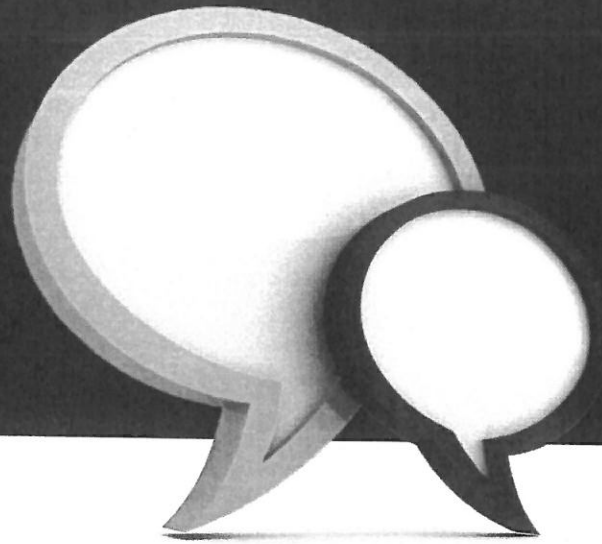


HAVE A SAY

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:

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: Pip Hall
(organization/individual)

Representative/Contact: —
(if different from above)

Postal Address: 793 Amisred Valley
R.D. Richmond

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

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

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 60

Variation/Change Title/Subject: Rural Land Use and Subdivision Policy Review

OFFICE USE

Date received stamp: **RECEIVED**
14 MAR 2016
TASMAN DISTRICT COUNCIL
CUSTOMER SERVICES 3

Initials: [Signature]
Submitter No. 4020

Home Phone: (03) 544 5023

Bus. Phone: —

Fax: —

Email: —

Date: 14-3-16

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: _____

- 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.
Section 17.6 Rural 2 Zone Rules. Specifically the proposal to restrict Rural 2 Subdivision to a Non Complying Activity	I oppose the idea that all further subdivision is bad and that it is to be "discouraged" and reclassified as a Non Complying Activity.	That further Rural 2 subdivision should remain a Discretionary Activity and not directly "discouraged" so that each application can be considered on merit and that the applicant is not intimidated into not even making the application. There are areas in Rural 2 that are very low down on the Productivity Scale and further subdivision could have positive benefits, such as active conservation measures and enhancing rural security and rural character in many ways. It is usual for a person seeking a rural life to want to enhance his new surroundings and this has to be positive for some areas which are	① ②

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 9751

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

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.

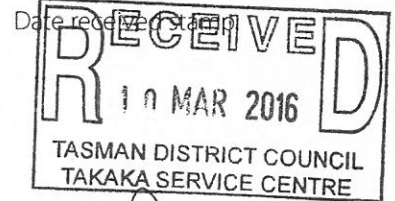


Submission on a Variation/Change to the Tasman Resource Management Plan

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189 Queen Street, Richmond OR
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OFFICE USE



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Initials: [Signature]
Submitter No. 4021

Submitter Name: CATHY HALLWELL
(organization/individual)

Representative/Contact: _____
(if different from above)

Postal Address: PO BOX 200
TAKAKA

Home Phone: _____

Bus. Phone: _____

Fax: _____

Email: life@hillpony.co.nz

Date: 9.3.16

Postal address for service of person making the submission:
(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: 1


IMPORTANT – Please state:

This submission relates to Variation/Change No.: 60

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

Variation/Change Title/Subject: Rural Land Use and subdivision review

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.
SUBMISSION ON PROPOSED CHANGE 60.			
RURAL LAND USE AND SUBDIVISION POLICY REVIEW.			
WE (AS A FAMILY) SUPPORT THE PROPOSED CHANGES BUT ① Our 70 acre property is not fertile land, is rocky with poor soil. Not suitable for farming.			
① Residents in rural 2 zone are unable to make a living.			
② Our children must be able to build on their land.			
③ We want a review for subdivision of land under 20H ②			
④ Golden Bay needs own laws as unique geography & economy. ①			
⑤ High productive land in zone 1. zone 2 needs different laws. ③			
⑥ Zone 2 needs subdivision under 50 hectares. For best use ④ of acreage, reforestation, dwellings for family members and elderly parents.			
⑦ Housing for sustainable future must be accepted ⑤			
⑧ zone 2 under 50 hectares is unvriably economical			
⑨ We want to regenerate native bush in rural area ⑥ plant trees for crops and to make recent landslides stable with use of trees + shrubs.			
We want to prevent large timber planting ⑥ and intensive animal farming. Unhealthy unethical chemical growing unsustainable.			
Children born on our land in rural 2 are bright, smart and want to stay in G. Bay. we want to create lifestyle blocks for them. VIBRANT COMMUNITY/ CHILDREN CONTINUITY they cant afford properties in Takaka now + are leaving the Bay to raise families in cheap flats in Nelson. whilst the zone 1 areas subdivided for high income non residents, beach front un sustainable.			
			

297

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
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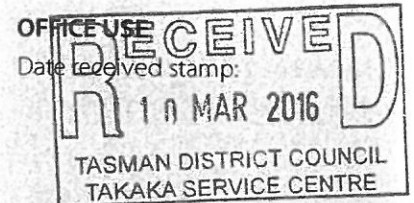
Motueka
 7 Hickmott Place
 PO Box 123
 Motueka 7143
 New Zealand
 Phone 03 528 2022
 Fax 03 528 9751

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

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



Note:

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Submitter Name: MARLENE CATHLENE HALLIWELL
(organization/individual)

Initials: [Signature]
Submitter No. 4022

Representative/Contact: _____
(if different from above)

Postal Address: PO BOX 200
TAKAKA
GOLDEN BAY

Home Phone: _____

Bus. Phone: _____

Fax: _____

Email: marushka_741@hotmail.com

Date: 9.3.2016

Postal address for service of person making the submission:
(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: 1

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 60

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

Variation/Change Title/Subject: RURAL LAND USE
and Subdivision policy review

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.

(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 policy review of rural land use hasn't gone far enough in addressing the farming practices that have change dramatically in the intensive management of farming both plant & animal. Also the effect that climate change which is already happening now & will dramatically increase over the next 20yrs. I think these changes should have been taken into consideration rather than basing changes on how the land usage was used in the past 20yrs. Having said that I wish to make a submission on the proposed plan change 60		
1	Golden Bay should be differently addressed as it has unique needs. It is a hidden gem at the end of the road & supports a different lifestyle because of its position.		4
2	G.B. does not have a high proportion of land which is of high productive value only the valley lowlands. Most of the land is on steep sided hills with poor soil. whose use is more appropriate to 'Life style living'		
3	Zoning has not been reviewed for decades & is now out of date & inappropriate, therefore preventing optimum use for today & future conditions.		
4	Feedback confirmed the need for greater flexibility around housing provisions for the elderly, family groups & co-operative living. This should be applied to any appropriate property, not restricted only to large holdings as suggested in draft.		2
	Blocks under 50ha in rural zone 2 are economically unviable. People & communities value rural locations for purposes other than large plant & animal production. where this can be achieved without compromising those, provision can be made for them. Smaller life style blocks would help create greater productivity of the poor land encourage regeneration of native bush & plants bird life which in turn is holding the rain water & preventing storm flood damage on lower lands. large plantings of timber when felled & cleared create scars on the landscape & are further causes of landslips.		1
5	Children born on the land wish to remain here but economics determine that the land is not sufficient to produce a viable income. If sub division is granted we can still have a life style block, stay in the area, attend schools have a vibrant community. keep our children here or it will become a select area of second home owners on the beach front & high income retirees.		3

Feel free to contact us:



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 New Zealand
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Takaka
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Submission on a Change to the Tasman Resource Management Plan

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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:

TD

Submitter No.

4023

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: Hancock Forest Management (NZ) Ltd
(organisation/individual)

Representative/Contact: Tony Dwane
(if different from above)

Postal Address:

PO Box 1860
Whangarei 0140

Home Phone: n/a

Bus. Phone: 09 470 1324

Fax: 09 470 1317

Email: tdwane@hnr.com

Date: 07-Mar-2016

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

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.: Plan Change 60

Change Title/Subject:

Rural Land Use and Subdivision Policy Review

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

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

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

**Tasman District Council
Submission**

14.3.16
D

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

SUBMISSION ON: *Rural Land Use and Subdivision Policy Review – Plan
Change 60*

NAME: Hancock Forest Management (NZ) Ltd

ADDRESS: PO Box 1860
WHANGAREI 0110

DATE: 1 March 2016

CONTACT NAME: Tony Dwane

TELEPHONE: 09 470 1324

EMAIL: tdwane@hnrng.com

SUBMISSION

General

Hancock Forest Management (NZ) Ltd (HFM) currently manages 26,065ha of plantation forest in the Tasman District on behalf of our client Tasman Bay Forest Company, of which approximately 78% is freehold. The remainder (formerly Crown Lease) is now leased from Ngati Koata, of the total area under management 22,815 ha is productive, the balance indigenous reserves.

HFM supports the intent of Council to limit incompatible activities by introducing measures with this plan change and shares the concern that the development of residential activities in the rural production environment may result in conflicts through reverse sensitivity. As a consequence forestry activities may be constrained to such an extent that the long term economic viability of forestry within the district is adversely affected.

It is encouraging to have Council recognise that fragmentation of productive land can reduce productivity within the district which in turn can lead to lost opportunities for economic growth and employment. Forestry is a well-established industry within the District that provides many social, economic and environmental benefits.

HFM acknowledges the continued support Council gives to forestry in assisting in the protection of our forests by providing resources to help fight fires on rural land. HFM considers that production forests are at

risk from fire and trespass by some certain temporary activities, which have not been identified with this plan change review.

Boundary Setbacks

HFM is concerned that if there is intensification of dwellings on land neighbouring plantation forests there may be unintentional consequences. These could include:

- Debris movement downhill from storm events and operations
- Dust from roads and tracks
- Wildfires
- Shading of dwellings

To ensure none of these effects occur appropriate setbacks are critical. The risk needs to be identified and the appropriate setback determined based on the level of risk.

Commercial Activities in Rural Areas

In some instances the most logical location for commercial activities may be close to those industries that they support in the rural area. A good example of this is sawmills.

Temporary recreational activities in rural zones of the Tasman District need to be carefully considered with consultation undertaken with affected parties / landowners prior to the activity. There can be significant risks to landowners from trespass and fire. It may be that these activities can only be considered permitted if the neighbouring land owner/s provides their written approval and measures discussed to prevent any adverse effects on neighbours (e.g. no fires, appropriate fire extinguishers must be onsite etc) or a one off permit applied for. Examples of this are the risk of fire from dance parties or similar planned events that involve a source of ignition e.g. "fire poi's" and bonfires.

HFM do not wish to be heard.

This submission is in support of and in conjunction with that lodged by Nelson Forests Ltd.

Tony Dwane
Environmental Planner

This submission relates to:	The Submission is that:	The following decision is sought from Tasman District Council:	Office use
Meaning of words: Community Activity	The definition states that recreational and temporary military activities are excluded from the definition. However, there is no definition for "recreational activities" in the plan (temporary military activities are defined).	That a definition for a recreational activity is provided.	①
Lack of policy and methods for recreational activities	The plan does not address the adverse effects of recreational activities.	Recreational activities should be provided for in the plan as permitted and restricted discretionary activities. Permitted activity standards and restrictions for temporary military activities are included in the plan.	②
Meaning of words: Plant & animal production	Plant & animal production states that it excludes processing.	Processing of trees into logs occurs on site. It is essential that this part of plantation forestry production is not excluded from the definition of plant and animal production.	③
Meaning of words: Temporary activity	Temporary activity is defined as being "any use of land that is non-repetitive, transient or intermittent nature of limited duration and includes...(b) sporting events, galas market days, carnivals, shows, concerts and similar events.	Clarify if 'dance parties' are or are not included in the definition.	④
Meaning of words: Natural hazards	The current definition refers to "fire", while the plan change refers to "wildfire".	Change the definition by replacing "fire" with "wildfire".	⑤
Meaning of words: Reverse sensitivity	Reverse sensitivity is not defined in the plan, but is terminology used in this plan change. Quality planning has defined it as: <i>where a potentially incompatible land use is proposed to be sited next to an existing land use.</i> The narrative continues with: <i>where this occurs within a rural area, for instance, it is reasonable to expect that existing rural activities will be able to continue to operate within the environmental limits provided for in the district plan.</i>	Include a definition of reverse sensitivity.	⑥
Meaning of words: wildfire	There is no definition of wildfire.	Suggested wording for wildfire definition: A wildfire is any unwanted, unplanned uncontrolled fire in an area of combustible vegetation that occurs in the rural area. A wildfire differs from other fires by its extensive size, the speed at which it can spread out from its original source, its potential to change direction unexpectedly, and its ability to jump gaps such as roads, rivers and fire breaks.	⑦

		<p>The policy states: <i>To facilitate the amalgamation of land parcels and enable adjustments of the boundaries of land parcels in rural areas where this would enable improved land management or enable a greater range of plant and animal production activities.</i> This is logical and will fulfil the goal of the review.</p>	<p>8</p>
<p>Policy 7.1.3.5</p>	<p>HFMs support this policy.</p>	<p>It is not consistent with other provisions of the plan to limit the range of natural hazards that should be considered to enable further subdivision and residential development.</p>	<p>9</p>
<p>Policy 7.2.3.1C(a) Policy 7.2.3.1D(b)</p>	<p>Reword this clause to be consistent with wording used in other sections e.g.<i>Is not affected by natural hazards, within and beyond the boundaries of the site, including wild fire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects (or words of like effect).</i></p>	<p>The policy states: <i>To ensure that activities which are not involved or associated with plant and animal production do not locate where they may adversely affect or be adversely affected by such activities.</i> Adherence to this policy will minimise cross boundary effects and issues of reverse sensitivity.</p>	<p>10</p>
<p>Policy 7.2.3.5</p>	<p>HFMs support this policy.</p>	<p>The policy states: <i>To ensure that activities which are not involved or associated with plant and animal production do not locate where they may adversely affect or be adversely affected by such activities.</i> Adherence to this policy will minimise cross boundary effects and issues of reverse sensitivity.</p>	<p>11</p>
<p>Method 7.2.20</p>	<p>Include a regulatory method to section (7.2.20.1(b)) to have rules that: <i>protect existing plant and animal production from the adverse effects of alternate activities.</i></p>	<p>There are no methods to achieve policy 7.2.3.5.</p>	<p>12</p>
<p>Controlled Subdivision Rural 1 Zone 16.3.5.1</p>	<p>Add a further condition to 16.3.5.1 to read: <i>The subdivision is an adjustment of the boundaries where this enables improved land management or enable a greater range of plant and animal production activities and no additional titles are created (or words of like effect).</i></p>	<p>Policy 7.1.3.5 states: <i>To facilitate the amalgamation of land parcels and enable adjustments of the boundaries of land parcels in rural areas where this would enable improved land management or enable a greater range of plant and animal production activities.</i> If the policy is to <u>enable</u> adjustments (which meet the specified criteria of the policy), this should be provided for as a controlled activity. It is currently provided for as a restricted discretionary subdivision. (16.3.5.3A(c)).</p>	<p>13</p>
<p>Controlled Subdivision Rural 1 Zone 16.3.5.1 & Rural 2 Zone 16.3.6.1</p>	<p>Delete condition 16.3.5.3A(c).</p>	<p>Matter for control (7A) states: <i>The potential for adverse cross-boundary effects, including reverse sensitivities.</i> Retaining control over this fulfils policies of the plan.</p>	<p>14</p>
<p>Controlled Subdivision Rural 1 Zone 16.3.5.1 &</p>	<p>HFMs support the inclusion of this matter of control.</p>	<p>Matter for control (7B) states: <i>Management of natural hazards, within and beyond the boundaries of the site, including wildfire management, slope instability and flood</i></p>	<p>15</p>

Rural 2 Zone 16.3.6.1	hazard effects. Retaining control over this satisfies policies of the plan.		
Controlled Subdivision Rural 1 Zone 16.3.5.1	Matter for control (9) states: <i>Provision for and protection of areas of ecological value, landscape value, indigenous vegetation, protected trees and cultural heritage.</i> With regards to the areas of ecological value, landscape value and indigenous trees, there is no specified level of significance.	Add the word "significant" to the following attributes: <ul style="list-style-type: none"> ecological value landscape value indigenous vegetation 	16
Controlled Subdivision Rural 2 Zone 16.3.6.1	Policy 7.1.3.5 states: <i>To facilitate the amalgamation of land parcels and enable adjustments of the boundaries of land parcels in rural areas where this would enable improved land management or enable a greater range of plant and animal production activities.</i> If the policy is to <u>enable</u> adjustments (which meet the specified criteria of the policy), this should be provided for as a controlled activity. It is currently provided for as a restricted discretionary subdivision (16.3.6.3A(e)).	Add a further condition to 16.3.6.1 to read: <i>The subdivision is an adjustment of the boundaries where this enables improved land management or enable a greater range of plant and animal production activities and no additional titles are created (or words of like effect).</i> Delete condition 16.3.6.3A(e).	17 18
Controlled Subdivision Rural 2 Zone 16.3.6.1 305	Condition 16.3.6.1 (d) states: <i>Where a new allotment contains an existing shelter or spray belt, horticultural plantings or plantation forest, the boundaries of the allotment are drawn relative to these trees so that the shelter belt, horticultural plantings or plantation forest complies as a permitted activity, with all applicable zone rules relating to height and setbacks from boundaries, roads, dwellings, schools and early childhood education facilities.</i> Policy 7.1.3.5 states: <i>To facilitate the amalgamation of land parcels and enable adjustments of the boundaries of land parcels in rural areas where this would enable improved land management or enable a greater range of plant and animal production activities.</i> To make this condition more enabling (in line with Policy 7.1.3.5) allow the applicant to provide written approval for reduced internal boundary setbacks from the affected adjacent landowner.	Reword condition 16.3.6.1 (d) to state: <i>Where a new allotment contains an existing shelter or spray belt, horticultural plantings or plantation forest, the boundaries of the allotment are drawn relative to these trees so that the shelter belt, horticultural plantings or plantation forest complies as a permitted activity, with all applicable zone rules relating to height and setbacks from roads, dwellings, schools and early childhood education facilities. If written approval from adjacent land owners is provide, internal boundary setbacks may be reduced (or words of like effect).</i>	19
Controlled Subdivision Rural 3 Zone 16.3.7.1 &	Matter for control (10A) and (11A) states: <i>Management of natural hazards, including wildfire risk, within and beyond the boundaries of the site.</i> This matter is written differently	To ensure completeness and consistency, reword this matter for control to state: <i>Management of natural hazards, within and beyond the boundaries of the site, including</i>	20

<p>Rural residential & Closed Zones 16.3.8.1</p>	<p>to those in earlier sections of the plan and they provide a wider scope/direction for assessing consents.</p>	<p>wildfire management, slope instability and flood hazard effects.</p>	
<p>Restricted discretionary subdivision Rural residential Zone 16.3.8.4A</p>	<p>Restricted discretion matter 16.3.8.4A (2) states: <i>Any matter relating to geotechnical constraint, earthquake risk, stormwater inundation or flood risk of the site and zone location.</i> It does not mention wildfire, which is a matter for a controlled activity but has not been carried through to the restricted discretionary matters.</p>	<p>Include wildfire in the list of natural hazards in restricted discretion matter 16.3.8.4A (2). (21)</p>	
<p>Schedule 16.3A</p>	<p>Criterion (3) requires council to have regard to the extent to which the effects of natural hazards will be avoided and mitigated. It highlights wildfire, but no other natural hazards.</p>	<p>To ensure completeness and consistency, reword this matter for control to state: <i>The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wild fire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated (or words of like effect).</i> (22)</p>	
<p>Permitted Activities (Temporary Military Training Activities) 16.8.2.2 & Controlled Activities (Temporary Military Training Activities) 16.8.2.3</p>	<p>There are recent examples of Temporary Military Activities that have resulted in wildfire, which has threatened lives and destroyed assets (e.g. 350 ha fire in Waiouru 23/1/13 and another caused by the NZ Army in West Melton 23/1/13). The permitted activity conditions and matters for control should include matters in relation to fire preparedness and management.</p>	<p>Add another condition to 16.8.2.2 and a matter for control to 16.8.2.3, to require the preparation of and adherence to a publicly available fire preparedness and management plan, which would include the cancellation of the event should certain fire risk parameters be triggered (e.g. when Fire Weather measurements are 'very high' or 'extreme' based on initial spread index, fine fuels, moisture content, fire weather index, build up index, drought code etc, and when there is assessed high risk to life and property from fire). (23)</p>	
<p>Principal Reasons for Rules 16.8.20</p>	<p>The third paragraph of Temporary Military Training Activities focusses on noise from weapons firing and explosives, which addresses amenity, but there is no recognition of the significant risk to people and assets from wildfire.</p>	<p>Ensure that wildfire is included in the Principal Reasons for Rules in alignment with the amended consent conditions and matters for controlled activities. (24)</p>	
<p>Permitted Activities (Land Use General) Rural 1 Zone Temporary Activities 17.5.2.1 & Permitted Activities (Land Use General)</p>	<p>The permitted activity status for all forms of temporary activities will expose plantation forests to significant risk of wildfire and trespass. There are places that would pose no concern, such as in residential/urban areas. However the broad permitted status for Rural 1 is inappropriate. The Dystopia Outdoor Music Festival in Wairoa Gorge during the weekend of 20/21 February 2016 is a timely reminder of why not all temporary activities should be permitted. While</p>	<p>Require temporary activities in areas of high wildfire risk (shown as an overlay on planning maps) to obtain consent as a restricted discretionary activity. It is recognised that this would capture legitimate community and sports groups, but this could be off-set by a modest fixed administration fee for the resource consent. This would ensure that risks have been appropriately identified and controls are planned and can be actioned, and also that appropriate (25)</p> <p>(26)</p>	

<p>Rural 2 Zone Temporary Activities 17.6.2.1</p>	<p>the event did not cause a wildfire, it would appear to have resulted in illegal use of public land. Where there is no required notification/approval of events such as this to fire authorities, affected landowners and regulatory authorities, legitimate users of our forests and forest assets are at risk. This risk can be mitigated by not allowing all temporary activities to be permitted.</p>	<p>organisations are forewarned of events to enable them to respond appropriately. Any conditions should include the cancellation of the event should certain fire risk parameters be triggered (e.g. when Fire Weather measurements are 'very high' or 'extreme' based on initial spread index, fine fuels, moisture content, fire weather index, build up index, drought code etc, and when there is assessed high risk to life and property from fire).</p>
<p>Permitted Activities (Land Use General) Rural 1 Zone Temporary Activities 17.5.2.1 & Rural 2 Zone Temporary Activities 17.6.2.1</p>	<p>The Note, following the current Temporary activities permitted activity, states: <i>other legislation or requirements relating to health, food safety, building, traffic management and fire risk management may need to be complied with.</i> Fire risk management needs to be a condition of the permitted activity (in low risk areas) and a matter for restricted discretion in high risk areas.</p>	<p>Delete the note in reference to fire risk management and ensure that wildfire is either a condition of permitted temporary activities (in low risk areas) or a discretion matter for restricted discretionary activities in high risk areas.</p>
<p>Restricted Discretionary Activities (Cooperative Living) 17.5.2.8A & 17.6.2.8A</p>	<p>Restricted discretion matter 17.5.2.8A (7) states: <i>natural hazards within and beyond the site, including slope instability and flood hazard effects.</i> While 17.6.2.8A(7) states: <i>natural hazards within and beyond the site, including geotechnical and flood hazard effects.</i> Neither includes wildfire, which is inconsistent with other parts of the plan. Matter for control 6A states: <i>effects of natural hazards.</i></p>	<p>Include wildfire in the list of natural hazards in restricted discretion matter 17.5.2.8A (7) and 17.6.2.8A(7).</p>
<p>Controlled Activities (Building Construction, Alteration or Use) Rural 1 Zone 17.5.3.2 & Rural 2 Zone 17.6.3.2</p>	<p>The requirement to ensure that dwellings and habitable buildings are set back at least 30 metres from a boundary where that boundary is to the Rural 1, Rural 2 or Rural 3 Zone, is supported.</p>	<p>To ensure completeness and consistency, reword this matter for control to state: <i>The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wild fire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated (or words of like effect).</i></p>
<p>Permitted Activities (Building Construction, Alteration or Use) Rural Residential Zone 17.8.3.1(h)</p>	<p>Retain this condition for a permitted activity and restricted discretionary activity.</p>	<p>Retain this condition for a permitted activity and restricted discretionary activity.</p>

<p>Restricted Discretionary Activities (Building Construction, Alteration or Use) Rural Residential Zone 17.8.3.2(e)</p>		
<p>Controlled Activities (Building Construction, Alteration or Use) Rural Residential Zone 17.8.3.1A</p>	<p>Matter for control 8 states: <i>effects of natural hazards.</i></p>	<p>To ensure completeness and consistency, reword this matter for control to state: <i>The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wild fire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated (or words of like effect).</i></p> <p style="text-align: right;">31</p>
<p>Controlled Activities (Building Construction, Alteration or Use) Rural Residential Zone 17.8.3.1A</p>	<p>Matter for control (9) states: <i>Alternatives for fire risk management.</i> It is not clear what this means.</p>	<p>Clarify what is meant by this matter for control.</p> <p style="text-align: right;">32</p>
<p>Information required for land use or subdivision consent applications 19.2.1 Land Use & 19.2.2 Subdivision</p>	<p>The requirement to provide a Productive Value report for ANY land use and subdivision is too onerous.</p>	<p>A Productive Value Report should not be required for all land use activities (such as land disturbance or vegetation clearance), only those where the use would be changed from a productive to a non-productive use not associated with the balance of the land use.</p> <p style="text-align: right;">33</p>



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:

11.3.16

Initials: _____

Submitter No. _____

4024

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: Lynda Hannah

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

P O Box 140
Motueka 7143

Home Phone: 03 528 5220

Bus. Phone: 03 528 5220

Fax: _____

Email: Lynda@livinglegacies.co.nz

Date: 12-Mar-2016

Postal address for service of person making submission:

(if different from above)

Signature: _____

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

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

IMPORTANT – Please state:

This submission relates to Change No.: 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).

Supplementary Sheet

OFFICE USE Submitter Number: *4024*

<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>
17.5.3.2 (ka)	I oppose the suggestion that Workers accommodation is not permitted to be part of cooperative living	I encourage council to permit workers accommodation in cooperative living. This is a good way to accommodate temporary workers, interns, wwoofers, 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 hectare minimum	I strongly encourage council to have NO size limit on any Rural 2 proposed changes	②
17.6.3.4 (a)	I support two main dwellings as a restricted discretionary activity. I also support my point of clarification.	I seek clarification whether two main dwellings therefore mean also two attached secondary units, i.e. four kitchens in total.	③

Feel free to contact us:



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92 Fairfax Street
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Fax 03 528 9751

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

Supplementary Sheet

OFFICE USE Submitter Number: 4024

(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 60m ² to 80m ² or 120m ² including garage	I urge the council to proceed with this proposed change	3
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	I urge the council to proceed with the proposed change	4
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.	I urge the council 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.	5 6
17.5.3.1 (ca) in Rural 1 and in all other Rural zones	I oppose the restriction of sleepouts to two per dwelling, and I strongly oppose councils intention to reduce the number of sleepouts further to two per main dwelling only.	To alter the rule to permit four sleepouts per main dwelling and two sleepouts per any other dwelling.	7
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. 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.	8

311 2/2

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