

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:

Initials:

Submitter No.

4008

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 DRUMMOND**

(organisation/individual)

Representative/Contact: **As above**

(if different from above)

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Email: **nigel@mmp.co.nz**

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)*:

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

As above

IMPORTANT – Please state:

This submission relates to Change No.:

Change Title/Subject:

Change 60 to 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).

Submission on the "Proposed Plan Change No.60"
Rural Land Use and Subdivision Policy Review
From Liza Eastman

11.3.16 4009
⑤

1555 State Highway 60
PO Box 35
Collingwood 7054
Golden Bay

Phone:03 524 8170
Mobile 027 345 3143
<liza@clear.net.nz>

I intend to speak to my submission.

I wish to thank Tasman District Councilors and Staff for their attendance at meetings in Golden Bay that have allowed us to air our concerns and help us to understand the problems faced by the policy makers.

There is no way that I can direct the reader to the pertinent paragraphs in the multitude of documents that I have collected and tried to understand, so I am going to simply make comments for your consideration.

My first plea is that the Council seriously consider and approve making certain exceptions for test cases within the boundaries of Golden Bay. This is important at this time because the Rural 1, Rural 2 and Rural Residential Zoning in the area has not been updated ahead of the plan change proposals. ①

Depending upon elevation, slope, soil and micro climate non productive Rural 1 and Rural 2 land should either be rezoned as soon as possible or council staff should be allowed greater freedom for discretionary decision making in this area. A considerable quantity of non productive rural land could be rezoned into Rural Residential in Golden Bay to great advantage. ②

1)Ribbon development up against an existing road whether it be State Highway 60 or a TDC managed road seems less safe if there are many driveways from which cars have to merge into traffic than if one exit/entrance is used by several dwellings or properties. ③

2) Housing Subdivisions in the countryside should not be subject to the same regulations as those servicing urban or suburban areas. No one living in the countryside wants intrusive street lighting. Indeed it has been argued that constant night light facilitates crime, whereas darkness and the need for torchlight or a full moon for felonious behavior is more of a deterrent.

3) In Golden Bay there is a desperate need to increase the numbers of younger able bodied people who can afford to live here, this requires a substantive change in the regulations for temporary dwellings and communal land use.

A policy that allows temporary dwellings such as house buses caravans, yurts, fancy tents to be utilized for indefinite habitation where suitable sanitary facilities can be easily accessed would prevent the stress of people hiding under the radar. (4)

4) Not everyone wants to have to maintain a lifestyle block of more than a couple of hectares. I do however support changes being proposed as they pertain to co-operative living, low impact development, and increasing the size of additional dwellings on larger parcels of land. (5)

5) Golden Bay includes a big proportion of low income families and elderly semi retired long time residents, this needs to be reflected in the policy review. All residents either temporary or permanent require reasonably secure but not necessarily large or permanent dwellings. Land sharing, with small low impact housing or co operative living situations could benefit both categories including those who are unable to afford to buy due to the current high market prices.

6) Some elderly land owners who want to share their land could benefit from flexible rules that allow for multiple dwellings and or leasing land to impermanent residents without becoming a camp ground or an employer.

I am very pleased that many of the community suggested changes to the policy review have been incorporated by the staff or contractors to TDC in this management plan, and I wish to thank them for listening to us.

I now hope that the council will listen to our plea for greater flexibility finding the solutions needed to solve local housing problems.

LIZA Eastman

R14.3.16

4010

Submission on the Proposed Plan Change No.60

Rural Land Use and Subdivision Policy Review

From: Vic Eastman
1555 Takaka-Collingwood Highway
PO Box 35
Collingwood 7054

Phone: 03 524 8487
Mobile: 021 129 1399
<vic@eastman.net.nz>

I do not intend to speak to my submission.

It has become increasingly obvious in recent years that large areas of Golden Bay are unavailable for residential use because of restrictive rules about numbers and types of dwellings allowed on Rural 1, Rural 2 and Rural Residential zoned land. Much of this land "locked away" from residential use is of poor quality for farming.

Preventing increased dwelling numbers on poorer land particularly impacts the availability of inexpensive housing. Alternative solutions to increased dwelling numbers, such as "fully developed" subdivisions, are too costly to substitute.

The current situation sees a shortage of younger people living in Golden Bay, restricting the labour market and impacting the viability of many small- and medium-sized businesses, reduces the number of school-age children, affecting the quality of education available to them, and becomes problematic for our elderly residents who find no practical living arrangements as they attempt to "downsize" in retirement.

Policy changes are needed, whether with major rule changes or with the promulgation of reasonable guidelines that can be met by individual property owners, for adding dwelling capacity to properties. These changes should include allowance for so-called "temporary" dwellings, such as caravans and other "portable" housing. ①

New smaller dwellings can be rather low-impact. For example, many homes in Golden Bay are "off mains" in regard to having self-contained potable water sources and self-contained grey- and black-water sewerage systems. Private tracks and roads do not require TDC maintenance. Low-impact includes less environmental impact, from less electricity use in smaller houses, to no wasteful street lighting, and to less fuel used for transportation as people live closer to employment. ②

I firmly support careful and thoughtful changes, noting particularly, that Golden Bay is a far cry from zoning situations required to govern high-density areas such as in Motueka and Richmond. Allowing Golden Bay to be different will benefit TDC. ③

Sincerely yours, Dr Vic Eastman

R 14.3.16

4011



Submission

ON A PUBLICLY NOTIFIED PROPOSED POLICY STATEMENT OR PLAN

Under Clause 6 of the First Schedule to the Resource Management Act 1991

TO Tasman District Council
SUBMISSION ON Proposed Plan Change 60 – Rural Land Use and Subdivision Policy Review
NAME OF SUBMITTER Egg Producers Federation of New Zealand
ADDRESS C/- Harrison Grierson Consultants Limited
PO Box 5760
Wellesley Street
Auckland 1141

Attention: Reina England

This is a submission on Proposed Plan Change 60 (PC60) of the Tasman Resource Management Plan. Egg Producers Federation of New Zealand ('EPFNZ') could not gain an advantage in trade competition through this submission.

SUBMISSION IN SUPPORT SUBJECT TO THE FOLLOWING

1.0 The specific provisions of the proposal that the submission relates to are:

- Chapter 2.2 – Defined Words
- Chapter 7 – Rural Environmental Effects
- Chapter 16.3 – Subdivision
- Chapter 17.5 – Rural 1 Zone Rules
- Chapter 17.6 – Rural 2 Zone Rules
- Chapter 17.7 – Rural 3 Zone Rules
- Chapter 17.8 – Rural Residential Zone Rules

EPFNZ's ('the submitter') submission is contained in the attached table.

2.0 Submitter Background:

- 2.1 Harrison Grierson acts for EPFNZ and their members who have interests in the Tasman District. The submitter is the national organisation that represents the interests of commercial egg producers.
- 2.2 The poultry industry is a large sector of New Zealand's primary production industry and it includes the production of both poultry meat and eggs. There are currently eight poultry operations in the Tasman District, being seven layer farms and one feedmill.
- 2.3 The submitter provided feedback on the Rural and Subdivision chapters, formerly known as Plan Change 54. The submitter acknowledges that Council has taken into consideration their feedback made on this during drafting of this plan change.
- 2.4 The submission points aim to highlight concerns and provide practical feedback that may help to resolve several key resource management issues that affect the poultry industry.

3.0 The submitter seeks the following relief from Tasman District Council:

- 3.1 That Council approves PC60 subject to the amendments requested in the attached table.

AND/OR

3.2 Such other alternative relief necessary to satisfy the concerns of the submitter.

4.0 The submitter wishes to be heard in support of their submission.

5.0 If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.



Signature:

Date: 14 March 2016

Address for Service of Submitter:

Egg Producers Federation of New Zealand
C/- Harrison Grierson Consultants Limited
P O Box 5760
Wellesley Street
Auckland 1121
Attention: Reina England

Telephone: 09 212 6504

Facsimile/email: r.kumar@harrisongrierson.com

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TABLE 1: EPPNZ'S SUBMISSION ON TASMAN DISTRICT COUNCIL - PROPOSED PLAN CHANGE 60

SUBMISSION POINT	PROVISION	EPPNZ'S SUBMISSION	RELIEF SOUGHT
1	Chapter 2.2 – Defined Words	The term 'plant and animal production' is supported as it recognises that there is a broad range of rural production activities which are appropriate in the rural environment. This definition acknowledges that rural production activities rely on soil fertility alone.	Retain definition of 'plant and animal production' as notified. ①
2	Chapter 2.2 – Defined Words	The term 'reverse sensitivity' is supported. It acknowledges that lawfully established activities may generate adverse effects on newly sensitive activities. It seeks to protect lawfully establish activities from complaints.	Retain definition of 'reverse sensitivity' as notified. ②
3	Chapter 7 – Rural Environmental Effects	Policies 7.2.3.1E and 7.2.3.1F are supported as they acknowledge that managing incompatible land uses is a key resource management issue that will prevent activities with conflicting effects being located near to each other.	Retain Policies 7.2.3.1E and 7.2.3.1F as notified. ③ ④
4	Chapter 7 – Rural Environmental Effects	There is no objective contained in Section 7.2.2 for policies 7.2.3.1E and 7.2.3.1F to give effect to. A new objective is requested.	Insert a new Objective 7.2.2.4 as follows: Restrict new development to appropriate locations to minimise conflict between incompatible land uses. ⑤
5	Chapter 7 – Rural Environmental Effects	Objectives 7.1.2.2 and 7.1.2.3 and Policy 7.1.3 are supported. They recognise that land fragmentation can reduce the area of rural land available for rural production activities. These provisions prioritise rural production activities in the rural zone.	Retain Objectives 7.1.2.2 and 7.1.2.3 and Policy 7.1.3 as notified. ⑥ ⑦ ⑧
6	Chapter 7 – Rural Environmental Effects	Objective 7.4.2 and Policy 7.4.3.2 are supported as they recognise that effects such as noise, odour and dust form part of the rural character and amenity. The provisions also acknowledge that a lower level of amenity is anticipated in the rural environment.	Retain Objective 7.4.2 and Policy 7.4.3.2 as notified. ⑨ ⑩
7	Chapter 17.5 – Rural 1 Zone Rules	Rules 17.5.2.1(n), 17.6.3.1(n) and 17.7.2.1(h)(i) are supported, in part, as poultry farming activities are permitted (subject to setback standards). These rules acknowledge that poultry farming is a legitimate rural production activity and it is appropriate for them to locate in the rural zone. Intensive farming activities have the potential to generate a limited number of specific adverse effects. These effects are odour, dust, traffic, waste and noise. These effects are acknowledged as being expected in rural areas through Objective 7.4.2 and Policy 7.4.3.2. The establishment of poultry farming activities that fail to comply with the permitted activity standards should be provided for as a Restricted Discretionary activity in all rural zones. They should also be provided assessment criteria that specifically address the potential adverse effects. This approach is commonplace in a number of other districts.	Include a new rule as follows: Rule 17.5.2.8B Restricted Discretionary Activities (Intensive livestock farming of poultry farming) Intensive livestock farming of poultry farming that does not comply with the conditions of Rule 17.5.2.1 is a Restricted Discretionary Activity. A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion: (1) Effects on amenity, including: i. The ability to mitigate offensive odour. ii. The ability to mitigate visual effects by screening of activities from adjoining roads and sites. iii. Adverse effects of the activity in terms of traffic and parking congestion on site and safety and efficiency of roads giving access to the site. The ability to manage effluent and waste generated as part of the operation. ⑪

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TABLE 1: EFPNZ'S SUBMISSION ON TASMAN DISTRICT COUNCIL - PROPOSED PLAN CHANGE 60

SUBMISSION POINT	PROVISION	EFPNZ'S SUBMISSION	RELIEF SOUGHT
8	Chapter 17.6 – Rural 2 Zone Rules	Reasons outlined in Submission Point 7.	<p>Include a new rule as follows:</p> <p>Rule 17.6.2.8B Restricted Discretionary Activities (Intensive livestock farming of poultry farming)</p> <p><i>Intensive livestock farming of poultry farming that does not comply with the conditions of Rule 17.6.3.1(n) is a restricted discretionary activity.</i></p> <p>A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:</p> <p>(2) Effects on amenity, including:</p> <ol style="list-style-type: none"> i. The ability to mitigate offensive odour. ii. The ability to mitigate visual effects by screening of activities from adjoining roads and sites. iii. Adverse effects of the activity in terms of traffic and parking congestion on site and safety and efficiency of roads giving access to the site. iv. The ability to manage effluent and waste generated as part of the operation.
9	Chapter 17.7 – Rural 3 Zone Rules	Reasons outlined in Submission Point 7.	<p>Include a new rule as follows:</p> <p>Rule 17.7.2.5A Restricted Discretionary Activities (Intensive livestock farming of poultry farming)</p> <p><i>Intensive livestock farming of poultry farming that does not comply with the conditions of Rule 17.7.2.1(h)(f) is a restricted discretionary activity.</i></p> <p>A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:</p> <p>(1) Effects on amenity, including:</p> <ol style="list-style-type: none"> v. The ability to mitigate offensive odour. vi. The ability to mitigate visual effects by screening of activities from adjoining roads and sites. vii. Adverse effects of the activity in terms of traffic and parking congestion on site and safety and efficiency of roads giving access to the site. viii. The ability to manage effluent and waste generated as part of the operation.
10	Chapter 17.5 – Rural 1 Zone Rules Permitted Activities	Rules 17.5.3.1(i), 17.6.3.1(p), 17.7.3.1(k) are supported as they exempt the construction and alteration of greenhouses from the building coverage standards. Poultry farming activities are similar to greenhouses as they are also carried out in sheds, which are of a similar scale to greenhouses. As poultry farming is also and plant and animal production activity relying on the use of buildings these rules should be amended to exempt poultry sheds and enclosures.	<p>Amend Rule 17.5.3.1(i) as follows:</p> <p>Except as provided for in Schedule 17.5A (Hope Depot site), the total area of all buildings on the site, excluding greenhouses and poultry sheds or enclosures is...</p>
11	Chapter 17.6 – Rural 2 Zone Rules Permitted Activities	Reasons outlined in Submission Point 10.	<p>Amend Rule 17.6.3.1(p) as follows:</p> <p>The total area of all buildings on any site which is 25 hectares or less in area, excluding greenhouses and poultry sheds or enclosures is...</p>

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TABLE 1: EPNZ'S SUBMISSION ON TASMAN DISTRICT COUNCIL - PROPOSED PLAN CHANGE 60

SUBMISSION POINT	PROVISION	EPFNZ'S SUBMISSION	RELIEF SOUGHT
12	Chapter 17.6 – Rural 3 Zone Rules Permitted Activities	Reasons outlined in Submission Point 10.	Amend Rule 17.7.3.1(k) as follows: The total area of all buildings on any site, excluding greenhouses and poultry sheds or enclosures is:...
13	Chapter 17.5 – Rural 1 Zone Rules	<p>Rules 17.5.2.1(h), 17.6.2.1(n) and 17.7.2.1(i) are supported, in part, as they seek to ensure that poultry farming activities do not create adverse effects on adjacent properties. The rules do not specify what aspect of the poultry activity should be setback from the boundary.</p> <p>The effects of poultry farming are internalised as they predominantly occur in sheds. Therefore, the setback distance should be measured from the nearest poultry shed.</p> <p>Currently these rules require the poultry activity to be setback from any boundary regardless of what activity occurs on the adjacent property or the setback of the sensitive activity from their boundary. This does not take into consideration the sensitivity of the adjoining activity.</p> <p>It is necessary to protect all 'sensitive activities' such as places of assembly, community buildings, schools, cemeteries, rather than just activities on 'any boundary'. These activities are defined as 'community activities' and 'recreational activities' in the PC60 and the Operative Plan. The inclusion of these terms will ensure that all sensitive activities are protected from adverse effects.</p> <p>The 300m separation distance is too large. There have been recent improvements in shed management and technology as part of poultry operations. These improvements demonstrate that a lesser separation distance appropriately manages any adverse effects.</p> <p>A separation distance of 200m is considered more appropriate. Odour assessments have been undertaken and concluded that at a distance of 200m no nuisance effects from odour will occur. The submitter considers that this separation distance will also sufficiently manage any adverse effects.</p>	Amend Rule 17.5.2.1(n) as follows: Intensive livestock farming which is poultry farming sheds or enclosures are set back at least 300-200 metres from any habitable building or community activity or recreational activity, boundary-of-the-site:
14	Chapter 17.6 – Rural 2 Zone Rules	For the reasons outlined in Submission Point 13.	Amend Rule 17.6.2.1(n) as follows: Intensive livestock farming which is poultry farming sheds or enclosures are set back at least 300-200metres from any habitable building or community activity or recreational activity, boundary-of-the site.
15	Chapter 17.7 – Rural 3 Zone Rules	For the reasons outlined in Submission Point 13.	Amend Rule 17.7.2.1(f) as follows: Intensive livestock farming which is poultry farming sheds or enclosures are set back at least 300-200metres from any habitable building or community activity or recreational activity, boundary-of-the site.
16	Chapter 17.5 – Rural 1 Zone Rules	<p>Rules 17.5.3.1(kb), 17.6.3.1(n), 17.7.3.1(ga) are supported, in part. These rules adopt a reciprocal setback rule, which is an important resource management tool that mitigates reverse sensitivity effects. This is a mechanism that is used widely by other District and Regional Council's around the country.</p> <p>These rules are too narrow they only apply to 'habitable buildings and dwellings.' These need to be expanded to include all sensitive activities as outlined in Submission Point 13.</p> <p>The reasons for changing the separation distance from 300m to 200m is outlined in Submission Point 13.</p>	Amend Rule 17.5.3.1(kb) as follows: Habitable buildings, community activities and recreational activities are set back: (f) at least 30 metres from any internal boundary, except where the activity is an alteration to a dwelling, and the setback to the boundary is not thereby reduced; ii) at least 300-200 metres from any building or enclosure that houses poultry that is on an existing lawfully established intensive livestock farm which is a poultry farm on or before 30 January 2016.
17	Chapter 17.6 –	For the reasons outlined in Submission Point 16.	Amend Rule 17.6.3.1(n) as follows:

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TABLE 1: EPFNZ'S SUBMISSION ON TASMAN DISTRICT COUNCIL - PROPOSED PLAN CHANGE 60

SUBMISSION POINT	PROVISION	EPFNZ'S SUBMISSION	RELIEF SOUGHT
	Rural 2 Zone Rules		<p>Dwellings, and habitable buildings community activities and recreational activities are set back:</p> <p>(i) at least 30 metres from any internal boundary, except where the activity is an alteration to a dwelling, and the setback to the boundary is not thereby reduced;</p> <p>ii) at least 300-200 metres from any building or enclosure that houses poultry that is on an existing lawfully established intensive livestock farm which is a poultry farm on or before 30 January 2016.</p>
18	Chapter 17.7s – Rural 13 Zone Rules	For the reasons outlined in Submission Point 16.	<p>Amend Rule 17.7.3.1(ga) as follows:</p> <p>Habitable buildings and community activities and recreational activities are set back at least:</p> <p>i) 30 metres from any boundary where that boundary is to the Rural 1 or Rural 2 Zone;</p> <p>(ii) 300-200 metres from any building or enclosure that houses poultry on an existing lawfully-established intensive livestock farm which is a poultry farm on or before 30 January 2016.</p>

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

Note:

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Submitter Name: Lillemor Margareta Ford
(organization/individual)

Representative/Contact: _____
(if different from above)

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Home Phone: 03-970-7753

Bus. Phone: _____

Fax: _____

Email: lee_laiford@hotmail.com

Date: 10 March 2016

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

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

Total number of pages submitted: 2

IMPORTANT – Please state:

This submission relates to Variation/Change No.: _____

Variation/Change Title/Subject: to the Resource Management Plan - Proposed Plan Change 60

- 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. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)	(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)	(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.)	OFFICE USE Submission No.
	This proposal seems to favour the big landowner. It needs to take into account the ordinary people living in rural land areas as well.		1
	- What happened to the discussion about temporary dwellings, i.e. house trucks, etc., a way of affordable housing?		2
	- Even though the limit of the size of Rural 2 land has gone down to 25ha, it is still too large.		3
	- Here is an example of a couple of friends' property of 2 acres on Rural 1 land, already in a built-up area, 1/2 acre sections on 2 sides. Owners are getting older, can't look after such a big area any more, economically & practically. And they can't subdivide. There seems to be no sense in this situation.		
	- Also, the low income earners need to be considered, i.e. single parents, young families, → cont.		

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- cont.

& the older generation, the pensioners.

4012

(2)

House prices here in Golden Bay are quite high, rental accommodation expensive, & hard to find. It's also not easy to find work here. Many need to move away to find work, but pensioners can't easily do this, & sometimes find it very difficult to make ends meet.

So I see a need for TDC lower the size of land in Rural 2 areas, & allowing 2nd dwelling on small Rural Residential sections, to allow people to move into affordable housing, & a sustainable lifestyle. (4)

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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Submitter Name: Sage Joy forest
(organization/individual)

Representative/Contact:
(if different from above)

Postal Address:
182 Abel Tasman Drive
RDI Takaka 7183

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

Home Phone: 5259698

Bus. Phone: 5258779

Fax:

Email: forestfamily@clear.net.nz

Date: 14 March 2016

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:

OFFICE USE



Initials: _____

Submitter No. 4013

IMPORTANT – Please state:

This submission relates to Variation/Change No.:

Variation/Change Title/Subject:

This requirement has ^{been} made the process too difficult for me (and most others I know) to understand & include. Councillors will, I trust, be able to relate the points made in my attached submission to the relevant variation/Change

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.

<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:</i> • <i>support or oppose the specific provisions,</i> <i>or</i> • <i>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.</i> <i>The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>	<p>OFFICE USE SubmissionNo.</p>
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OVERVIEW of my submission – Sage Joy Forest

In the past, Golden Bay has formed the majority of contributors to the issues in rural review. I am aware this current process and complex requirements for submission have disabled many people from contributing. The references to provision no. or map no. and huge amount of reading almost put me off as well, but it's so important to restate my/our wish for our region I have written anyway. Please forgive the lack of references and hear my submission.

I appreciate the immense task TDC has in planning for an economically secure, environmentally healthy region for a diverse growing and aging population. My concerns are reasonably specific to my region of Golden Bay, possibly also relevant to Motueka Valley region.


I would like Council to consider these regions as opportunities to trial initiatives involving landsharing/multiple occupancies to reduce impact on 'productive' land by clustering dwellings (on one title) that take as much responsibility for their own infrastructure as possible. Council could produce guidelines, standards and training programmes on this: greywater re/use, sewerage systems inc compost toilets & reed beds etc, water collection & storage, power generation & storage. There is already a wealth of knowledge on these systems and successful examples through the region.

Affordability has been a word I've heard a lot, through my 3 year involvement with the *Multiple Occupancy, Temporary Dwellings* group. Central to this is the cost of building dwellings, and of course associated permits. I would like Council to issue permits allowing builder-owner-occupiers to take full responsibility for the safety of their building, to allow for the construction of small or 'experimental' dwellings. As has been suggested to Council in prior submissions, these could be given a 5 year renewable permit. Rather than raising rates, each dwelling could contribute to Council an annual amount of eg \$250 for use of community facilities like parks, library, etc.

I've heard Golden Bay residents have the highest level of education and the lowest income. Let us come up with solutions that will add value to our region, ensure regional resilience and healthy lifestyles for our young people, families, ageing and old folk. More people living in the community, as opposed to holiday-home owners, will make for a more thriving community.

1

Feel free to contact us:



tasman
district council

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 0751	Takaka 14 Junction Street PO Box 74 Takaka 7142 New Zealand Phone 03 525 0020 Fax 03 525 0023
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<p>Zoning</p> <p>I generally support the Co-operative Housing and Low Impact Development policies.</p>	<p>That the policies apply to all zones</p>	<p>(2)</p> <p>(4) (3)</p>
<p>Extra dwellings</p> <p>It's good to see extra dwellings are permitted on large blocks of land, but there should be allowance for smaller (and often less 'productive') titles. Even 2 acres of land could support 4 households</p>	<p>Allow extra dwellings on smaller titles.</p> <p>R2 minimum size lots for multiple housing should be 2HA, not 12.</p> <p>R1 should be less as well but I don't know what. I don't want to see large parcels of land divided up. Fencing and boundaries are such a waste of land and resource.</p>	<p>(5)</p> <p>(6)</p> <p>(7) (9)</p>
<p>Affordable housing</p>	<p>Allow Papakainga-type developments.</p> <p>Do not increase rates for multiple occupancies, rather collect a levy per household.</p> <p>Allow owner-occupiers to legally accept full responsibility for the safety of a home they build that may be considered 'experimental', low impact etc – eg earthship, cobb etc. This should apply to tents such as yurts & tipis.</p> <p>Allow land-sharing! We don't all need a mortgage</p>	<p>(8)</p>
<p>Subdivision rules</p>	<p>Allow unproductive smaller lots to be subdivided</p>	<p>(10)</p>
<p>Temporary dwellings</p> <p>It's madness and cruel to ask a person/family dwelling in a housebus/truck, yurt, tipi etc to move to another piece of land after 2 months. If they have responsibly established a heating and waste disposal system, and a garden – what's the harm? Complains about behaviour etc are a separate issue.</p> <p>Dwellings such as these can be a great option for extra family members, workers, or for extra income.</p>	<p>Allow long-term tenure for these (yurts especially!)</p>	<p>(11)</p>
<p>Land sharing</p> <p>There are successful examples of communities/communes in the Tasman District, the value they bring to the wider community is evident, particularly with Riverside and Tui. Quarry Farm is a great way to share land in Lots.</p> <p>It is mentally, physically and emotionally healthy for many ages and abilities to share land & community. Many aging landowners in GB want to have help, many young (and not-so-young) have little financial base but energy to share. It's happening anyway under the radar – enable people to meet their needs.</p>	<p>Be prepared to have Memorandums of Understanding with groups wanting to landshare.</p> <p>Allow landsharing/ co-op housing on R1 & R2.</p>	

NZTA	Negotiate acceptable solutions with NZTA to allow multiple occupancy land use off state highways.	
Rural Residential	Golden Bay needs rural residential areas opened up close to town. South of town.	
<p>I hear it will be harder in future to make submissions on resource consents and on the RMA. I would expect that in a democracy our Council would lobby on behalf of its community, and represent it in action.</p> <p>I ask that TDC allow my region to grow 'organically' via the will of the people who have taken the time to contribute. I was shocked at one meeting on these issues to here that there were only 400 submissions for the Tasman region (200 from GB) and it was not representative of the whole community. Thank goodness voting for government does not work this way!</p> <p>Thank-you for your good works.</p> <p>Sage</p>		

HAVE A SAY

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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

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: Natasha Gall
(organization/individual)

Representative/Contact: _____
(if different from above)

Postal Address: _____
264 McShane Rd
RD1 Takaka, 7183
Golden Bay

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



Initials: _____

Submitter No. 4014

Home Phone: _____

Bus. Phone: _____

Fax: _____

Email: _____

Date: _____

Signature: NE Gall
(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: Rural 19 2
Zone subdivision

Multiple Housing and Co-operative Housing

278

- 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. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)	(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)	(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.)	OFFICE USE Submission No.
Rural 1 and 2 zone subdivision	I think land should be able to be sub-divided into smaller parcels in non-productive rural 1 & 2 land. Specifically to 2 acre parcels	Unproductive land in rural 1 & 2 is able to be subdivided into 2 acre lots	1
Multiple housing and co-operative housing	I believe that co-operative housing where a group takes on their own services (sewage, power, ph, internet, water) at their own costs - with associated appropriate rates should be allowed on rural 1 and 2 land. Houses would need to be on non productive pieces of land. Productive land could have common ownership and be used for production. I also support double houses (connected by say a walkway) under a certain size - reasonable for two 3-4 bedroom houses		2 3
I know the zoning plan is not under review yet but it is very linked to this submission. In Golden Bay the lack of possible development around Takaka township is not offset by subdivision in Pokara, Tata Beach, Ligar Bay areas where overseas prices out compete locals. Also many people don't want to live in suburban situations or on farms. Lots of people move to Golden Bay to live residentially rurally. Unproductive rural 1 & 2 land can suit their needs. There is lots of bad soil, hills etc.			

Feel free to contact us:

 <p>tasman district council</p>	<p>Tasman District Council Email info@tasman.govt.nz Website www.tasman.govt.nz 24 hour assistance</p>	<p>Richmond 189 Queen Street Private Bag 4 Richmond 7050 New Zealand Phone 03 543 8400 Fax 03 543 9524</p>	<p>Murchison 92 Fairfax Street Murchison 7007 New Zealand Phone 03 523 1013 Fax 03 523 1012</p>	<p>Motueka 7 Hickmott Place PO Box 123 Motueka 7143 New Zealand Phone 03 528 2022 Fax 03 528 9751</p>	<p>Takaka 14 Junction Street PO Box 74 Takaka 7142 New Zealand Phone 03 525 0020 Fax 03 525 9972</p>
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Submitter Name: Christopher John Garside
(organization/individual)

Representative/Contact: _____
(if different from above)

Postal Address: _____
ctb 41 Tukuru Rd
Takaka

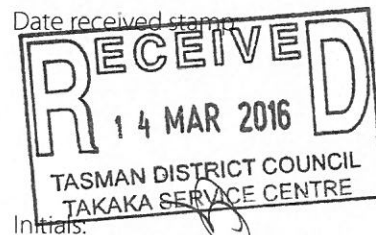
Postal address for service of person making the submission: _____
(if different from above)

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

Total number of pages submitted: _____

OFFICE USE

Date received stamp



Initials: _____

Submitter No. 4015

Home Phone: 0274 728578

Bus. Phone: _____

Fax: _____

Email: christreetops@gmail.com

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.: _____

Variation/Change Title/Subject: _____

Greater flexibility around housing provisions.

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.

