

# 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](mailto: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: GEOFFREY HARWOOD  
(organization/individual)

Representative/Contact:  
(if different from above)

Postal Address: Packards Road  
RD1  
Takaka 7183

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

Home Phone: 03 5258 016

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

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

Email: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: G M Harwood  
(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

Total number of pages submitted: ONE



Submitter No. 4025

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.: \_\_\_\_\_

Variation/Change Title/Subject: RURAL LAND USE  
PLAN 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.

(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.
1	OUR PROPERTY AT AWAROA HAS BEEN SUBJECT TO THE R.R.C CLOSED CLAUSE FOR MANY YEARS NOW & ARE LOOKIN FORWARD TO THIS OPPORTUNITY TO BE ABLE TO DO SOMETHING WITH OUR OWN PIECE OF LAND		
2	OUR FAMILY ARE ALL IN AGREEMENT TO BE ABLE TO SUBDIVIDE THIS INTO SMALLER LOTS		
3	FAMILY MEMBERS CAN EACH BUY UP A SMALLER MANAGEABLE PIECE		
4	I SUPPORT THE LOW IMPACT HOUSING BUT THIS HAS NO USE TO US AS IT'S NOT A PERMITTED ACTIVITY ON OUR SIZE BLOCK		1
5	WE REALLY NEED YOU TO CHANGE THIS! SO THE SAME ACTIVITY CAN BE DONE ON SMALLER BLOCKS AS LARGER ONES E.G SECOND DWELLINGS OR SUBDIVISIONS		2
6	THE ZONING IN G B IS SO OUT OF DATE NOW IT'S NOT RELATIVE TO OUR LAND & OUR CHILDRENS WISHES TO BE ABLE TO KEEP A PIECE OF PARADISE ONE BROUGHT BY MY FATHER		
7	I DON'T OWN OR KNOW HOW TO OPERATE A COMPUTER SO ONLINE INFORMATION IS USELESS TO ME I REALLY NEED TO SPEAK TO MY SUBMISSION HERE IN TAKAKA AN HAVE MY VOICE HERD ON THIS MATER		
8	LOW IMPACT DWELLINGS HAVE ALL BEEN REFUSED IN THE PAST ON OUR <del>LAND</del> PROPERTY SO THIS SUBMISSION IS VERY IMPORTANT TO ME SO WE CAN FINALLY GET TO SUBDIVIDE OUR PROPERTY		
9	TO SUBVIDE MEANS OUR NEXT GENERATION CAN GET TO KEEP SEVERAL PIECES OF MY FATHERS DREAM IN THE FAMILY FOR THE NEXT GENERATIONS TO COME		
10	THIS WILL BE ABLE TO FINANCE TH DREAM INTO REALITY, COSTS GET COVERED FAMILY GET TO KEEP A PIECE OF OUR PARADISE & WE TO REPAY THE RATES ON OUR 10 ACRE BURDEN THAT HAS HAD THE (R.R.C) ON IT FOR YEARS !!!		

313

Feel free to contact us:



**tasman**  
district council

Tasman District Council  
 Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
 Website [www.tasman.govt.nz](http://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

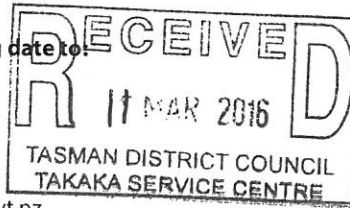
You are invited to make a submission on the proposed Plan Change. Submissions close at 4.00 pm on Monday, 14 March, 2016.



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

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



### OFFICE USE

Date received stamp:

14.3.16

Initials: 

Submitter No.

4026

### 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: Margory Linda Harwood  
(organization/individual)

Representative/Contact: \_\_\_\_\_  
(if different from above)

Postal Address: 17 Packard Rd RPI  
TAKAKA 7183

Home Phone: 035258016


Bus. Phone: -

Fax: -

Email: -

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

Date: 11-3-2016

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: Rural land use  
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.
		<p>* Circa 1966/67 I type copied letters for my father-in-law to be, Morris Charles Harwood, with these concerns,</p> <p>① That the land was not suitable for farming on its own account.</p> <p>② That the rates for this land were much too high.</p> <p>③ That all of these rates paid, were much more than we were provided for; being a second-class gravel road: impassable in very high tides, or excessive rainy weather.</p> <p>④ That there was a possibility that the users of the the park would want the cattle removed, making this sort of farming unviable. Came to pass circa 1975</p> <p>⑤ That in due course the sheep would have to be removed or fenced in. Came to pass circa early 1980's.</p> <p>⑥ That the fenced piece only copes with up to 6 sheep totally unviable, or acceptable.</p> <p>⑦ Therefore I would like to suggest that the Council carry out the process of making this land, along with all the other pieces in the same state, a change to use as housing land.</p>	
			

Feel free to contact us:



**tasman**  
district council

Tasman District Council  
 Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
 Website [www.tasman.govt.nz](http://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

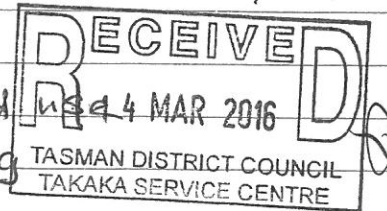
Motueka  
 7 Hickmott Place  
 PO Box 123  
 Motueka 7143  
 New Zealand  
 Phone 03 528 2022  
 Fax 03 528 9751

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

Mar 12 / 2016

4026

To: The Tasman District Council,

Subject: Submission on Rural Land  
Plan 60, Motobike Riding

Submitter name Marjory Harwood.

Postal Address: 17 Packard Rd RD1 Home Phone 035258016  
TAKAKA 7183

- ① I have just been given information to the effect that the complainants of Motor cross are trying to put through MORE restrictions on our boy's (Harwood's) riding on our land. ①
- ② This is absolutely ridiculous. Our property, as I understand it, from other Moto cross enthusiasts, has the most restrictions, in this country.
- ③ These complainants, as I see it, just want their own way: 'Art' over 'Sportscraft'.
- ④ Ringing up in the beginning, saying in a whining voice, "The noise the noise, can't you stop the noise?" This is a statement - not a discussion for resolution.
- ⑤ Accusing me of lying, when I said Geoff wasn't here to speak on the phone; "That's what you ALWAYS say," was the snarled reply. Then when Geoff did arrive, and I hastily explained what was said in the discussion, and he reacted and gave her a piece of his mind; what did she think he would do, is finding out the truth.
- ⑥ In the beginning I was unaware I was being used (long before ANY written rules), to find out when the boys were going to ride - what time - what day etc.

Submission from Marj. Harwood re Motorcross.

7) I always wondered why the main complainants brother-in-law was visiting the same place as I, when the inference was of discord. Then the complainants asked for a special meeting with the then Councillor Borlase at the 'Old' Council Offices. As a courtesy Councillor Borlase asked us (Holwoods) and our supporters as well for a civil discussion. When the complainants arrived, the above householder was with them. Since that time I have cut off all contact with that person.

8) In my opinion these people are bullies. They have to be notified when the boys are going to ride. Then they sit by their phone, computer and start contacting the noise control.

9) These complainants have never thanked us, or acknowledged ANY of the concessions from our family, as reasonable neighbours. - They've just asked for something else.

10) During the past year the boys haven't been here to practise for approximately 6 months. The ground of the track was covered in weeds and had to be reworked to make it fit to ride on.

11) Unfortunately 6mths gap did not mean any complaints as I foolishly thought. I think that it is past time for us ALL to stand and say enough is enough - go and get a life.

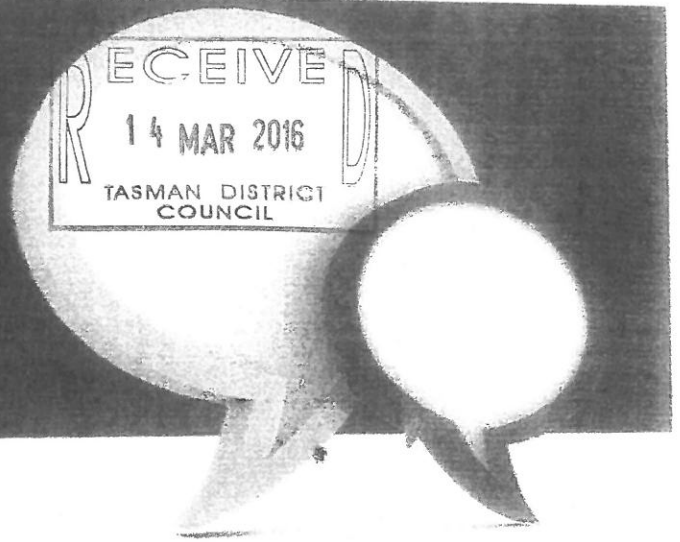
12) As an older 'Boy' person, we were always taught "When in Rome - do as the Romans do," whether we were on our friend's property, or in town. The complainants obviously believe, what's ours is theirs, and what's theirs is their own.

Yours faithfully

Marj Harwood 317

# 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](mailto:steve.markham@tasman.govt.nz)

### OFFICE USE

Date received stamp:

14.3.16

TEL 185

Submitter No:

4027

Note:  
This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (ie. 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  
(organization/individual)

Shane Harwood

Representative Contact  
(if different from above)

Shane Harwood

Postal Address:

18 Edinburgh St  
Takaka

Home Phone: 03525 8429

Bus. Phone: 03525 8350

Fax: 03525 8888

Email: [allianceplumbing@extra.co.nz](mailto:allianceplumbing@extra.co.nz)

Date: 8-3-16

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

2

IMPORTANT - Please state:

This submission relates to Variation/Change No.:

Variation/Change Title/Subject: Rural land use 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 meetings.

<p>(1) My submission relates to:                  Provision No or                  Planning Map No.                  (Please specify, e.g. 34.2.20(a)(iii) or                  Zone Map 25)</p>	<p>(2) My submission is that:                  (State concisely the nature of your submission and                  clearly indicate whether you:                  • support or oppose the specific provisions, or                  • wish to have amendments made, giving reasons)</p>	<p>(3) I seek the following decisions from the                  Tasman District Council:                  (Give precise details of the nature of the decision                  you seek in relation to the variation number and                  provision/map number given in column (1), e.g.                  addition, deletion or alteration.                  The more specific you can be the easier it will be for                  Council to understand your concerns.)</p>	<p>OFFICE USE                  Submission No.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------

- ① AS one the family members interested in keeping or retaining our 10 acre property in Awarua, I would like to voice my concerns on the restriction the land has on it at present in regards to subdividing.
- 2 Subdividing this property for each family to have its own piece of paradise has been the family dream for many many years.
- 3 The Charlett family have tried several times over the years to try to make this happen, but only found brick walls.
- 4 I really support the low impact housing - But we really need to have the same permitted activity on our smaller blocks. Just the same permitted activity as you have/can do on your larger blocks.
- 5 Our Zoning now on 49 Awarua inlet block is very dated, well over 20yrs old, which has been a huge burden on us as a family havin (RRC) closed applied to our title, meaning we can't build another property or subdivide.
- 6 With the new proposed rule change for the potential subdivision of small rural properties, we can now make this happen.
- 7 My proposal for the Harwood, Charlett, Bickley block in Awarua is to be able to speak to my submission, so I can more clearly explain the following:
- 8 Subdivide the property into 10 sections.
- 9 one & possibly slightly larger to have the existing batch, sheds, water supply on, possibly may need leg in to this up beside pond & ditch.
- 10 The 9 other sections to remain in the family & be purchased individually by the next generation, to keep this in the family.
- 11 should one of those direct relatives not want to purchase the next relative could, including Chris & Debbie.
- 12 Alternatively if direct relatives could purchase more than one if possible.
- 13 From a plumbing/water & Drainage Point of view it is absolutely perfect, water supply from rain water tanks & fire fighting in large storage tank from existing or new & the type of soil & sand is perfect for today's AE. Style of waste water effluent disposal system, sections could be way smaller for all of the above reasons.
- 14 Some of today's zoning rules do not apply to the society we live in today just not appropriate anymore.

Feel free to contact us:



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

Richmond  
 189 Queen Street  
 Private Bag 4  
 Richmond 7050  
 New Zealand  
 Phone 03 543 8400  
 Fax 03 543 9524

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


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

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



(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.
15 I have had a lot of trouble trying to find my way around your website, especially around the rural land use & subdivisional policy.	16 We would love your appreciation in reviewing & relaxing at this matter.		
Many Thanks Shane Harwood			

Feel free to contact us:



**Tasman District Council**  
 Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
 Website [www.tasman.govt.nz](http://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

To: The Tasman District Council.

4027

Subject to Submissions on Rural Land Use Plan Change 60:  
Motorbike Riding.

We have been abiding by the rules of the Tasman District Council regarding the recreational use of motocross bikes on rural property for many years now & this has been very sacrificial & detrimental to our sport, passion & life in general.

But to be compassionate to our neighbours we have stuck to this in obliging to everyones own individual need/requests in our neighbourhood.

While this is in deed sacrificial to us!! We deem it necessary to continue not to complain & waste more rate payers money in trying to get this extended in many areas which would suit us with our needs also.



TDC have already put very serious conditions on us & land owners & users which to be blunt is a real pain, however we accept that for us all to be able to live in harmony in our beautiful, residential, rural, commercial & industrial community there must be rules in place.

And this you have already done!!!

I have seen, read & heard some potentially devastating reports on these people now trying to go behind everybodies backs (ONCE AGAIN) to potentially put more & quite serious restrictions on our rural properties.

Perhaps even singling out some rural properties without any public or private notification to those properties!!!! Unless I have not seen it at all?

We have tried in the past, now several years ago, to put potential forecasts out for potential ride days for weeks & even months out.

This had a huge detrimental affect to us in many areas, that information was in turn used as ammunition to shoot us down with, we even wrote weather dependant etc etc.

But in our case we only received continued negativity instead of compromise.

This has been seen, and discussed with TDC several times in the past.

The outcome many years ago was: they had become very passionate an obsessive in non compromise & just wanting us to shut down.

Well as we all know it takes a community to help run a village, town or city & selfish separate individuals cannot change any ruling that affect the entire Tasman District.

Just because they will simply not compromise with all your existing rules on this matter, is certainly no grounds to even think about restricting the community any more!!!

We have been & still are very sympathetic & compassionate to there needs in our community.

Have you noted there has been absolutely no praise to us with the minimum to no use, our property has had in say the last twelve months, with 6 + months not used at all, in a row.

They have requested to perhaps only have the Harwood boys training on the track, or only when the Harwood boys are there, we have now tried that !!! And still no praise or thanks.

This in a nut shell is just at an absolute ridiculous request & restriction to any persons private property, I say that in regards to the restrictions already imposed on it.

This started of as a "proposed" use of moto x bikes on rural property & has since developed into what stands at the moment.

I have had "many" discussions all around NZ about this particular subject. & I can confirm that the councils that have stood strong & firm on the views that everyone is entitled to enjoy the use of their property whatever that shall be. (obviously staying within their district plan) in relation to noise, hrs of day etc.

Parties or motocross etc etc just abide by their plan & rules.

You TDC have already imposed too many additional rules on us to be able to train on our Land alone.

I can say this in respect for our own son Hamish Harwood, who needed to choose to move out of the bay in order to train intensively enough to be able to fulfill his dream & passion.

Instead of an apprentice plumber for me enjoying his grandparents land & other local land to accomplish his dream, these restrictions have seen him move out & away from his family & family business & also away from his home town track..

The complainers think they do it tough, well what a joke, TDC current rules are already too tough to be able to train for only our national championships.

Hamish's passion is to train for not just national but also for international success.

I trust you'll take on board my comments because I hate complaining or even bringing this issue up.

Note: Our Motupipi property has been imperative to Hamish's success (currently NZ #1 half way through national competition) this could & should continue to be a training ground for the up & coming.

Motocross is one of the most if not the most physically demanding sport in the world, & with this comes an element of risk, like all physical sports.

So without the required amount of regular bike training this could not happen!!

Summary: We have well in truly more than enough rules & extra rules in place for our chosen sport.

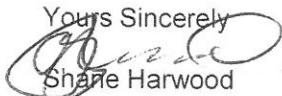
3

Please be strong, stand tall & just enforce to the particular complainants that we have the most comprehensive set of rules in NZ. (that I know of) for our sport.

We will need to speak to our submissions to be able to explain our already limited use of our very own land.

As I believe this is just one door I have opened in regards to continuing this to a satisfactory outcome, compromise, as is, will just be ok. No further compromise will be necessary from any land owner.

Yours Sincerely



Shane Harwood

# DATES & TIMES RIDEN & MOTUPIPI TRACK

4027

## NOVEMBER 2014

25.11.14

1.15pm – 4.30pm

Total riding time in Nov – 3 hrs 15 min

---

## DECEMBER 2014

02.12.14

10.20am – 11.50pm

16.12.14

10.30am – 2.00pm

Total riding time in Dec – 5 hrs

---

## JANUARY 2015

05.01.2016

9.00am – 1.00pm

08.01.15

9.00am – 1.00pm

12.01.15

9.00am – 1.00pm

15.01.15

9.00am – 1.00pm

Total riding time in Jan – 16 hrs

---

## FEBRUARY 2015

03.02.15

4.30pm – 5.45pm

12.02.15

3.00pm – 5.05pm

14.02.15

3.45pm – 5.50pm

18.02.15

11.30am – 1.15pm

26.02.15

12.30pm – 2.00pm

28.02.15

5.10pm – 6.00pm

Total riding time in Feb – 9.5 hrs

---

## MARCH 2015

21.03.15

5.00pm – 6.00pm

Total riding time in March – 1 hr

---

## April 2015

4027

04.04.15

9.00am – 9.00pm

Total riding time in April – 4 hrs

---

## MAY 2015

02.05.15

9.15am - 12.15pm

Total riding time in May – 3 hrs

---

## JUNE 2015

13.06.15

12.15pm – 2.00pm

18.06.15

9.25am – 11.25am

Total riding time in June – 3hrs 45 min

---

## JANUARY 2016

05.01.16

9.00am – 1.00pm

07.01.16

1.03pm – 4.58pm

09.01.16

9.15am – 11.40am

11.01.16

9.01am – 1.00pm

13.01.16

9.03am – 12.59pm

15.01.16

9.00am – 11.22am

Total riding hrs in Jan – 20 hrs 41 min

---

## FEBRUARY 2016

03.02.16

12.30pm – 3.00pm

Total riding time in Feb 2.5 hrs

---

# 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.



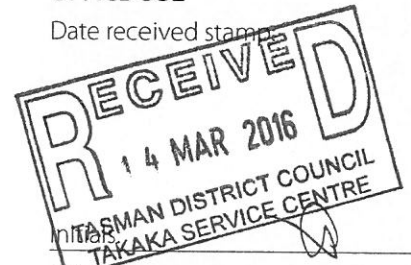
## Submission on a Variation/Change to the Tasman Resource Management Plan

**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](mailto:steve.markham@tasman.govt.nz)

**OFFICE USE**

Date received stamp



**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 No.

4028

Submitter Name: JOHN HAUGH.  
(organization/individual)

Representative/Contact: \_\_\_\_\_  
(if different from above)

Postal Address: \_\_\_\_\_  
4 Post Office  
COLLINGWOOD.

Home Phone: \_\_\_\_\_

Bus. Phone: 0272 684 687.

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

Email: jenny9@xtra.co.nz.

Date: 13/3/16

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

Total number of pages submitted: \_\_\_\_\_

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

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.: PLAN CHANGE

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

Variation/Change Title/Subject: 60

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

I support the proposed changes to Plan 60  
re Rural Land Use and Subdivision Policy. ①

However, after attending 3 community meetings  
it is clear to me the proposed changes only  
address the fingers of a much larger and  
serious problem within Golden Bay.

I doubt many have a problem with efforts  
to protect productive land however do have a  
problem with, in particular Rural 2 land, which  
is totally unproductive being locked up from  
a more useful end use.

Golden Bay is a low economic area with  
significant hardship, not helped with high  
rates.

The pointless hindrance to development of  
unproductive land is a serious restraint on ②  
economic development, which if supported  
would bring much needed stimulus to the  
Golden Bay economy.

This is a very serious situation which requires  
urgent consideration. Golden Bay is being  
needlessly constrained.

R14.3-16  
D

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

4029

Submitter Name: Antony Hodgson  
Address: 1197 Onekaka RD2 Takaka  
Phone: 021776623  
Email: antonyjhodgson@gmail.com  
Date: 14 March 2016

I wish to be heard in support of my submission.  
Please use email for correspondence

### Plan Change 60

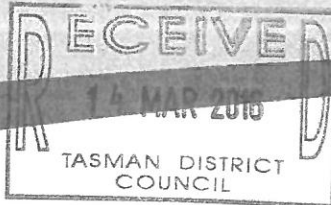
I support the proposed changes to the plan which increase the permissiveness of activities relating to multiple housing, co-operative living, low-impact development and the increase in size of additional dwelling. (1)

During the consultation process there was a very strong directive from Golden Bay to create real options and flexibility for groups to move onto land, create food production and base their lives on the land and for younger and older people to combine resources to improve the situations of both. The proposed changes need to go further to give a simple option to achieve this aspiration, on all areas of land of any size. i concede that this is a difficult piece legislation to create. A rule that allows a path for the genuine low-impact, community and environmentally minded, practical land person who will enrich the whole community but does not just leave a giant loophole for the average developer. But that is your task, to provide for everyone in the community through clever solutions to difficult problems.

I support the proposed changes in the plan to the defined words [as generally some changes show a shifts in focus from 'lifestyle' to production] (2)  
Please add the word 'festivals' to the term Temporary Activities part (b) (3)

Thank you for all that you do.





# Submission on a Change to the Tasman Resource Management Plan

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

Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

14.3.16

Initials:

Submitter No.

4030

**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:

DONALD & MAY IRVINE

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

78 REDWOOD RD  
R.D.J. RICHMOND 7081

Home Phone:

03 5442835

Bus. Phone:

Fax:

Email:

divine@xtra.co.nz

Date:

10.3.16

Signature:

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

Total number of pages submitted (including this page):

2

**IMPORTANT – Please state:**

This submission relates to Change No.:

60

Change Title/Subject:

Rural Land Use & Subdivision Policy Review

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

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

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

Supplementary Sheet

OFFICE USE Submitter Number: 4030

<p>(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i></p>	<p>(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i></p>	<p>(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.  The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>	<p>OFFICE USE Submission No.</p>
<p>Subdivision of small titles of land (say under 1.5ha) to maximise the use of this land without biting into larger productive areas.</p>	<p>Small titles (say under 1.5ha) are not producing crops etc. by in large and as in the case of our 1.3ha is garden + mowed lawn to keep tidy. These small titles are dotted over Rural 1 land + subdividing these would not adversely affect production output because most are not producing. They are decorative rather than productive.</p>	<p>Allowing landowners with small titles to subdivide to provide extra housing options without cutting into larger productive Rural 1 land. There would need to be a minimum subdividable area. Say 4-5000sqm.</p>	<p>①</p>

Feel free to contact us:



Tasman District Council  
Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
Website [www.tasman.govt.nz](http://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

# Submission on a Change to the Tasman Resource Management Plan

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

Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

14.3.16

Initials:

*J*

Submitter No.

4031

**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: **Julie Jacobson**  
*(organisation/individual)*

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

Postal Address:

93 Trewavas Street  
Motueka

Home Phone: 03 528 5238

Bus. Phone:

Fax:

Email:

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

Date: 12-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)*: 2

**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: 4031

<p>(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i></p>	<p>(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i></p>	<p>(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.  The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>	<p><b>OFFICE USE</b> Submission No.</p>
<p>Temporary use and Relocated Dwellings 60.0.8 Chapter 16.8</p>	<p>I oppose provision for military training to be included as a temporary use.</p>	<p>Remove all mention of military use of land. The issue of military use should be addressed separately. the government not the TDC. Inclusion of regulations for military use in our Rural land use law, unnecessarily implies that we already agree to allow military training exercises in their area.</p>	<p align="center">①</p>
<p>19.2 Productive Value Report - Land use</p>	<p>I support Information Required before consent application, but oppose the provision to supply a productive land use report for ALL Land.</p>	<p>Stipulate that a Productive Land Use Report is only required for land that is or has been productive in the last 10 years</p>	<p align="center">②</p>
<p>17.6.2.8A Cooperative living</p>	<p>I support the provision for cooperative living as a discretionary activity.</p>	<p>I believe this will provide much needed housing and a way for low income landowners to afford to improve the productivity of the land.</p>	<p align="center">③</p>
<p>17.6.31- Dwellings</p>	<p>I support the provision extending one dwelling to include two self contained housekeeping units. But oppose the inclusion (c) (ii), that one be clearly subsidiary.</p> <p>I support increasing the amount of sleep-outs per dwelling but do not think it goes far enough. I oppose item (g) the maximum distance from the principle dwelling 20 m</p> <p>(gb) I oppose the provision not to allow sleep-outs to be part of cooperative living.</p>	<p>Remove the provision that one housekeeping unit should be subsidiary.</p> <p>Increase the number of sleep-outs to 4 per dwelling and increase maximum distance from principle dwelling to 100 meters - or remove item (g).</p> <p>Remove item (gb)</p>	<p align="center">④ ⑤ ⑥ ⑦ ⑧</p>

*Feel free to contact us:*



**Tasman District Council**  
Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
Website [www.tasman.govt.nz](http://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



# Submission on a Change to the Tasman Resource Management Plan

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

Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

14.3.16

Initials:

Submitter No.

4032

**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: **Iona Jelf**

(organisation/individual)

Representative/Contact: **Pew Singh**

(if different from above)

Postal Address:

1 Woodnutt Close,  
Bembridge,  
Isle of Wight,  
PO35 5YF, United Kingdom.

Home Phone: **00447506441313**

Bus. Phone:

Fax:

Email: **jelliesahoy@hotmail.com**

Postal address for service of person making submission:

(if different from above)

7 Falconer Rd,  
Pohara,  
Takaka 7183

Date: **13-Mar-2016**

Signature: **Iona S M Jelf (electronic submission)**

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

Total number of pages submitted (including this page): **2**

**IMPORTANT – Please state:**

This submission relates to Change No.: **60**

Change Title/Subject:

**Rural Land Use and Subdivision**

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 TO RURAL LAND USE AND SUBDIVISION POLICY REVIEW BY IONA JELF

The Section 32 Report shows that Council wants to make provision for more diverse living opportunities in rural areas. Some flexibility in policy is evident and in particular I'm optimistic to see what unfolds with respect to enabling co-operative living and low impact developments.

1.3 = As I illustrated to council in my submissions of 23/5/13 and 15/8/13, subdivision of rural land is not the main cause of a lack of productivity, it is the poor provision that currently exists for the management of cross-boundary effects, and more importantly, the loss of rural character through a lack of distinctly defined characteristics to be adhered to. I suggest that Council rethinks it's definition of Rural Character to include requirements of land use that are more inherently "rurally productive".

1

= Introduction of an average minimum lot size (as a Restricted discretionary activity) for subdivision in R1 and R2 zones is a welcome sign of flexibility and will be appreciated by many wanting to establish themselves in a productive capacity on rural land.

2

= Co-operative living on both R2 AND R1 (is welcomed) as a Discretionary Activity if applied for at the same time as a co-operative living land use application but infers that further development may be difficult, as Tui Community have certainly experienced. I suggest that all applicants be treated equally in the respect of Council "acknowledging current as of right (Controlled Activity) subdivision opportunities ..... tantamount to a subdivision right of long-standing property owners".

3

1.4 i) = I'm glad to see that protecting productive soils is a serious concern of Council and suggest that the extensive reports of Dr Iain Campbell be used to inform a re-zoning of rural land as soon as possible. In the meantime applications could be considered on a 'case by case basis' with the reports in mind.

= Policy to discourage the use of R1 for lifestyle development is encouraging but I suggest that in order to stop this from happening Council will need to be more pro-active (see above, renew definition of Rural Character).

= Thankyou for "greater range of living opportunities associated with plant and animal production opportunities in R1 and R2 zones". Also "improved policy and rule guidance for co-operative living activities".

Examples of this increased flexibility are: ~ A removed floor limit for an attached unit,

4

~ A 2

5

sleepout per dwelling allowance, and

~ A

6

detached dwelling as a secondary dwelling allowance.

1.5 = Temporary Activities are "subject to performance standards relating to scale and duration". I wonder if this assessment criteria of a 'case by case basis' could be more generally applied when considering applications?

= I also wonder if the provision for managing Temporary Military Training Activities heralds these in Tasman District?

1.6 = Making Rural Residential Character less rural will hopefully still attract the lifestylers and not result in more of them wanting to go more rural. In particular I have a concern that any such increased pressure on rural zones may result in current rural residents being less open to dwellings as part of their area. I suggest that more marginally productive Rural land close to urban centres be re-zoned Rural Residential when possible. Also the Rural Character definition clause d) "low population density" undermines multiple occupancy on rural land, specifically in the context of cluster housing, and I suggest that provisions be made for this. People make land productive and many want to live where they work.

= A new definition of Reverse Sensitivity indicates that the 'first come first served' proviso will be abandoned yet in the C60 Plan Change Document this is clearly not so. I can see the benefit of both sides of this yet think that in balance someone can choose to move next to an existing activity yet it is very harsh to have something wholly incompatible spring up next to you when you may have spent decades developing your property. Council needs to be clear on this.

= To repeat myself, I'm very glad that council has seen fit to "Improve policies that provide stronger direction for and encouragement of LID for land use and subdivision in rural areas".

1.7 = Also very welcome are the intentions to "protect productive land resources especially highly productive land for the benefit of current and future generations" and to "retain productive opportunities and enable co-operative and more diverse living opportunities", and I look forward to policies that genuinely reflect these. Again I point to the need to establish where the most productive land actually is and soil type is an obvious and important indication. I notice with interest that in the C60 document the definition of Highly Productive Land not only has reduced soil quality/capability features but also, instead of having to satisfy 4 conditions to qualify, now needs to only satisfy 1 specific and 1 of 4 other conditions to qualify. If standards of potential productivity are lowered then more land is deemed to be productive and this may be significant (eg 8.2.4. 20), intentional communities on R2 and R3).

6.1.4.2)(a) I suggest that close attention is paid to Rural Industrial activity being restricted in rural zones, sensitively placed in appropriate locations to minimise reverse sensitivity effects. In the absence of a definition in the C60 document, what are the criteria for a Rural Industrial Zone? In theory, as things stand, can they be created anywhere within a rural zone?

6.1.5.a). = For R1 and R2 the plan provides for residential activity only where 'directly associated' with plant and animal productivity yet in the Rural Character definition of C60 it says 'usually directly associated'. In the context of a large intentional community there will be housing for elderly residents and visitors so I suggest that policy enabling these requirements is needed.

e). = These provisions will have more than minimal effects on economic growth and development! Look at those more realistically realised in 7.2.5.f)

7.1.4 10) to 14). I support all of these, especially the reference to maintaining the

rural character of smaller productive units. Again, I suggest that the will to "encourage an increase in the weight of rural character protection in R1" (7.1.5.c.) be implemented through robust policy change.

15). and 16). Yes land of high productive value needs to be protected but re-zoning without due consideration of soil type is unwise.

7.2.1. = I will look with interest at the TRMP Effectiveness Evaluation Report of 2013 for the assessment of R2 productive soils having been maintained.

7.2. 7). to 13). These points look sound essentially but I question making secondary subdivision a Non Complying Activity. I suggest that Discretionary Activity would still be a degree of disincentive but hopefully not discourage those with land from making it available to people who genuinely want to make it productive. (13)

7.3.3. Again, preserving productivity will come about by having policies that allow management of boundary effects and preservation of rural character, as has been suggested in point 12). requiring an increase in information required for all boundary adjustments and an intention to maintain productive and rural character. Robust policy change will be needed to achieve accountability with these.

8.1.1 i). = "More flexible living in all rural zones", and  
 ii). = "Co-operative living in rural production zones (R1 and R2)  
 Both of these are much welcomed, thankyou.

8.1.4.5). = I'm glad to see that the activity status of the matter of access (indirectly to/from a state highway) can be reduced from Discretionary to Restricted Discretionary in a RR zone. I suggest that on the basis of traffic volumes being equally affected whatever the zoning, the issue of access onto a state highway should be negotiable from any zone. (14)

8.1.7. More on land fragmentation leading to a loss in productivity. Boundary effects and rural character protection.....

8.2.4. 12). to 17) look good.

21). = "Small scale intentional community as a permitted activity in R2 and R3". I suggest that policy be made to facilitate such community developments on R1 as well and also to enable large scale intentional community development on all rural zones.

22).With reference to the following points ~ ii). Access off state highway,

~ vi). Maximum height of buildings 5.5m, and

~ vii). One communal facility < 200m Sq,  
 I suggest that provision be made so that all of these could be attainable with conditions attached.

~ viii). Total build coverage (no mention of glasshouses) be up to 5% of total land area. This is inconsistent with provisions made for other developments and I suggest that they should be the same.



~ x). Single access point only from council road. I suggest that there be provision for a second access point on the grounds that a rurally productive property with many residences will have multiple access needs which are best provided by minimising internal roading infrastructure and maximising productive land potential.

~ xi). Buildings 100m from internal property boundaries (compared to 30m in R1 and R2) defeats the purpose of cluster housing in the Unit Title subdivision scenario, undermining productive potential and reducing rural character.

23). = Affordable housing is an issue in the whole Tasman region, not just in areas like Golden Bay where geographical isolation and seasonality affects employment. . I suggest that generous provision be made for co-operative living in the entire District.

26) and 29). Both sound positive to support co-operative living in all rural areas.

30). = Even limited notification can prevent anything from happening! I suggest attention to this and provision for it Eg. Notification to genuinely affected parties only.

31). = Support for co-operative living in R1 and R2 with new policy and rules, thank you. (15)

40). = Amend rural zone height rule. I suggest that needs are very individual and that applications be considered on a 'case by case basis'.

8.2.5. c). = Yes, flexibility and diversity for future prosperity and sustainability!

9.1.4. 9). = This could discriminate against mobile cafes or housetrucks selling produce at markets. what would the parking limits be?

N.B. On the subject of Temporary Dwellings I notice that despite community requests this subject has been ignored. Decades ago there was a provision for 'Specified Departure' in the Tasman District, enabling people to live where they were building. I suggest Council enables this need again, plus provision for a more realistic 'park-up' time for mobile homes and yurts on any given property, both for visitors accommodation or as a lifestyle choice when that is what people choose. I raised my children in a bus for 10 years and it enabled us to have a good lifestyle. Homelessness or poverty due to unaffordable rents should not be the only options for people. (16)

20). a) = I support the idea of restricting Rural Industrial activity further (as suggested in 6.1.4.2.a)). (17)

b).= I think it would be a shame to restrict the organised processing of waste. Such policy encourages dumping and so reduces productive potential. (18)

21). = People in rural areas deserve and need clean air to breathe as much as anyone anywhere. I suggest that Council does not delete the Plan rural zone rule that limits emissions just because it is at odds with the regional discharge rules. THEY need amending! (19)

9.1.5. b). = Under Risks. The cost of emissions will ultimately be borne as the compromised health of residents, not by the business engaging in the activity. I suggest that Regional Discharge Rules should better protect public health.

d). = I hope that replacing the definition 'soil based activity' with 'plant and animal production' in the Plan does indeed serve to refocus Plan

guidance of appropriate activity in rural zones.

Looking forward in optimism to the next stage of the process.  
Thankyou for your consideration of my submission.

Iona Jelf BSc Agricultural Science