



# 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:

R 14.3.16

Initials:

*[Handwritten initials]*

Submitter No.

4049

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Submitter Name: **Mark and Laura Manson**

(organisation/individual)

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(if different from above)

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Date: 14-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.: **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).**

**Supplementary Sheet**

**OFFICE USE** Submitter Number: **4099**

<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>Each request for subdivision is reviewed on a case by case basis and that the specific piece of land is viewed as it really is. For instance a piece of land may be surrounded by productive land and the whole may be Rural1 but the piece to be subdivided may be a stoney and unworkable patch where a house will not cover any quality soil.</p> <p>We also believe that a minimum of 30 meter setback is excessive and should not be adopted</p> <p>We also believe that rules governing colour and materials are nonsense when viewed within the context of the surrounding natural colours over the seasons; as well as the fact that anyone can paint their house as they wish after the fact.</p>	<p>That requests are examined case by case as soil types can vary markedly over small distances.</p> <p>That the minimum setback remain at 5 meters from the boundary; certainly at a lesser figure than 30 meters.</p> <p>That the rules regarding house colours be much less narrow if not relaxed entirely.</p>	

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**Cover Sheet**

**OFFICE USE**

Date received stamp:

14-3-16

*J*

Initials:

Submitter No.

4050

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Submitter Name: **Joachim Maurer**

(organisation/individual)

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Signature:

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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 Subdivison 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.

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## Supplementary Sheet

**OFFICE USE** Submitter Number: 4050

(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>	<b>OFFICE USE</b> Submission No.
	<p>I support:</p> <ul style="list-style-type: none"> <li>- changes allowing for co-operative living</li> <li>- greater flexibility in creating affordable housing on any size property</li> <li>- a set of rules specific for the Golden Bay area</li> <li>- temporary/movable dwellings as long as basic sanitary and safety standards are met</li> <li>- evaluation of current zoning asap</li> <li>- reducing costs for and simplification of consent applications</li> <li>- 2 sleepouts per dwelling</li> <li>- minor dwellings of 80m<sup>2</sup>/120m<sup>2</sup>, respect., independant from lot size also for Rural Residential zone</li> </ul> <p>I do NOT support:</p> <ul style="list-style-type: none"> <li>- increase of boundary setback from 5m</li> </ul>		

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**Cover Sheet**

**OFFICE USE**

Date received stamp:

14.3.16

Initials:

Submitter No.

4051

**Note:**

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Submitter Name: Donald J Mead

(organisation/individual)

Representative/Contact:

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Date: 14-Mar-2016

Signature:

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

Total number of pages submitted (including this page):

**IMPORTANT – Please state:**

This submission relates to Change No.: PC 60

Change Title/Subject:

Proposed Change 60: 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).**

## Supplementary Sheet

**OFFICE USE** Submitter Number: 4051

(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>	<b>OFFICE USE</b> Submission No.
	<p>In general I agree with the changes as they protect high quality land/soils.</p> <p>I am pleased to see that significant heritage and outstanding landscapes are specifically mentioned and development of such areas are controlled.</p> <p>I am unsure if the proposed changes in coastal areas meets the high standards prescribed in the Coastal Policy Statement. (I have not reviewed this in depth).</p> <p>I am in favor of the addition of special multiple housing and co-operative living changes. There seems to be a demand for them and several co-operatives have been successful. However, care needs to be taken that such development does not substantially increase infrastructure demands on TDC.</p>		385

3777 HotHouse Communications

385 2/2

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**Cover Sheet**

**OFFICE USE**

Date received stamp:

R 14.3.16

Initials \_\_\_\_\_

Submitter No. \_\_\_\_\_

4052

**Note:**

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(organisation/individual)

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Date: 12-Mar-2016

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Signature:

*Frances M A Mitchell*  
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: 4052

<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>17.5.3.3 and similar in all rural zones</p>	<p>I support the increase of size of a minor dwelling from 60m<sup>2</sup> to 80m<sup>2</sup> or 120m<sup>2</sup> including garage</p>	<p>To proceed with this proposed change</p>	
<p>17.5.3.2 and in all rural zones - 17.6.3.1</p>	<p>I support the use of existing structures to be converted to habitable dwellings</p>	<p>To proceed with the proposed change</p>	
<p>17.5.2.8A and in all rural zones - 17.6.2.8A</p>	<p>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.</p>	<p>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.</p>	
<p>17.5.3.1 (ca) in Rural 1 and in all other Rural zones</p>	<p>I oppose the restriction of sleepouts to two per dwelling, and I oppose councils intention to reduce the number of sleepouts to two per main dwelling only.</p>	<p>To alter the rule to permit 4 sleepouts per main dwelling and 2 sleepouts per any other dwelling.</p>	
<p>17.5.3.1 (ea) in Rural 1 and in all other rural zones - 17.6.3.1 (gb)</p>	<p>I oppose the idea that sleepouts are not part of cooperative living. Precisely in cooperative living there will be a communal kitchen, and sleepouts are a cheaper form of accommodation for young couples and older singles</p>	<p>To include sleepouts as a permitted activity in cooperative living.</p>	<p style="text-align: center;">7</p>

387

2/2

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**Supplementary Sheet**

**OFFICE USE** Submitter Number: **4052**

<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>
17.5.3.2 (ka)	I oppose that Workers accommodation is not permitted to be part of cooperative living	I ask council to permit workers accommodation in cooperative living. This is an ideal way to accommodate wwoofers, temporary workers, interns and students during courses, as this kind of set up is an ideal learning environment and needs extra, smaller bedrooms.	8
17.6.3.4 (b)	I oppose the 50 ha minimum	I encourage council to have no size limit on any Rural 2 proposed changes	9
17.6.3.4 (a)	I support 2 main dwellings as a restricted discretionary activity. I also support my point of clarification.	I seek clarification if 2 main dwellings therefore mean also 2 attached secondary units, i.e. 4 kitchens in total.	10

388

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**tasman**  
district council

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Aminia Mudlow 14.3.16 4053  
255 Parapara Valley Road, RD2, Takaka.

In regards to the new Rural Land Use and Subdivision Policy Review, I have these responses and feedback.

When I read the proposed changes, I have concerns about the direction of some of the proposed changes and how they will affect the future of land use in Golden Bay. "discourages the use of high-quality productive (Rural 1) land for rural residential (lifestyle) development." I believe I have discrepancies with what TDC considers productive use of land. As well as the fact that there is a housing shortage in Golden Bay, and very little affordable land available to residents. What I have seen defined as "productive use" in Golden Bay is a large amount of dairy farms. Some of which whose practices degrade land with poor farming techniques and toxins used on the land and waterways. This type of land use occupies high-quality productive land that could be used much more holistically. Productive land can be many things from producing fruits and nuts, growing food, setting up cooperative living where an entire piece of land can be utilised. With a holistic approach where the future of the soil, the long-term vision of the land, as well as creating a home environment for people is priority.

Coming to Golden Bay, I found the term "lifestyle block" interesting. In the above statement it discourages the use of land for "lifestyle" development. "Lifestyle" seems to refer to occupying a small section and developing it in a contained, non-productive manner. I don't see this as the lifestyle most people in Golden Bay are looking to have. Many in Golden Bay are seeking to live on land and create an abundant environment where principles of land care, water care, people care, and overall holistic plans are followed.

I have concerns that the Rural land use focuses on animal farms and prioritises those practices over the people that are wanting to use land in a potentially more holistic and healthy way. I have concerns that many in Golden Bay who are capable of this are restricted, as they cannot afford to buy land, and land sharing is too limited to be viable. Land sharing is a very important consideration, particularly in this financial climate. I have spoken with many with land in Golden Bay who would like to allow others to build dwellings and assist with the development of their land. The restrictions seem too narrow and focused on supporting agriculture over people in my experience. This concerns me greatly.

I have lived in intentional communities such as Tui and have seen the potential of productive land that can be utilised when there are people to cooperatively manage the land. Too many bits of productive land fall short of their potential due to lack of people power. Sharing land is the way people have lived for thousands of years, until the past few decades when regulations made this impossible. We need to look at the viability of these changes and the future of the people, who are the people of the district of Tasman. Denying people cooperative living and the opportunity to holistically work together on a piece of land needs to change.

As for the proposed changes to the current situation, I question why smaller parcels of unproductive Rural 2 land cannot be subdivided or have multiple dwellings, as there is allowance for blocks over 25H. For those who cannot afford land, it is essential for those who have land and are willing to share it to be able to do this in a way that supports all involved, which at times involves subdivision.

Creating more opportunities for people to share land with ease is what is needed most in these times of high priced land, high rent, increasing homelessness in the region, and parcels of land which need more people to maintain productivity and the quality of the land.

For this to happen, people who are looking at co-operative living, which is a desire of many in Golden Bay, people need to be able to build more than a “sleepout”. People need to be able to build their own homes. This is a basic right of any creature on this earth. And one that has been taken from us through restrictions and council laws. It is the greatest gift to be able to create our nests. Many people are capable of building beautiful, sturdy, skillful houses without resorting to toxic treated timber, hiring out others to do the building, or having to be restricted by the restraints of current building codes, which simply do not allow for the development of sustainable, natural housing.

For example, my partner comes from Wales, where he built timber frame Roundhouses. One house on his family land is the most famous Roundhouse in the world, known as “The Hobbit House”. These dwellings are gorgeous, sturdy, comfortable, sustainable, natural, and well built. I am a mud expert and can build beautiful mud walls. With the growing of Hemp in the bay, there is an opportunity to make HempCrete, which is a durable material that is superior to straw bale for its insulative qualities and rodent/ fire proof ability. We are not “allowed” to build these kind of houses here under the codes that restrict our ability to build our homes as we see fit. These homes are featured in magazines, books, and all over the internet. The “Tiny Home” movement is sweeping the world, highlighting sustainable, low impact dwellings. I find New Zealand a bit far removed from what is going on in the rest of the world at times and find this frustrating. I implore TDC to look at this with a wider view and forward movement towards a more sustainable, people focused future. We are stuck in a cycle of high rent, and living in a dwelling that doesn’t suit our needs, as we are not allowed to share land and build our home. This seems ridiculous to me, as my partner and I are perfectly capable of building a beautiful, warm, safe home in a sustainable, low impact manner. There is much space for this in Golden Bay as there are many with more land than they can manage who are open to others building dwellings. This seems like our basic human right to use our land as we see fit, as long as it does not harm others. My partner and I cannot currently afford to buy land and are stuck in this

As far as the proposed Temporary Activities, the suggest exemption for public events seems excessively restricted. It seems that if someone with rural land wanted to hold a public event, with permission of neighbours, the time restrictions placed are unnecessarily limiting at 6pm. Perhaps a more reasonable time of 10pm would be considered. At events, one of the highlights is often dinner time when people gather together for a meal. A Hangi, for example, wouldn’t start until 6pm. Also a 3-5 day limit, as opposed to a two-day is more realistic, as many events that are multiple days are Friday through Sunday. Or week long. If there is consent from surrounding residences, this seems like something the people can manage amongst themselves. This would support “social vibrancy”.

In regards to the Multiple Housing and Co-operative Living proposals, I am opposed to the restriction of sleepouts to 10 square metres to remain in place. That is an

unreasonable size limit, in my experience. I suggest if there needs to be a restriction or classification as a sleepout, 20 square metre minimum is much more realistic, whether for guest, wwoofer, or family member to stay in.

I support the removal of the current floor limit of 60 square metres for “attached housekeeping unit”. However, this brings to question the rationalisation of a “housekeeping” unit somehow being a modern day need over additional dwellings or larger sleepouts. Do many people in this region have housekeepers in our modern age? Or do more people have wwoofers, live-in relatives, house mates, or a need for more dwellings on the land to house families to support the land use? I find this curious.

The proposed plan change “provides for a detached minor dwelling (up to 80sqm in size) as an alternative to the housekeeping unit.”

80 sqm is very small for a dwelling, as I am sure you realise. It also brings up the issue of an either/or situation. Why is it that one could not have a “housekeeping unit” for their aging parents and then have an additional dwelling for another family that may help on the land? What is the purpose of these restrictions? It seems to restrict our ability to live with other people. People need people. And people with land need help with the land. As well as families needing to be able to support each other when needed. Which sometimes includes living together.

“Temporary dwellings” do not seem to be addressed in the proposal. “Temporary dwellings” are an affordable way for people to live while attempting to create opportunities for themselves. As well as the way some prefer to live. “Temporary dwellings” that maintain health and safety compliance need an allowance as a semi-permanent dwelling. Having to move a “temporary dwelling” every two months is not sustainable and not practical in most cases. On some parcels of land there are few places for “temporary dwellings” to exist, and to request them to be moved every two months is unreasonable. It also does not support stability. In these times of financial constraint and lack of housing for many, “temporary housing” seems an issue needing addressing in this region. In other parts of the world, housetrucks, yurts, and other “temporary dwellings” are highly respected as “Tiny Homes”. In fact, housetrucks in New Zealand are the admiration of many a tourist and traveler, as they have an old charm that people feel connected to. And they are a part of the culture of New Zealand.

Regardless of personal feelings on these dwellings, people need places to live. Golden Bay is difficult as many homes are bought as holiday homes and left empty much of the year. Many rentals are on the market to be sold, leaving renters unstable. And other rentals are high priced and not always maintained to a healthy standard. “Temporary dwellings” if seen as semi-permanent and more stable can provide adequate housing for short or long-term living.

For additional dwellings, it seems a case-by-case basis or a live and let live approach need be taken. How can council reasonably put a restriction on a size of a dwelling when they do not know the needs of the occupants or the land? And if they do know, how is one person qualified to decide if those needs are valid and what size they are allowed. 80 sqm may be ample for a single person or couple who do not work from home. However,

for a family with children or a person or couple who have home studios or work from home, that is not necessarily ample. That does not allow for two-story housing, which maximises footprint space, or for dwellings which allow for multiple households. I request the size limit be removed, as it is proposed for the attached housekeeping unit. People will decide for themselves what is reasonable. This is what is needed for forward movement. People are not completely ignorant to their own needs or the needs of land. I do believe TDC has taken on a bit too much authority in this matter. And although I appreciate that TDC is open to changing these restrictions, it seems some of the restrictions proposed are not in favour of the people and their needs.

I have lived in Golden Bay for 11 years and have seen the housing crisis that exists here continue to grow. I have bounced around Golden Bay in rentals dreaming of building a home and helping develop land with others. People well into their 50s and 60s are living in "temporary dwellings" or expensive rentals on their own, as shared living on land is not supported by council under the current restrictions. I have many friends with productive land full of fruit trees and gardens. These friends are struggling to maintain their land and are unable to have stable people (residents- not wwoofers) living on the land with them to help maintain the productive land due to the restrictions placed by council. They have to resort to a stream of travelers who do not have vested interest in the land, are very temporary in most cases, and do not have consistency on the land. This has limited the potential of much of the productive land in Golden Bay that is used for reasons other than farming animals. To have a holistic approach on productive land, land needs people to make this a sustainable vision.

There are many councils around the world who are making forward movements toward more sustainable productivity of land. And also encouraging positive co-operative living and land sharing. As well as sustainable, natural building; low-impact housing; and holistic approaches to land care which involve food forests, organic land management, and healthy animal practices.

The proposal supports minimal expansion on former restrictions.

A group of 12 friends met a couple of years ago to envision sharing land in Golden Bay. We created a plan, a vision, and had many meetings. We envisioned a land where we created abundant gardens, trees, and a system which supported organic land management. We envisioned a Café and Gallery that would serve locals and tourists, a produce shop, a Wellness center with workshops and practitioner spaces, a Sculpture Garden, working Artist studios where people could apprentice or come for workshops as well as observing working artists, and a place where we could apply natural building skills and teach courses on such skills. It was a promising group of passionate and productive Permaculturists, Builders, Artists, Wellness Practitioners, and all around skilled, positive folks. What stopped us? The land use restrictions and lack of ability to build multiple housing. One of our members received funding that could have bought land. However, once we were on it, we would not be able to house ourselves under current restrictions. Instead, that member bought Bencarri Farm and turned it into Wild Earth. We started as a group envisioning cooperation in that venture. However, that was a business and not a

place for any of us to live, aside from the owner and his partner who occupy the house that came with the business. It did not work out for all of us to be involved, as it is in actual fact a small business without space for our visions under current restrictions. Dream over.

The review of the Rural Land Use may help to change that. However, using the term “co-operative living” while still restricting land to two dwellings or a dwelling and house-keeping unit or dwelling and two 10 sqm sleep outs does not actually support true co-operative living.

Tui Community is actually a fine example of co-operative living on productive land. Multiple houses occupied by community members with a commitment to maintaining productive land. Healthy animals, productive gardens and orchards, an events park that provides enriching opportunities for youth and adults through events such as Tracks and Tides, Equaliser bully prevention camps, Permaculture courses, and more. Vibrant houses, a mature community which allows room for young families to learn, grow and thrive. In spite of the stigma some of you may have or judgments against intentional communities or Tui Community, this is a great example of co-operative living on land while maintaining its productivity. I lived at Tui when the resource consent for more dwellings was denied. This was one of the reasons I left Tui. There were no house sites for my partner and I to build on.

We are capable of building a beautiful home for ourselves. With nowhere accessible to us under current restrictions. And restrictions that do not seem to support self-sufficiency or sustainable building. In a country of DIY, it seems to have gone backwards in that respect out of fear. We currently live in a home built 40 years ago built by the owner. It is one of the most sturdy, well-built houses I have ever lived in. I ask that you consider the reasons for all of these changes and how we may move forward in a way that supports the people of this region. I am aware that the needs of Golden Bay may be different than the needs of Richmond, Tasman, or Motueka. Although I believe the Motueka Valley to be similar in the peoples’ desires of co-operative living.

I also note there is no discussion around the building of studios/workspace/gallery. I ask this to be put on the agenda for consideration. This space is a necessary for many who work from home or are attempting home based Galleries that help provide tourists with places to visit.

To clarify my positions:

- I oppose size restrictions on additional dwellings or sleepouts ④
- I oppose the limitation of one additional dwelling ⑤
- I oppose the limitation of two sleepouts. ⑦
- I oppose the proposal of a detached minor dwelling as an alternative to housekeeping unit and propose these be kept separate issues, as explained above. ⑥
- I oppose the abolishment of subdivision opportunities for land under 25H. ⑧
- I support the removal of the current floor limit of 60sqm for attached housekeeping units. ⑧

Modern family living requirements may vary in each community. I believe Golden Bay living requirements, due to the amount of land available to be shared, the amount of people who are capable of building their own homes in a sustainable manner, and the housing crisis, are to allow for easeful, multiple dwelling co-operative living, "temporary housing" as a more permanent situation, and the allowance of subdivision for those who want to share land but need to seek mortgage situations and such.

I do wish to speak to this submission. Please update me as to the progress of this, as this affects my family's future in Golden Bay and this region. If we are not able to share land and build our home, we will be forced to move elsewhere. As many others have had to do. My partner and I are valuable members of this community and the wider Nelson region as professional Artists, Musicians, teachers, and now small business owners embarking in the beverage industry. We would like to make Golden Bay a more permanent home, but have been stuck in the cycle of renting, which is fickle and expensive in Golden Bay. Please work towards making land sharing easier for us all so that we may thrive and help the land to stay productive in a healthy and holistic manner for generations to come. And for our children who love Golden Bay.

Thank you for your consideration. Kind regards, Amira Mudfaery MudWood

*themudfaery@gmail.com*

# 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.



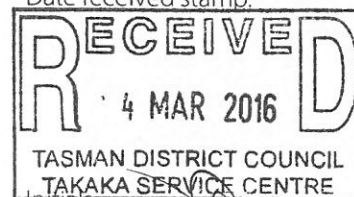
## Submission on a Variation/Change to the Tasman Resource Management Plan

**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.

Initials: S

Submitter No.

4055

Submitter Name: Sheryl Naider  
(organization/individual)

Representative/Contact:  
(if different from above)

Postal Address: 1945 TAKAKA VALLEY H/WAY Home Phone: 03 5259809  
RD1 TAKAKA 7183 Bus. Phone: 0273918639

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

Fax:

Email: sheryl@naider.co.nz

Date: 12-3-2016

Signature: S. Naider  
(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

Total number of pages submitted:

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.: 60

Variation/Change Title/Subject:

Rural Land Use a 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.







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

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Tasman District Council  
Private Bag 4, Richmond, Nelson 7050 OR  
189 Queen Street, Richmond, Nelson OR  
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Submitter Name: ROSEMARY NEEDHAM  
(organization/individual)

Initials: \_\_\_\_\_  
Submitter No. 4056

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

Postal Address: 91 EXCELLENT STREET  
COLLINGWOOD  
7073

Home Phone: 03 524 8576

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

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

Email: rosemaryndhm@hotmail.com

Date: 13-3-2016

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: 2

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.: 60

Variation/Change Title/Subject: Rural Land Use  
Plan Change

- I/we wish to be heard in support of my/our submission.  
in Takaka
- 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.
<u>See attached submission</u>			

4056

Submission on Rural Landuse Plan Change 60

It is very unforunate the rezoning of land was not done in tandem or before this plan as this would in all probability have sorted out our particular concerns. Our land is zoned Rural 2 but is very steep in the most part and extremely poor soil which was abandoned as unable to grow even grass some 40 to 50 years ago.

I support the policy directions of cooperative housing and low impact development, but think it should also apply to blocks under 25 hectares. I was also disappointed that the policy did not address temporary dwellings which are a way into a home for the young, elderly and disadvantaged sectors of the community.

①  
②  
③

Our situation , which is also the situation of many in the Golden Bay area, is that of owning a smaller block , still a very sizeable 6 hectares. It is very poor soil, most of it very steep and clearly not "productive" land in the usual agricultural sense. We work hard to maintain and enhance the regenerating native bush which covers some 90% of the property. We have a small retreat business and also produce all our own fruit and vegetables by intensively working and constantly feeding the raised beds and small orchards. We have a small paddock which also needs constant attention to keep it viable. Although it is a lot of work we love the property and do not want to leave but after a health scare for my partner and arthritis setting in for both of us we are finding the work too much for us to cope with on our own. The property be even more productive as two smaller parcels of land and would enable both parties to better care for the increasinly diverse native bush. Because of the bush and the lay of the land another house would not be seen from anywhere off the property.

There are many similar plots under 25 hectares of unproductive (in the usual agricultural sense) Rural 2 land in Golden Bay which if subdivision were made easier and more affordable would actually become more productive and provide much needed land both for young families and the large number of "baby boomers" coming up to retirement age who do not want to move away from thier land or the area but find very little suitable land or accommodation available.

Golden Bay does not fit into the mould of the rest of the TDC area, it has land and demographics specific to the Bay which are not addressed by the present plan, it perhaps needs a separate plan or special considerations to address the very real needs of this unique and special part of TDC.

④