

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

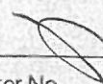
Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

Initials:



Submitter No.

3986

Note:

This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Stuart Anderson

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

PO Box 864
 Nelson
 7040

Home Phone: please email - I will call back

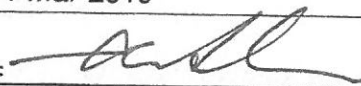
Bus. Phone:

Fax:

Email: home@spindar.com

Date: 14-Mar-2016

Signature:



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

Total number of pages submitted (including this page): 3

Postal address for service of person making submission:

(if different from above)

IMPORTANT – Please state:

This submission relates to Change No.: 60

Change Title/Subject:

Rural land use and policy subdivision 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).

OFFICE USE Submitter Number: 3986

<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>OFFICE USE Submission No.</p>
<p>2.2 Defined Words</p>	<p>The proposed definitions for the words/phrases "High Productive Value", "Productive Value" and "Productivity" appear reasonable in a general context, but when assessed in the context of specific locations (Moutere Hills for example) then the reality of land use should be more relevant to planning decisions.</p> <p>We own a fragmented 160ha of mixed use Rural 1 and Rural 2 in the Moutere Hills (between Moutere Hwy and Coastal Hwy). Like many properties they are large lifestyle blocks which benefit from non-rural income to fund their sustainability.</p> <p>Most are barely break-even (economically) and land which often appears "productive" is in truth contributing as much to rural character as it is to any meaningful agricultural production on a net basis. The long history of agriculture in the Moutere Hills has been characterised by unsustainable & marginal activities (apples, forestry, grapes & grazing). Years of "getting by" has been offset with some years of abundance but ultimately no sustainable agricultural model.</p>	<p>It is critical that the concepts of "productive" and "economic" are not regarded as mutually exclusive (beyond a subsistence model), if we are to work toward an economically sustainable and visually attractive rural environment.</p> <p>We are concerned that areas of well located Rural 1 and 2 will revert to unmanaged gorse and wilding pines (especially the ex forestry blocks) as owners are faced with rigid planning rules and no sustainable land use strategy.</p> <p>See comments re "rural character" on the next page.</p>	<p>① ②</p>

Feel free to contact us:



Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
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
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

OFFICE USE Submitter Number: 3986

<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>OFFICE USE Submission No.</p>
<p>2.2 Defined Words - continued</p>	<p>The definition of "Rural Character" appears to omit and ignore the substantial benefit and attractiveness of large scale amenity plantings - whether native bush or stands of exotic (permanent) woodland.</p> <p>This type of feature /development should have a positive impact on planning decisions, especially where mass plantings (especially trees) can be protected by covenant and/or special title.</p>	<p>I urge TDC to consider the important role of larger scale permanent bush/woodland as an important component of rural character; and as a sustainable element of long term land use when balancing the future of marginal agricultural activities and appropriate / sensitively conceived subdivision.</p>	<p>3</p>

Feel free to contact us!



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New Zealand
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

Submission Summary

Proposed Schedule of Charges - Submission #7371

Name	Mr Joseph Angelo	Phone	
Organisation		Mobile	
Designation		Email	
Address	1891 Collingwood Highway	Status	Pending
Town	Takaka	Received	3/14/2016 5:27:59 PM 
Postcode	7073		

Subject Summary:

Department	Subject	Opinion	Summary
Other	Miscellaneous		<ol style="list-style-type: none"> 1. I agree with the changes of the Rural land use and subdivision policy – proposed plan change 60. ① 2. Small rural properties which are not productive land should be allowed to subdivide to smaller sizes. Multiple dwellings should not be regulated by the government unless there is evidence of environmental pollution. ② 3. I believe that TDC has no legal right to govern residential matters involving co-operative living, low impact development or increasing the size of additional dwellings. ③ 4. Council submissions, regulations and processes ought to be made simple so that everyone can understand and work together with the council. ④ 5. Golden Bay has different requirements to the Tasman district, and should be governed with greater flexibility – especially so as the TDC zoning policy has not been reviewed for over 20 years. ⑤ 6. TDC's policy of protecting productive land, could be met by allowing subdivisions to small scale farmers and gardeners. Such community living should be encouraged, as existing examples in the region have added value to Golden ⑥

		<p>Bay's unique charm and eco-friendly culture.</p> <p>7. Golden Bay's significant population of elderly and low income earners would greatly benefit from relaxing land use policy. ⑦</p> <p>8. Dwellings such as caravans, house trucks and yurts, ought to be allowed, as they enable low salary earners their constitutional right to live an eco-friendly lifestyle in the country side - currently a privilege of only those wealthy enough to purchase a lifestyle block. ⑧</p>
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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

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OFFICE USE

Date received stamp:



Submitter No.

3988

Submitter Name: Penny Angus
(organization/individual)

Representative/Contact:
(if different from above)

Postal Address: 1153 Takaka Collingwood
Highway, Onekaka RD2

Home Phone: 03 525 8472

Bus. Phone: 03 525 8472 / 02 7511 9637

Fax: —

Email: penny.m.angus@gmail.com

Date: 14/3/16

Signature: P. M. Angus

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

Total number of pages submitted:

IMPORTANT – Please state:

This submission relates to Variation/Change No.:

Variation/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.

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Rural Residential	I agree with changes proposed re co-operative living, low impact development + increasing size of additional dwelling. Thank you. The feedback confirmed the need for greater flexibility around housing provisions, particularly for the elderly, family groups + co-operative living. This should be applied to any appropriate property + not restricted to only large holdings as suggested in draft. Need minimum size for allowing more dwellings needs to be lower in Rural 2 + Rural Residential + on existing small blocks in all areas zones. Need flexibility to allow for absence of zoning review + productive land use could be better addressed to include people as a productive use of the land.	I have 2 acres zoned Rural Residential in Orehaka. I am 66+ want to build a simple small dwelling on my property + have my family in my existing family home + want this dwelling to be separate buildy from the main dwelling + be self-sufficient. In the last 20 years the conditions of N2 as a whole have changed where people + in particular young people + young families are unable to buy on low incomes + this needs to be taken into consideration with this review. These needs to be more flexibility + not 1 size fits all

We need these young people + the services they provide in G.B. + they need homes that are affordable.

214

215

Feel free to contact us:



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 Website www.tasman.govt.nz
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189 Queen Street, Richmond, Nelson OR
Fax 543-9524 OR Email steve.markham@tasman.govt.nz

OFFICE USE

Date received stamp:

14.3.16

Initials:

RS

Submitter No.

3989

Note:

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Submitter Name:

Rosie Astill

(organization/individual)

Representative/Contact:

(if different from above)

Postal Address:

1089 Takaka - Collingwood Rd
Onetake, RD2,
TAKAKA

Home Phone: 03 5259873

Bus. Phone: 021 1566977

Fax:

Email: crastill@goldenbay.net.nz

Date: 13/3/15

Postal address for service of person making the submission:

(if different from above)

Signature:

RS Astill

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

Total number of pages submitted: this + 1

IMPORTANT - Please state:

This submission relates to Variation/Change No.: 60

Variation/Change Title/Subject:

Rural Land Use & Subdivision
Policy Review.

- in Takaka only
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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216			

SUBMISSION by: R Astill. Onekaka, Takaka

TDC PROPOSED PLAN CHANGE No 60 RURAL LAND USE and SUBDIVISION POLICY REVIEW

Thank you for taking into account the following regarding Rural land use and Subdivisions

- Ability for landowner to build an additional dwelling that doesn't have to be attached to the main dwelling (the existing law requiring this as the only option is ridiculous) ①
- The inclusion allowing for Communal Living
- The acknowledgment for and inclusion of low impact housing in rural zones

However the Communal Living option also needs to be an option in Rural Residential zoning – after all isn't this what RR is about – that you want people to live there? Many RR properties are of a size which would allow for this. Golden Bay and Motueka have several examples of successful community living going back many years. ②

In Rural subdivisions the size of the Property shouldn't be the only consideration – appropriate land use and existing character of the land could also be considered. Should it be Rezoned? ③

Please allow for temporary dwellings and for alternative sorts of housing. What does it matter what people choose to live in as long as it is safe, dry and warm. It should not matter whether it is a standard house or a house bus/truck or a yurt or a bach – as long as it meets basic standards. These dwellings are where we all lived while we built our houses. There is a movement back to the 'less is more' and 'small is beautiful' type of dwelling and it's time TDC came on board and got progressive with this. ④

Golden Bay cannot be compared to the rest of Tasman District. We need to be considered as separate to the rest of Tasman region – how can we possibly compare to the Waimea Plains? Or land near Richmond? Rules for land use close-to-the-city should not be imposed on isolated rural communities like ours. Maybe new options could be trialled here to see how they might work for the rest of the district. ⑤

We really do need a zoning review. I understand the existing zoning was carried out in haste over 20 years ago. I know it is a big project but it may simplify or eliminate many of the rural housing challenges faced in this review.

Is there a provision for something like Unit Titles on Rural land – ie A legal form of ownership with legal Title for a new or additional dwelling only, that doesn't include the land it stands on – so that the person building the dwelling can get a mortgage in their own right? ⑥

Finally, the copy of the Tasman Resource Management Plan which I have been trying to read is pretty damned hard to follow for the layperson!.... I acknowledge that a lot of work has gone into producing it....but aaaaaaaaaaaaaaaaaaaaaaaaaaaaaah. A simplified version may help. ⑦

Thank you to staff who have come to meetings to help explain it to us.

Steve Markham

R14.3.16 A
Awaroa Inlet Group

From: c/o Stephen Franks <Stephen.Franks@franksogilvie.co.nz>
Sent: Monday, 14 March 2016 3:26 p.m. 3990
To: Steve Markham
Subject: FW: Proposed Change 60: Rural Land Use and Subdivision Policy Review - Awaroa Inlet and Awaroa Bay - Rural Residential (Closed) Zone

Graham Freeth's address added. This version is otherwise unchanged from the version sent at 3.01 pm.

From: Stephen Franks
Sent: Monday, 14 March 2016 3:01 p.m.
To: 'steve.markham@tasman.govt.nz'
Cc: David Monopoli; Bronwyn.Monopoli@crowehorwath.co.nz; zac@athfieldarchitects.co.nz; clareathfield1@gmail.com; Jesse; allianceplumbing@xtra.co.nz; cmm (franks@paradise.net.nz); Sue & Ian Jones
Subject: Proposed Change 60: Rural Land Use and Subdivision Policy Review - Awaroa Inlet and Awaroa Bay - Rural Residential (Closed) Zone

A This submission relates to Proposed Change 60: Rural Land Use and Subdivision Policy Review. It is on behalf of the owners of the following lands at Awaroa Inlet known as:

45 Awaroa Inlet, owned by CM Mackenzie whose postal address is 61 Hawker St, Mt Victoria, Wellington

49 Awaroa Inlet, owned by Alison Bickley, 4 Te Iti St, Motueka, Geoff Harwood, Packards Rd, RD1, Takaka and Joan Charlett, PO Box 188 Takaka.

41 Awaroa Inlet, owned by I C Athfield Family Trust whose address is 105 Amritsar St, Khandallah, Wellington 6035.

17, 27, and 31 Awaroa Inlet, owned by New Zealand Settlement Company Ltd, whose address is C/- Bronwyn Monopoli, Crowe Horwath, 20 Oxford St, Richmond.

15 Awaroa Bay, owned by Ian and Susan Jones, whose postal address is 261 Vanguard Street, Nelson 7010, and Lot 1 DP 7077, owned by the Freeth family, represented by G Freeth, 56 Fifeshire Crescent, Nelson

For the purposes of this submission alone all the above parties may be served at the offices of Franks Ogilvie, and we will represent them until further notice, but it would be appreciated if communication to us on this could be copied to the email addresses to which this submission is copied. || ?

B Each property above is of just over 4 ha. They are all in the zone designated 'Residential Closed'.

C The submission is made with regard to section 79 of the Resource Management Act, and contests the Council's omission to propose alteration of that zoning, or the rules and restrictions defining and affecting the Residential Closed zone. The submitters believe that they do require alteration, involving consideration of the matters raised in this Review. The submitters note that some of the proposed changes go some way to acknowledge the widespread concern in Golden Bay that current restrictions on subdivision and occupancy are too inflexible, or too restrictive, and result in serious interference with proper development that could enhance the environment, including its social, cultural and amenity values.

D The submitters consider that the Council has wrongly failed to propose changes to ensure that the Plan will enable them to achieve the purposes of the Resource Management Act, including to:

- a) enhance the sustainable "use, development and protection of [their land] in a way which enables [them] and their communities to provide for their social , economic and cultural wellbeing...".
- b) improve the utilisation of the land and the surrounding areas, consistent with the preservation of the natural character of the coastal environment and outstanding natural features and landscapes, with protection of them from inappropriate subdivision, use and development;
- c) enable enhancement of public access to and along coastal marine areas;
- d) foster the ethic of stewardship of the land;
- e) ensure efficient use and development of the land;
- f) maintain and enhance amenity values;
- g) and to recognise the finite or scarcity value for human use of land of such character in the midst of a National Park under intense visitor pressure and interest.

E Further, the submitters believe that the Council failure to alter the Plan as it affects their land is a breach of the direct assurance of property rights promised to all New Zealanders in Article 2 of the Treaty, which the Council is obliged to apply and respect under the RMA and a range of statutory provisions.

F They point out that the Plan provisions effectively sterilise their land in terms of use changes beneficial for them, their families and other people who would value the opportunity to spend time in Awaroa's beauty. The Plan renders that land "incapable of reasonable use and places an unfair and unreasonable burden" on the owners (for the purposes of section 85 of the RMA) including as liable ratepayers. The submitters therefore challenge the provisions governing their land. They may seek Environment Court directions (or a report if necessary) in terms of that section 85 but would prefer to agree on suitable changes as part of this overdue review and plan change process.

G The submitters are advised that:

- a) the purposes and effects of the Residential Closed zone should have been reviewed as required by the NZ Coastal Policy Statement, to give effect to its provisions;
- b) a number of those provisions require consideration and weighing of impacts and benefits that is precluded by the current zoning and its rules;
- c) a blanket prohibition on low impact development and better use of the land is not consistent with the Statement. Crude prohibition is not "identifying" appropriate or inappropriate activity;
- d) the shift in emphasis to reduce the practical hostility of the RMA to subdivision signalled in clause 115 of the Resource Legislation Amendment Bill (now before a Parliamentary Select Committee) may make the crude prohibition in the current zoning more inappropriate.

The Statement's concerns about public access are likely to become more important given the attention attracted to Awaroa Beach by the success of the crowdfunding campaign. The current zoning and its rules leave the owners without incentives to improve walking access. Indeed in the absence of considered change the natural response to increased visitor pressure could be a more intrusive emphasis on the private nature of current land occupancy. Sensible changes would enable the Council to work with owners on mutually satisfactory changes to manage and respond to that access need. Changes in the Plan could be important to reducing the cost of withstanding possible challenges from the kind of objectors who tend to resist automatically any changes to any status quo

H The submitters object to the failure to propose suitable alterations of the rules affecting their land, or the zone into which it falls. They consider that the effective deprivation of opportunity to turn their land to its only and best use is contrary to the public interest. They hope that it will not be necessary, but advise that they may exercise their appeal rights to the Environment Court under Clause 14 of Schedule 1 of the RMA if the Council declines to consider and adopt appropriate Plan changes, despite appearing to have purported to rule them out of consideration.

I The submitters have been advised that the Residential Closed zone provisions constitute an unlawful blanket prohibition on subdivision and any practical changes of use for their properties. Such a blanket prohibition is evidence of an omission to consider the actual environmental circumstances and how they would be affected by careful intensification of the only use left to the submitters. They accordingly seek engagement with the Council on the most efficient way to remedy the problem. They have not seen anything to show that the Council has addressed the earlier submissions of some of them. They would like to consult on ways to correct what they believe has been a longstanding improper use of the planning power, without apparent regard to the considerations that must govern Council exercises of its authority.

J For the avoidance of doubt, for the purposes of Schedule 1, Clause 14(1)(c) and (d) the submitters address these issues as matters or provisions excluded from the plan, whether the situation is the result of a actual Council decision, or it is deemed so under section 79, whether or not it has been notified publicly as required by section 79.

J Following are reasons why the land should be under rules which permit subdivision, and more dense settlement of the land. They allow the owners to pursue the objectives of the RMA in paragraph D above. They are not necessarily in order of importance. Being listed here does not mean that all submitters necessarily see a particular reason as material. Some submitters may have additional reasons, or agree with reasons listed on the assumption that there will be further conditions in a rule change to respond to the reasons. But a majority of the submitters endorse each of the following:

- 1) Awaroa is unique. Therefore it is possible to develop a singular set of rules and conditions without concern that they must spread.
- 2) Awaroa could be used by the Council to pilot alternative ways to deal with the conflict between complete exclusion of development in the thousands of hectares of National Park, and the land that serves visitors. No good purpose is served by effectively adding the private land to the Park by way of prohibition on its only remaining economic and social best use. Instead the District should get the benefit of the flexibility available on land not subject to the limitations of Park status.
- 3) There is no other reasonable use of the land, it would not be good for the Park to reintroduce widespread grazing, for example;
- 4) The land is Rural, but not agriculturally productive. None of the reasons advanced for limiting dwellings in other Rural land is applicable
- 5) There is intense interest in being able to visit or experience living in an environment such as Awaroa, as shown by land values, and DoC visitor pressure – extra dwellings on the land can help satisfy that demand;
- 6) The land could absorb more dwellings without compromising its character or the amenity values for neighbours;
- 7) The subsoil is suitable for waste disposal without risk to the environment;
- 8) With current supplies, storage and rainwater collection there is ample water;
- 9) The topography and natural vegetative cover allows for a range of approaches to mitigating discordant visual impacts;
- 10) Rapidly improving PV and other off grid energy mechanisms will allow for low impact use, without a material increase in burning and other activities previously expected with more dense settlement;
- 11) Conditions of consent to additional dwellings and subdivision can focus on limiting intrusions on others, on preserving privacy and natural aspects, on natural screening and on avoiding conventional elements such as roading, curbing, uniform lots, bulk and location rules that would result in “suburban” layout, and other common features of usual subdivision;
- 12) Public access is needed between publicly owned land and the public beaches. Some of the submitters would like to help in that way, and others see it as desirable to design pathways because people will seek access in any event. Agreement on such matters would be a reasonable condition of subdivision and more dense settlement;
- 13) Some of the submitters would like to pursue schemes proposed by Sir Ian Athfield after Awaroa Lodge hosted Master Architect symposia, to offer comprehensive proposals. There could be international interest in the protocols and rules for such intensification of use;
- 14) Submitters pay high rates. That assumes a value for the land they are not permitted to turn to best use.
- 15) Submitters want to be able to allow their children to repeat their experience. For most it will not be feasible without allowing sharing, and enabling others to share the costs;
- 16) Some submitters have tried for years to achieve a family dream of using some of their space for each part of the next generation. They’ve faced a brick wall. The current generation is getting past maintaining the open vistas so appreciated by visitors
- 17) Much of the land is not usable by anyone because of gorse and other weeds. A few more dwellings per property would result in more weed control and more open space to contrast with the near continuous canopy of the National Park;
- 18) More dwellings and owners would increase the numbers available for control of rabbits, stoats and rats.
- 19) More owners and dwellings increase the Council rating base – a proper objective for the Council.
- 20) More owners around mean more eyes to help protect the land against visitor abuse (depositing rubbish, lighting fires, etc).

The submitters seek changes to achieve at least the flexibility that will apply to other rural residential areas. but reflecting the irrelevance of restrictions such as those designed to prevent loss of high value soils. They accept (and seek) conditions reflecting the unique character of the area. For example that is why they do not necessarily expect conventional subdivision into equal rectangular blocks. They want criteria to limit the visual impact of multiple dwellings. They want consideration of offsets that will protect open space and provide for community uses.

The owners of each block in this submission want to be heard in the hearings on Plan Change 60. Please communicate to each address and email address above, as well as to the writer.

Regards

Stephen Franks

Principal | Franks Ogilvie

DDI 04 815 8033 | Mob 027 492 1983 | Main 04 815 8050 | Fax 04 815 8039
Level 5, Wakefield House, 90 The Terrace | PO Box 10388, Wellington | www.franksogilvie.co.nz
Commercial & Public Law Ltd trading as Franks Ogilvie

This email may contain confidential or legally privileged information. If it is not meant for you please immediately tell me and delete it. This firm is incorporated as Commercial and Public Law Limited.

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OFFICE USE

Date received stamp:

11.3.16

Initials: AM

Submitter No.

3991

Note:

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Submitter Name: Alan Bensemann
(organization/individual)

Representative/Contact:
(if different from above)

Postal Address: _____ Home Phone: 03 5268848

1675 Motueka Valley Highway. Bus. Phone: _____
R.D.1, Motueka. Fax: _____

_____ Email: alanbensemann@slingshot.co.nz

Postal address for service of person making the submission: _____ Date: 10.3.2016
(if different from above)

_____ Signature: [Signature]
(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

_____ Total number of pages submitted: 3

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 60

Variation/Change Title/Subject: Rural Land Use
& 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.

(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.

My submission relates to: Plan Change No. 60

-I support Council in protecting productive land in Rural Zoning. ⁽¹⁾

My submission relates to: 17.6.3.1 (n)

I oppose the provision that dwellings are setback at least 30 metres from internal boundaries in Rural 2.

-This is too restrictive for Rural 2 land, where there are more variations such as hills, contour, that limit options for house sites.

-The 30 metre setback in some cases offers less protection for rural land, as it shifts the dwelling footprint from the side boundary taking up more productive land.

- (ma) & (n) are not consistent with T.D.C.'s 'Explanatory Statement' paper under 'Boundary Setbacks'. It should have included in (ni) as it does in (ma):-
'except where neighbours consent is obtained'

I seek the following decision from T.D.C.: ⁽²⁾

Leave Rural 2 with 5 metres setback for dwellings from internal boundary.

My submission relates to: 17.6 2.8A (Cooperative Living)

Council should consider history of similar Co-ops.
eg. Renaissance Community - Graham Valley

I have lived near this community since it started.
The people started it with good intentions, but have
all left.

The result is a good example to Council what can
happen when time & people change.

Interestingly, the concerns that objectors had to the
original Application No. 538: Renaissance Community
in 1981 have been validated.

The consequences now fall on the wider community.
More theft, vandalism, intimidation, dogs attacking stock
& the list goes on.

We do not want or need anymore 'Renaissance Community'

I seek the following decisions from T.D.C:

- To tighten the legal arrangement. (3)
- Needs to be non-complying, to involve the wider
community. (4)

R 14.3.18 J
3992

Steve Markham

From: Roy Bensemann <r.y.bensemann@slingshot.co.nz>
Sent: Monday, 14 March 2016 3:33 p.m.
To: Steve Markham
Subject: Submission

Hi Steve and Mary

Please accept this as my submission to the Proposed Plan Change 60.

1 I support the intent of Council to protect our rural productive land. ①

2 I feel the plan change does not go far enough in being able to achieve that.
I would like to see a change where titles would no longer have an automatic right to have a house built on them. ②
As we have many titles in the district there will be more and more split off, and built on as time goes by.

3 Relaxing the rules on co-operative living is a mistake, I believe, given the history of what has happened in Tasman. ③
The new proposal will become another form of subdivision and titles will be permanently affected.

Regards
Roy Bensemann

I wish to speak to my submission.

470 Sherry River Road
RD2 Wakefeild 7096
Nelson

Ph 5224022

r.y.bensemann@slingshot.co.nz

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:

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

OFFICE USE

Date received stamp:

14.3.16

⓪

Initials:

Submitter No.

3993

Note:

This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: M. Alison Bickley
(organization/individual)

Representative/Contact:
(if different from above)

Postal Address:

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

Home Phone: _____

Bus. Phone: _____

Fax: _____

Email: _____

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: _____

IMPORTANT – Please state:

This submission relates to Variation/Change No.: land

Variation/Change Title/Subject: Rural land Use Plan Change 60.

M. Bickley

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.

226

<p>(1) My submission relates to: Provision No or Planning Map No. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</p>	<p>(2) My submission is that: (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)</p>	<p>(3) I seek the following decisions from the Tasman District Council: (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.)</p>
<p>Rural Land Use Plan Change 60</p>	<p>① My parents bought into this land just on 78yrs ago, and we at HQ Anderson Bay has been under (KRC) for many years. This has greatly affected our family in relation to doing what we would like to do.</p> <p>② The new Rural Land Use Subdivision Policy Review is beneficial to this will finally allow us to be able to subdivide into smaller blocks. Perhaps able to subdivide into 10 sections, means family get to keep smaller pieces of paradise and own individually. May need to sell a couple of sections outside family to cover costs The burden of 10 acres has become too much to maintain or manage. We are relieved that after all this time that the KRC Closed can be removed and no Council Regulations to stop us. We wish this to happen at least.</p> <p>③ Your internet/online policies are a minefield of info which is foreign to our generation.</p> <p>④ I may be unable to speak in person to submission.</p> <p>⑤ Our goal was always to be able to have HQ Anderson Bay for our family and future generations.</p> <p>⑥ Having no choice with KRC we have been unable to ever sell to pay rates and insurance and upkeep.</p> <p>⑦ Rates have always been in excess with no Council benefits</p> <p>⑧ Taking the KRC off and able to even subdivide, will retain this property in the family for their use, and give us some money for us from now on.</p> <p>Signed M. Alison Bickley. MABickley No 4 Te Iti Place Motueka 7120</p>	<p>us</p>

Feel free to contact us:



Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
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
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972



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Tasman District Council
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189 Queen Street, Richmond OR
Fax 03 543 9524 OR Email steve.markham@tasman.govt.nz

Cover Sheet

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Date received stamp:

R 14.3.16

Initials:

Submitter No.

3994

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Submitter Name: **Patsy Blackstock**

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

8 Wellspring Place
Motueka

Home Phone: 021 075 3808

Bus. Phone:

Fax:

Email: patsy@atamaivillage.nz

Postal address for service of person making submission:

(if different from above)

Date: 14/03/2016

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.: **Proposed 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.

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

OFFICE USE Submitter Number: 3994

(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.
17.5.3.2 (ka)	I oppose that Workers accommodation is not permitted to be part of cooperative living	I urge council to permit workers accommodation in cooperative living. This is an ideal way to accommodate wwoofers, temporary workers, interns and students during courses, as this kind of set up is an ideal learning environment and needs extra, smaller bedrooms.	①
17.6.3.4 (b)	I oppose the 50 ha minimum	I encourage council to have NO size limit on any Rural 2 proposed changes	②
17.6.3.4 (a)	I support 2 main dwellings as a restricted discretionary activity. I also support my point of clarification.	I seek clarification if 2 main dwellings therefore mean also 2 attached secondary units, i.e. 4 kitchens in total.	③

Feel free to contact us:



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 Website www.tasman.govt.nz
 24 hour assistance

Richmond
 189 Queen Street
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 Richmond 7050
 New Zealand
 Phone 03 543 8400
 Fax 03 543 9524

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 92 Fairfax Street
 Murchison 7007
 New Zealand
 Phone 03 523 1013
 Fax 03 523 1012

Motueka
 7 Hickmott Place
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 Motueka 7143
 New Zealand
 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

OFFICE USE Submitter Number: 3994

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17.5.3.3 and similar in all rural zones	I support the increase of size of a minor dwelling from 60m ² to 80m ² or 120m ² including garage	to proceed with this proposed change	4
17.5.3.2 and in all rural zones - 17.6.3.1	I support the use of existing structures to be converted to habitable dwellings	to proceed with the proposed change	5
17.5.2.8A and in all rural zones - 17.6.2.8A	I support the restricted discretionary activity of cooperate living, however, I oppose the condition (8), natural character and rural amenity values. Council wishes to protect productive land which means clustering of dwellings. Clustering however is opposite to rural amenity of open space and low population density.	to proceed with the proposed change but alter or delete condition 8 of rural amenity and character as this condition works against clustering of dwellings and structures.	6 7
17.5.3.1 (ca) in Rural 1 and in all other Rural zones	I oppose the restriction of sleepouts to two per dwelling, but I doubley oppose councils intention to reduce the number of sleepouts further to two per main dwelling only.	To alter the rule to permit 4 sleepouts per main dwelling and 2 sleepouts per any other dwelling.	8
17.5.3.1 (ea) in Rural 1 and in all other rural zones - 17.6.3.1 (gb)	I oppose the idea that sleepouts are not part of cooperative living. Precisely in cooperative living there will be a communal kitchen, and sleepouts are a cheaper form of accommodation for young couples and older singles	To include sleepouts as a permitted activity in cooperative living.	9

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Richmond
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Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

[Handwritten initials]

Initials:

Submitter No.

3995

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Submitter Name: Thora Blithe

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

80 Onekaka Iron Works Road
R D 2
Takaka

Home Phone: 035256009

Bus. Phone:

Fax:

Email: thora.blithe@globe.net.nz

Postal address for service of person making submission:

(if different from above)

Date: 14/03/2016

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

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