who are unable to afford to buy on the current market high prices. Land sharing, or co operative living situations could benefit low income earners. Some elderly land owners who want to share their land could benefit as well with more flexible rules that allow for multiple dwellings. (7)

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Cover Sheet

**OFFICE USE**

Date received stamp:

14.3.16

Ⓟ

Initials:

Submitter No.

2799

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Submitter Name: Tasman District Council Staff  
(organisation/individual)

Representative/Contact: Dennis Bush King  
(if different from above)

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Environment and Planning  
Tasman District Council  
Private Bag 4, Richmond 7050

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Bus. Phone: 03 5438430

Fax:

Email: Dennis.Bush-King@tasman.govt.nz

Date: 11-Mar-2016

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

As above

Signature:

*Dennis Bush King*  
NOTE: A signature is not required if you make your submission by electronic means.

Total number of pages submitted (including this page) 4



**IMPORTANT – Please state:**

This submission relates to Change No.: Proposed Plan Change 60

Change Title/Subject:

Rural Land Use and Subdivision Policy Review

- I/we wish to be heard in support of my/our submission.
- I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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## Supplementary Pages, Tasman District Council Staff Submission on Proposed Plan Change 60 to the Tasman Resource Management Plan

### 1. Minor dwellings and sleepouts

#### 1.1 Proposed Plan Change 60 provision numbers

Conditions 17.5.3.1 (ca); 17.6.3.1(ca) 17. 8.3.1 (ba)

#### 1.2 Reason for Submission

Proposed Change 60 introduces the opportunity for a minor dwelling in the Rural 1, 2 and the Rural Residential zones as an alternative to a second attached housing unit. The provision was intended to accommodate modern family and living requirements with greater flexibility than the current provisions without compromising productive potential or character and amenity in the zones where it is proposed.

For the above reasons the minor dwelling is ancillary to the main dwelling, limited in size and not intended to create the opportunity for additional sleepouts.

The purpose of this submission request is to correct the omission in the proposed plan change by providing that no sleepouts are associated with any minor dwelling.

#### 1.3 Relief Requested

Amend conditions 17.5.3.1 (ca); 17.6.3.1(ea) and 17. 8.3.1 (ba) and add a new condition to 17.5.3.1; 17.6.3.1; and 17. 8.3.1 as follows:

17.5.3.1(ca) Except as provided for in condition (cb), there are no more than two sleepouts for any dwelling. ①

17.5.3.1(cb) There are no sleepouts associated with any minor dwelling. ②

17.6.3.1(ea) Except as provided for in condition (eb), there are no more than two sleepouts for any dwelling.

17.6.3.1(eb) There are no sleepouts associated with any minor dwelling.

17. 8.3.1(ba) Except as provided for in condition (bb), there are no more than two sleepouts for any dwelling.

17. 8.3.1(bb) There are no sleepouts associated with any minor dwelling.

### 2. Rural 1 Zone - Minor dwelling in relation to site size

#### 2.1 Proposed Plan Change 60 provision number

Condition 17.5.3.3(b)

#### 2.2 Reason for submission

An amendment to the above provision is requested to clarify the policy intention that, in the Rural 1 zone, regardless of the size of the site, there is an opportunity, at Restricted Discretionary consent level, for a minor dwelling as an alternative to an attached housekeeping unit.

As mentioned in 1.2 above, the opportunity for a minor dwelling in Rural 1, 2 and Rural Residential zones was introduced into the proposed change to accommodate modern family and living requirements with greater flexibility than the current provisions. For this reason, the opportunity was not linked to the minimum size of the site required for the lowest level of consent for subdivision and dwellings (although in the Rural Residential zone, a minimum site size of 2 ha is proposed for the purpose of maintaining character and amenity).

### 2.3 Relief Requested

Amend condition 17.5.3.3 (b) to add the following exception:

17.5.3.3 (b) Except as provided for in condition (ba), Aa site containing more than one dwelling has a minimum area of 24 hectares (3)

(ba) *The activity is a second dwelling that is a minor dwelling and the principal dwelling contains a single housekeeping unit only.* (4)

## 3. Co-operative Living opportunity – intention, and scale and intensity of effects

### 3.1 Proposed Plan Change 60 provision number

Chapter 2 - Meaning of Words, Objective 7.2.3.1G; Rules 17.5.2.8A and Rules 17.6.2.8A

### 3.2 Reason for Submission

The current rule that allows for cooperative living as a Restricted Discretionary activity does not provide enough control over intention, scale and intensity of a potential cooperative living proposal.

There is a risk of cumulative proliferation of any number of multiple dwelling activities, under this rule in the absence of such control.

Large scale, intensive developments may fit within the Restricted Discretionary activity rule and may go beyond what was intended by Council. An upper limit or “line in the sand” for consideration of effects is recommended. Further attention to the definition of and intention behind “cooperative living” is also recommended.

To support this position, it is also requested that Council consider refining its vision for cooperative living, and clarifying the intended scale and intensity parameters, within the relevant Chapter 7 Plan Objective.

### 3.3 Relief Requested

(a) Amend the definition of Co-operative Living to better describe the nature and purpose of any legal arrangement. (5)

(b) Amend Objective 7.2.3.1G to better articulate Council's vision for cooperative living that is appropriate in terms of cooperative intention, scale, intensity and character, which can achieve the rural character and amenity, and plant and animal production objectives of the Tasman Resource Management Plan. (6)

- (c) Amend Rule 17.5.2.8A and 17.6.2.8A to introduce activity conditions that:
- address the scale of a cooperative living proposal to provide an upper limit of acceptability
  - address the intensity of cooperative living proposal, relative to the application site size. (7)
- (d) Amend Rule 17.5.2.8A and 17.6.2.8A to introduce assessment matters that specifically link the scale, intensity and character of the cooperative living proposal to the actual and potential adverse effect of it on i) rural character and amenity values; and, ii) the potential of the land to support plant and animal production. (8)

#### 4. Rural 2 Zone – Building Coverage

##### 4.1 Proposed Plan Change 60 provision number

Condition 17.6.3.1(p)

##### 4.2 Reason for Submission

The current rule allows for unlimited building coverage on Rural 2 sites that are above 25 hectares. There is a risk of adverse effects on rural character and amenity, and plant and animal production opportunities if the limit of 2000m<sup>2</sup> is exceeded.

##### 4.3 Relief Requested

Amend condition 17.6.3.1(p) to delete reference to 25 hectares. (9)

#### 5. Technical Amendment to Schedule

##### 5.1 Proposed Plan Change 60 provision number

Schedule of amendments 6.1.1 and condition 18.7.2.1(a)

##### 5.2 Reason for Submission

Correction of error in schedule of amendments

##### 5.3 Relief Requested

Amend condition 18.7.2.1(a) as follows:

*Dwellings or residential activities are set back ~~50~~ 500 metres from any existing hard rock quarry site that is likely to create noise, vibration and dust effects, except for a quarry permitted under condition 17.5.2.1(a)(ii), condition 17.6.2.1(a)(ii), or condition 17.7.2.1 (b)(ii).* (10)



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**Cover Sheet**

**OFFICE USE**

Date received stamp:

R14-3-16 D

Initials: \_\_\_\_\_

Submitter No. \_\_\_\_\_

2849

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Submitter Name: Jean Wedderburn  
(organisation/individual)

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Bus. Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: jeanwedderburn@gmail.com

Date: 14-Mar-2016

Postal address for service of person making submission:  
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Signature: \_\_\_\_\_

*NOTE: A signature is not required if you make your submission by electronic means.*

Total number of pages submitted (including this page): \_\_\_\_\_

**IMPORTANT – Please state:**

This submission relates to Change No.: 60

Change Title/Subject:

Rural Land Use and Subdivision Policy Review

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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**Supplementary Sheet**

**OFFICE USE** Submitter Number: **2849**

<p>(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i></p>	<p>(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i></p>	<p>(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.  The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>	<p><b>OFFICE USE</b> Submission No.</p>
<p>Zone Map 76</p>	<p>Many areas of Golden Bay at present zoned Rural 1 have historically been subdivided into small areas of varying sizes. Many of these areas have been residential in nature for a long time. I wish to submit that these areas be allowed more flexible dwelling conditions ie extra housing could be built on these existing rural properties enabling expansion in the rural area without the need for further subdivision. Smaller areas of land can be very productive in that they can be used to supply a large proportion of food for the occupants thus enabling lower income earners to remain in the district. Having more than one household on these areas helps with the more intense labour required for this food production. The existing communities of Rainbow Valley and Tui have shown how successful this can be. Dwellings could also include less conventional structures of low impact nature such as yurts.</p> <p>The allowing of large areas of land to be subdivided into further smaller lots seems to contradict the policy of preserving productive land.</p>	<p>Greater flexibility around housing provisions, particularly for the elderly, family groups and co-operative living. I support the proposed changes for already suggested for co-operative living, low impact development and increased size of additional dwellings.</p>	<p align="center">③  ① ② ④</p>

150

2/2

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*Feel free to contact us:*



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# HAVE A SAY

You are invited to make a submission on the proposed Plan Change. Submissions close at 4.00 pm on Monday, 14 March, 2016.



## Submission on a Variation/Change to the Tasman Resource Management Plan

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

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Tasman District Council  
Private Bag 4, Richmond 7050 OR  
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Submitter Name:

Trevor Hugh Ribey

(organization/individual)

Representative/Contact:

(if different from above)

Postal Address:

1882 SH. Cwd/Tak.  
(M. Intharpe)

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Date:

Signature:

(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

Total number of pages submitted:

- I/we wish to be heard in support of my/our submission.
- I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.



Initials:

Submitter No.

2852

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.:

Variation/Change Title/Subject:

\_\_\_\_\_

Submission to TDC's proposed Change 60  
 It's main title: "Protecting our Productive Land"

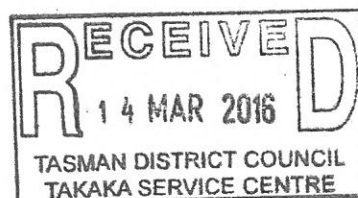
Submitter: Trevor Riley Milnthorpe C.B.

I attended the local "initial" meeting on this subject (Takaka 19 Feb '15) and submitted requested 'feed-back' (dated 30 March '15) - That is attached here as an integral part of this submission (attachment A).

My basic premise is the fundamental fact that 2% of the World's population own as many assets as the other 98% combined: they ARE the controlling "Market Forces" — "Market Forces" at the core of this submission.

To feed & clothe the future (98%) multitude, every scrape/particle of productive soil must be fully protected, with careful economical utilisation. ①

It seems the "Resource Consent" process (sought in my 30 March '15 'Feed-back') is a "non-goer" and everything will rely on Council staff ticking the boxes of their "Discretionary" list.



(2)

I attended the Takaka 17 Feb '16 TDC Charge 60 presentation and asked but one question — the final of that presentation: "How would Council enforce the application of its Rural 1 "Discretionary" provisions?" In summary Mr Steve Markham replied "Market Forces".

How on earth can any of the 98% control the whims of the other 2% by applying "Market Forces"? That 2% ARE the "Market Forces"!

To illustrate this fact: A Nelson person (2% or) wishing to erect a large 'mansion' on non-complying<sup>6</sup> land presented a proposal to (a previous) Council for a hypothetical "Kiwi-fruit" orchard. Once the "discretionary" boxes had all been ticked and the (small number of) vines had been set up, with the worker's accommodation "mansion" completed, the whole venture fell flat: "Its too windy for Kiwi-fruit". But the LIFESTYLE unit remained.

Now 12 ha units of Dairy farm land at Patons Rock (which Mr Wilson spoke about) are (2) being advertised for the "Beautifully Private Lifestyle"! QED.

And what of the "Discretionary" powers of some of our TDC Staffers?

Alas, the bitter experience of submitters to the TDC - invoked Lee Valley Dam Project shows just how a blind-eye can be turned to a "mate's" project.

- of how Council can advertise to submitters that the expert evidence & maps on Geology would be presented/authored by Mr X - to a Hearing where the Commissioners hide the fact (from non-attendance submitters) that their questions to Mr X revealed he had NO expertise as a Geologist - and NO work experience as a Geologist.

- of how a fabricated illegal enlargement & deletion of detail of a Crown Copyright Geological Map can be sanctioned as a bona fide "Detail Drawing of the Geology to the East of the dam site" (when that shown is to the West,) BY the TDC Consenting Officers

- and of how complaints about this process to the Mayor, CEO, and Councillors (dated 21 May 2015) have remained unresponded to since then...

- then, for rate-payers to have faith in the application of our RM Plan via "Discretionary" lists is an impossible proposition to seek mandation in this proposed Charge 60.

Something more is needed to ensure "fair play" is accorded ALL applicants and ALL proposals.

This "something" need not take more than a few additional paragraphs to proposed Change 60 to define :

namely a new temporarily applied zoning that could be applied to the lands of owners who, after ticking all the right boxes, fail to meet their productive usage obligations.

If after Council's acceptance of the Applicant's intent for the land, it eventuates that the whole project was a load of "fairy-dust", then, at the considered opinion of experienced neighbours, landusers, or Council Officers, Council can appoint a Commissioner to investigate. If deceit is found - if the 'lifestyle' is the <sup>eventual</sup> intent - if "residential" was the prime objective, then the land can be reclassified as "DEFACTO Residential".

The area involved can then be assessed as if it were so many 1,000 m<sup>2</sup>. sections of District Wide average value — all 12 ha or more equivalent in number — and RATED accordingly. (Whether full value or a percentile, to later determination)

In this way honesty and true considerations can be given the matter both by Applicant and Council Officers.

With thanks

Trevor Riley

Attachments — "A" — 2 pages "Feed-back."  
30 March '15

To the TDC Richmond

2852

"A" ①

30 MAR 2015

Re: Feedback on possible Changes to Rural  
Landuse Zones 1 & 2.

From Trevor Riley, Mitohorpe/RD2 Takahā.

I went to the TDC meeting on this matter - Takahā  
19 Feb'15.

Much irrelevant matter was discussed - when the  
subject matter was discussing ways to protect our  
most valuable food producing lands.

Under the GBC rules bringing in their 10 acre  
minimum subdivisions on poorer lands - landowners/  
farmers / matchbox farmers were very quick to chop  
up their lands and profit from the new system. VERY  
VERY few of those 'new' 10 acre (min) owners have  
since productively / fully used ALL of their holdings.

Then the Area Limits were vastly increased & a further  
round of farmer / farmer councillors / & others, cashed in:  
production in a rational sense, was lost forever.  
Hobby farmers could never properly utilise their  
new holdings.

Now, this same process is repeating itself on our  
most precious food producing lands. I heard many  
different accents at your TDC meeting - but never  
once did I hear the terms "Absentee Landowners"  
or "Foreign Ownership" mentioned. Up until recent  
times, all production from the land had to be  
viable for owners - or they would be forced out due  
to financial constraints. Now - with different  
World situations, NZ is becoming the 'Bolt Hole'  
for rich overseas tycoons: money is no barrier  
- they want 'good land'



Allowing such expensive/valuable land to be chopped up into 'small units' — no questions asked about intent/resolution of food production is tantamount to "throwing the Baby out with the bathwater". Any such 'simple' formulation is absolute heaven for wealthy foreign bolt-hole seekers — they can buy up whenever & wherever they like, now with accommodation for as many of their harem/entourage as they are happy to bring in, with absolutely NO need to produce a thing in the name of food from their lands.

If the TDC/incoming owners are dealing with such a scarce valuable resource THEN the cost/effort of a Resource Consent process — whereby productive uses can be guaranteed into the future, is but a minor cost/barrier for such affluent people to traverse.

Under Council's existing rules FOUR productive Dairy Farms at Puramahipi have recently been taken out of production (food producing in major way). The existing/proposed rules are just too LAX. Rich people can afford to make play things out of food producing land. The rollion effect on other genuine food producers is enormous.

Mr Graeme Wilson was the ONLY one who addressed this issue at that TAKAKA meeting. His concerns are entirely justified.

Please <sup>(raise)</sup> lift the limits (for non notifiable use) on Rural 1 & 2 lands to 100ha. so that the Resource Consent process can guarantee the intent of ownership is actually for the full use of that land in the production of FOOD. (3)

With thanks. To H. Riley  
158 PS: it is OUR District Plan at issue here.