



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

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.

Initials: _____
Submitter No.
4016

Submitter Name: Golden Bay Surveyors
(organisation/individual)

Representative/Contact: Martin Potter
(if different from above)

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Date: 14/3/16

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

Signature: [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 a Submission
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).

Definitions

2.2 : Cooperative Living " means the use of land and buildings, including three or more dwellings, where a legal arrangement exists for the collective ownership or use of the land and buildings"

I would interpret this to mean the buildings and land has to be owned collectively – ie there can be no private ownership. That's not going to work as people must be able to have private ownership in order to raise a mortgage. If this is not the intention then the definition needs to be clarified

①

2.2 : Plantation Forest.

This plan change is the ideal opportunity for Council to address the definition of "Plantation forestry". The definition as it stands is a nonsense and desperately needs to be clarified as even Council staff cannot give a clear interpretation of the Definition

I find the definition very loose and when taken word for word the definition becomes an unworkable nonsense, and a more practicable definition is needed. While a first interpretation is that for a group of trees to be a Plantation they must comply with all 3 matters, i.e. they must be planted, managed, harvested would appear logical, it can't be as the trees would not constitute a forest until such time as they were harvested. Clearly this is not the intention. Alternatively, if we were to interpret the definition as referring to any group of trees that were either, planted, or managed or harvested as being a Plantation Forest we have other issues. Because there is no minimum area, any 2 trees planted closer than 8 metres apart (150 stems per hectare) constitutes a plantation the moment they were planted. This would include all fire wood plots and all small house orchards, and would literally include any two trees planted in the District. I would suggest that this is not the intention either.

②

So just what is Council meaning with this definition? This is the ideal time to address this anomaly and provide a more meaningful definition.

Subdivision:

16.3.5.1(a) & 16.3.6.1 (a) Imposing a cut off date of title for both Rural 1 & 2.

③

The proposal to impose a cut-off date for the issue of title rather than the purpose from which it was derived is problematic. There are many instances where new titles are issued which have not been by way of subdivision – i.e. road legalisation, uplifting limitations as to title, claiming accretion and or erosion, to name a few. It would be most unfair for a person who was subjected to a road legalisation for Council, to have his rights to subdivide eroded as proposed.

Council officers at the public meeting suggested that Council staff would look favourably on such cases, however from experience I don't have confidence that this would always be the case. And secondly, why should a land owner be put in a position where he needs to rely on Council's benevolence. There needs to be at the least, some policy that relates to the process by which the new title has arisen, rather than a blanket date.

16.3.5.5A & 16.3.6.5A Non-Complying status for Rural 1 & 2 subdivisions

④

There will always be quite legitimate reasons for minor boundary adjustments of rural land. To make these non-complying is too draconian, and places the bar way too high for the average person to contemplate a resource consent application. Such subdivision should be at most discretionary or even restricted discretionary.

Boundary Setbacks.

17.5.3.1 (kb), 17.5.3.2 (e)(i), 17.6.3.1 (n) Setbacks for the Rural 1 & 2 dwellings

Given that Council has not addressed the zoning, and is reticent to even acknowledge that they will do so in the future, the new setbacks impose totally unreasonable requirements. There are a number of residential enclaves within the Rural zoned land – Motupipi, Clifton, Burnside Road just to name a few in Golden Bay.

5

The requirement that dwellings must be setback 30 metres from internal boundaries will basically render these properties stuck in a time warp. There can be no practice development in the future. Either chose a more realistic setback, or address the Zoning of these areas.

Martin Potter
Golden Bay Surveyors

14th March 2016



4017
landmark lile ^{ltd}
RESOURCE MANAGEMENT

Tasman District Council
Private Bag 4
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Attn: Steve Markham

Lucas House, 51 Halifax Street, Nelson
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Phone: 08 539 0930
Mobile: 027 244 3518
Email: mark@landmarklile.com
www.landmarklile.com

Dear Steve,

14.3.16

Plan Change 60: Rural Land Use and Subdivision Policy Review
Submission – *GP Investments Limited*

Please find attached submissions to Plan Change 60 on behalf of GP Investments Limited. These submissions relate to the Rural Industrial Zone, and more specifically, that land located at 750 Lower Queen Street, Richmond.

PC60 seeks to further restrict the use of Rural Industrial land. This is to further protect this opportunity for rural-industry to establish in appropriate locations, away from urban land uses, whereby the adverse noise and other amenity related effects can be accommodated. Ironically, with respect to the land at 750 Lower Queen Street, there are other factors that influence the appropriateness and feasibility of locating rural-industry in this site, such as:

- Proximity of this site immediately adjacent to the Waimea Inlet, being a sensitive receiving environment (stormwater); and
- no reticulated wastewater system (including trade waste); and
- the comparatively high demands on water that such rural-industry would generate.

In combination, these servicing matters significantly limit the feasibility of accommodating rural-industry at 750 Lower Queen Street while also call into question is appropriate for this location. PC60 therefore needs to be considered in this context.

The submitter does wish to be heard in support of these submissions.

Please contact me if you have any further queries.

Mark Lile
Landmark Lile Limited
Resource Management Consultant

Submission C60		TRMP: Rural Land Use and Subdivision Review
Chapter 7		
1	Objective 7.2.2 (3.3.3)	<p>Notified: Amend objective 7.2.2 as follows: 7.2.2.1 Provision <u>Retention</u> of opportunities to use rural land for activities other than soil-based plant and animal production, including rural living, rural-residential, rural industrial, tourist services, and papakainga, tourist services, rural residential and rural industrial activities in restricted locations, while avoiding the loss of land of high productive value.</p> <p>Submission: Opposed</p> <p>Reasons: Combined with the change to the policy framework, the change from the "provision of opportunities" to "retention of opportunities" would make it more difficult for other industrial activities to locate within the Zone. In the context of the servicing constraints and sensitivities at 750 Lower Queen Street, this is not considered to enable the sustainable management of this valuable industrial land resource.</p> <p>Relief Sought: Delete changes to Objective 7.2.2.</p>
2	Objective 7.2.2 (3.3.4)	<p>Notified: Add two new objectives: 7.2.2.3 <u>Retention of existing rural industrial locations that provide an appropriate location for production-related industries in rural areas, in the form of the Rural Industrial Zone</u></p> <p>Submission: Oppose</p> <p>Reasons: The land at 750 Lower Queen Street is immediately adjacent to the Waimea Inlet and does not have reticulated services. As a result, accommodating rural-industry with the typical potential for contaminated stormwater, on site wastewater, and with high demands on water become very difficult to achieve. Given these constraints and the sensitivity of the adjacent Waimea Inlet, it is considered more appropriate for a mixture of industrial activities (small and large), without the significant demand son water, without the generation of large volumes of waste, and without the potential for large volumes of contaminated runoff. PC60 make this harder to achieve.</p> <p>Relief Sought: Delete Objective 7.2.2.3</p>

①

②

<p>3</p>	<p>Policy 7.2.3.2 (3.3.7)</p>	<p>Notified:</p> <p>Amend policy 7.2.3.2 as follows:</p> <p><i>To enable sites in specific locations to be used primarily for rural industrial, tourist services or rural residential purposes (including communal living and papakainga purposes) with any farming or other rural activity being ancillary, having regard to:</i></p> <ul style="list-style-type: none"> (a) the productive and versatile values of the land; (b) natural hazards; (c) outstanding natural features and landscapes, and the coastal environment; (d) cross-boundary effects, including any actual and potential adverse effects of existing activities on such future activities; (e) servicing availability; <u>(ea) in relation to rural-industrial development, the efficient location of the activity in association with sources of plant and animal production;</u> (f) the availability of specific productive natural resources, such as aggregates or other mineral sources; (g) transport access and effects; (h) potential for cumulative adverse effects from further land fragmentation; (i) maintaining variety of allotment size; (j) efficient use of the rural land resource; (k) cultural relationship of Māori to their land. <p>Submission: Oppose</p> <p>Reasons: As set out above, it is some of these factors that make the land at 750 Lower Queen Street less suitable or appropriate for rural-industry.</p> <p>Relief Sought: Delete change to Policy 7.2.3.2.</p>
<p>4</p>	<p>Definitions (1.1.2)</p>	<p>Notified:</p> <p>Amend the various definitions as follows:</p> <p><i>Rural industrial activity</i> industry – means <u>the use of land and buildings for an industry industrial activity that depends on the direct handling or processing of produce harvested from farming, forestry plant and animal production, of the sea, or any other land derived product, including a sawmill, timber treatment plant, abattoir, stockyard, packhouse, cold storage, rural transport depot or agricultural-contractor's depot or yard, and the processing of minerals and quarry products.</u></p> <p>Submission: Support</p> <p>Reasons: The proposed change to the definition of rural-industrial activity is considered to be appropriate.</p> <p>Relief Sought: Retain changes.</p>

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tasman-
district council

Submission on a Change to the Tasman Resource Management Plan

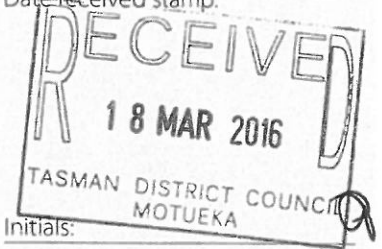
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Cover Sheet

OFFICE USE

Date received stamp:



Initials:

Submitter No.

4018

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(organisation/individual)

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027-570 2805.

Bus. Phone:

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aggriff@extra.co.nz.

Date:

14.03.16.

Signature:

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

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

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(if different from above)

41 WILLIAMS RD RD1.
UPPER MOTUEKA. 7173.

IMPORTANT – Please state:

This submission relates to Change No.: 60

Change Title/Subject:

Rural Land Use and 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: 4018

(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.
17.5.3.3 and similar in all rural zones	I support the increase of size of a minor dwelling from 60m2 to 80m2 or 120m2 including garage	to proceed with this proposed change	①
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	②
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.	③ ④
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.	⑤
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.	⑥

Feel free to contact us:



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Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

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Motueka
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New Zealand
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Fax 03 528 9751

Takaka
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New Zealand
Phone 03 525 0020
Fax 03 525 9972

OFFICE USE Submitter Number: 4018

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17.5.3.2 (ka)	We oppose that Workers accommodation is not permitted to be part of cooperative living	We ask that council consider the needs of workers accom in cooperative living. There is very little provision presently in Tasman..	7
17.6.3.4 (b)	I oppose the 50 ha minimum	We encourage council to have NO size limit on any Rural 2 proposed changes	8
17.6.3.4 (a)	We support 2 main dwellings as a restricted discretionary activity.	We seek clarification if 2 main dwellings. What will this actually consist of?.	

Feel free to contact us:



tasman
district council

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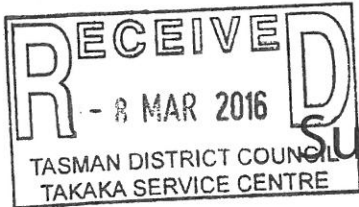
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HAVE A SAY

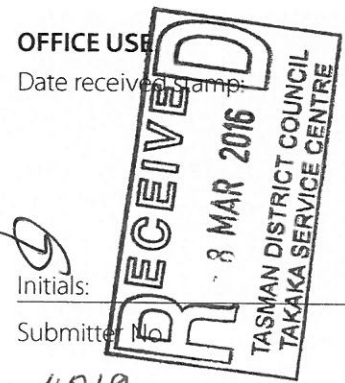
You are invited to make a submission on the proposed Plan Change. Submissions close at 4.00 pm on Monday, 14 March, 2016.



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

Return your submission by the advertised closing date to:

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Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 543-9524 OR Email steve.markham@tasman.govt.nz



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Initials: S
Submitter No: 4019

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7110

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Home Phone: 03-525 9795
Bus. Phone: _____
Fax: _____
Email: _____
Date: 7/3/16
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.: 60
Variation/Change Title/Subject: Rural Land Use
and Subdivision Policy
Review

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