

R 14.3.16 A 4057

Property Group  
National Service Centre  
Alexander Road  
Private Bag 902  
Trentham  
Upper Hutt 5140, New Zealand

## Submission on Proposed Plan Change 60 to the Tasman District Council Resource Management Plan: Rural Land Use and Subdivision

*Clause 6 of First Schedule, Resource Management Act 1991*

**To:** Manager, Policy  
**Address:** Tasman District Council  
Private Bag 4  
Richmond 7050  
**Email:** [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Submitter:** New Zealand Defence Force  
**Contact Person:** Rebecca Davies, Senior Environmental Officer (Planner)

**Address for Service:** New Zealand Defence Force  
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Trentham  
Upper Hutt 5140

**Phone:** 09 445 5619 / 021 445 482  
**Email:** [rebecca.davies@nzdf.mil.nz](mailto:rebecca.davies@nzdf.mil.nz)

### INTRODUCTION

The New Zealand Defence Force (NZDF) has military interests throughout New Zealand. Defence facilities are key strategic infrastructure of national and regional importance, playing a significant role in both military training and civil and/or national defence operations. They also play an important role in supporting search and rescue operations and infrastructure support capabilities (for example deployment of water purification and supply facilities as used in the aftermath of the Canterbury earthquakes).

While NZDF does not currently have facilities in the Tasman District, NZDF may wish to undertake temporary military training activities (TMTA) within the District from time to time. Although TMTA may be undertaken on an intermittent and relatively infrequent basis within the District, NZDF wishes to ensure that the capability to conduct training as required, throughout the district, is maintained. Training assists in maintaining operational capability and in fulfilling its obligations under the Defence Act 1990.

TMTA can include a range of activities, from office / classroom based activities to large scale military exercises and might involve search and rescue, infrastructure support, bomb deactivation training, weapons firing, dental treatment training, personnel deployment etc. They may be undertaken over a period of days or weeks on an intermittent or continuous basis, during both day and night.

Table 1: NZDF submission

Submission Point	Provision	Support / Oppose / Amend	Relief Sought	Reasons
1	Definition of Temporary Military Training Activity	Support	Retain as notified.	This definition identifies temporary military training activities (TMTA) as separate from other temporary activities, which NZDF considers to be appropriate. This definition is consistent with the definition included in many other district plans nationwide.
2	Definition of Reverse sensitivity	Support	Retain as notified or wording to similar effect.	The proposed definition is considered appropriate.
3	Definition of Community Activity	Support	Retain as notified.	It is appropriate to exclude TMTA from this definition and specifically stating this provides clarification to users of the plan.
4	Rule 16.8.2.2 – Permitted Activities (Temporary Military Training Activities)	Support	Retain as notified.	It is appropriate that TMTA are provided for as a permitted activity, subject to specific and appropriate standards. NZDF must undertake training in order to fulfil its statutory obligations under the Defence Act 1990. It therefore requires certainty that such activities can take place when required.
5	Figure 16.8A: Noise Controls table (Rule 16.8.2.2)	Support with amendment	Retain as notified with one amendment to clause (1)(2)(c) relating to the requirement for a noise management plan, as shown in track changes below:  <i>“The activity is undertaken in accordance with a Noise Management Plan prepared by a suitably qualified expert and <u>provided to approved by Council at least 15 working days prior to the activity taking place.</u>”</i>	NZDF is pleased to see that the requested noise standards have been included in the proposed Plan Change.  As TMTA are uniquely military in nature, it is appropriate to have specific provisions to address their effects. To this end, NZDF has commissioned professional acoustic advice from Malcolm Hunt and has developed a set of noise standards specific to TMTA to replace those currently included in district plans. This is the subject of a nationwide project by NZDF to achieve consistency in district plans across

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Submission Point	Provision	Support / Oppose / Amend	Relief Sought	Reasons
				<p>New Zealand.            NZDF has recently updated its provisions, to amend clause (1)(2)(c) of the table. As the standards are permitted activity standards, it is considered best practice to provide a copy of the Noise Management Plan (NMP) to Council for information and records purposes rather than obtain the approval of Council for the NMP. The requested amendment to clause (1)(2)(c) reflect this.</p>
6	Rule 16.8.3.3	Support	Retain rule as notified.	<p>It is appropriate that TMTAs which do not meet the relevant permitted activity standards are provided for as controlled activities.            NZDF must undertake training in order to fulfil its statutory obligations under the Defence Act 1990. Controlled activity status provides certainty to NZDF that an activity can proceed, and allows Council the control to ensure effects are appropriately managed. In determining what conditions to impose, Council should limit its control to the matters over which it has reserved its control under Rule 16.8.2.3.</p>
7	Section 16.8.20 – Principle reasons for rules – heading Temporary military training activities	Support	Retain as notified.	<p>The content of this section provides helpful background on the development of the noise provisions requested by NZDF for inclusion in the Plan.</p>

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TASMAN DISTRICT COUNCIL  
RESOURCE MANAGEMENT ACT 1991

SUBMISSION ON PLAN CHANGE 60

To: Manager, Policy  
Tasman District Council  
Private Bag 4  
Richmond 7050



Attention: Steve Markham  
Email: [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Submitter:** New Zealand Hops Limited

**Tasman Resource Management Plan:** Plan Change 60  
Rural Land Use & Subdivision Policy  
Review

**Closing Date for Submissions:** 14 March 2016

Dated this <sup>14</sup> day of March 2016

.....  
(Signed by the Submitters Authorised Agent)

Address for Service: Staig & Smith Ltd  
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NELSON 7040  
Attn: J McNae

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Fax: (03) 548-4427  
Email: [jackie@staigsmith.co.nz](mailto:jackie@staigsmith.co.nz)

## 1.0 SUBMISSION

- 1.1 This submission relates to the extent of provisions within Plan Change 60 related to Rural Industrial Activity and the provision of an appropriate Planning Framework for expansion of those activities.
- 1.2 The Submitters previous request on submissions to the Draft Plan Change sought that Council extend the scope to increasing the area of the Rural Industrial Zone at Blackbyre Rd/SH 60. Regrettably the Council has not extended the scope of the Plan Change to include zoning of further land at the Blackbyre Rd location, and therefore the focus of this Submission is the appropriate recognition within the Rural Policy framework acknowledging the expansion needs for Rural Industrial activity processing plant and animal production.
- 1.3 The Submitters seek that Plan Change 60 gives appropriate recognition to the significant importance of rural industrial processing activities and their needs for expansion being appropriately recognised within the Policy framework through the Introduction Statement 7.0, Policy 7.2.3.2, Policy 7.2.3.2(ea) and H, and the Principle Reasons and Explanation under 7.1.30 and 7.2.30.
- 1.4 The specific wording required in relation to the above Objectives, Policies and Reasons are set out under Section 3.0 of this submission. Attached is a Site Plan illustrating the landholdings and zoning of the current cluster of Rural Industrial Activities at Blackbyre Rd/SH 60.

## 2.0. REASONS FOR THE SUBMISSIONS

- 2.1. New Zealand Hops (NZH) is the processing and distribution arm of a significant and growing Hops industry in Tasman District. Currently in Tasman District there is approximately 425ha of hops under production. The Tasman District is the only commercial hop growing province in New Zealand. The hop crop has a gross value of approximately \$19million, however this is simply the direct value of the crop that is processed for distribution from the Submitter's site. The actual value downstream of the product through use in beer and other related products, is significantly more. Hops are widely distributed internationally, and domestically including within the Nelson/Tasman/Marlborough area. There has been in recent years a significant increase in the volume, and number, of craft brewers.
- 2.2. The Hop industry is expanding to keep up with the demand for hops, from craft brewers, both domestically and internationally. As such the number of hectares under production is expected to significantly increase in the District, with the projected increase taking the area planted in hops to 600ha by 2020.
- 2.3. NZH owns three titles of land on the corner of Blackbyre Rd and State Highway 60 at Appleby. NZH owns Lot 1 DP5802 and Lot 2 DP307291 located on the corner of SH 60 and Blackbyre Rd. Until recently NZH also owned Lot 3 DP307291 known as the 'Percy block' which fronts SH 60, but this has recently been transferred to the neighbour Pharmalink Extracts Ltd. This transfer happened at the same time as Lot 2 DP6665, fronting Blackbyre Rd, was transferred from Pharmalink Extracts Ltd to NZH Ltd. These land transfers have been done to accommodate existing use in relation to the Percy block, and future expansion aspirations of Pharmalink in relation to the Percy block and NZH future expansion aspirations in relation to the ex Aitkenhead block. Attached to this Submission is a Plan noting the location of the NZH landholdings and Pharmalink Extracts Ltd landholdings. The Plan notes the current Rural Industrial Zoning and Rural 1 Zoning.

The zoning does not reflect the current rural industrial land use activities let alone necessary expansion of those activities.

- 2.4. The recent transfers of land between the two adjoining landowners reflects the long standing relationship between NZH and Pharmalink Extracts Ltd and its predecessors. NZH jointly established (and owned for a period) the Extract Plant, which is now owned by Pharmalink Extracts Ltd, but used for some processing of hops.
- 2.5. There is a history of Resource Consents for the two related business activities that extends back to the Resource Consent in 2001 which was granted jointly to NZH and Nutrizeal Ltd (a predecessor to the current business Pharmalink Extracts Ltd). This consent related to the erection of the joint venture Extraction plant, provision of a range of extended buildings for nutraceutical manufacturing, and the undertaking of subdivision to create a separate title for the Extracts Plant and put in place appropriate boundaries and provision for access.
- 2.6. It was accepted by the Council in 2001 that the co-location of NZH activities and the activities now owned by Pharmalink Ltd were appropriate, notwithstanding the mixed zoning which included the Rural Industrial zoning over a portion of the landholdings with Rural 1 zoning over the remainder of the land. It was accepted that the adverse effects on productive land were outweighed by the efficiencies of co-location with NZH and the Extract plant. Overall the Council considered that the development was for an integrated package which had enormous potential benefit for the rural sector providing for further processing options for high value, low volume product. Council stated in their Decision the following:
- “The co location of the three inter related plants is considered to promote the sustainable use of the land resources at this location and also the physical resources existing, and those proposed.”*
- 2.7. While there is no longer joint ownership of the activities of NZH and Pharmalink there is an ongoing working relationship that remains in respect of the use of building resources and other infrastructure. Both businesses are in the process of planning for future growth and development for their activities. The land that is zoned Rural Industrial, as is illustrated by the attached Plan, provides little future potential for growth as the two blocks that would provide for growth are the Percy block for Pharmalink Extracts Ltd and the Aitkenhead block for NZH and both are zoned Rural 1. Given the level of investment at this location by NZH it is not practical to look to other locations for future expansion, this would be an inefficient use of their resources. As such NZH seeks to secure an appropriate planning framework that supports the growth of their Rural Industrial activities at this location, as it is imperative that the business actively plans for the increase in the hop crop.
- 2.8. The Submitter is concerned that the Plan Change does not extend to expansion of the Rural Industrial Zone at this location given the importance of the hop industry to the region. In the absence of an expansion of the Zoning, it is critical to the future of the industry, that the Policy framework recognises the need for expansion of this Rural Industrial activity at this location given the investment and infrastructure at this location to support the existing and expanded processing and plant facilities required.
- 2.9. NZH needs certainty that their future growth and development can be undertaken at this location given the growth experienced to date, which will continue with the expansion of the hop crop in order to meet the demands in the market place, particularly from craft brewing.
- 2.10. The expectation of a review of rural land use and subdivision carries with it an expectation that the priority is recognition of the productive capacity, but also the supporting infrastructure required to process rural production. The latter seems to have little attention in the Plan Change and the focus seems to be on housing within the rural area. While

housing is also a necessary activity to support those working in rural production it would not be a normal expectation that a rural land review would have housing as a high priority.

- 2.11. Increase in rural production being achieved in many parts of the rural sector has to be matched by increasing capacity of processing which was the reason that the Submitter sought through the Draft Plan Change to have the scope of the Plan Change widened to expansion of zoning. That request has not been incorporated into the scope of this Plan Change which places more significance on the Policy framework for appropriately recognising not only existing rural industrial activities but the need for those activities to expand.
- 2.12. Aspects of the Plan Change do seek to acknowledge the role of rural industrial activity where it is directly associated with plant and animal production such as Policy 7.1.3.6D, but this is not taken through the proposed Plan Change in a consistent manner through the issue statement under 7.0, the reasons related to the Objectives and Policies under 7.1.3O, and the Objectives, Policies and Reasons under 7.2. as there is little acknowledgement of expansion requirements.
- 2.13. In the Draft Plan Change there was a Policy committing the Council to review the appropriateness of the Rural 1 and 2 Zoning of existing clusters of dwellings and Rural Industries. This was certainly the next best option to the Council extending the Rural Industrial Zone under this current Plan Change. However, Council has now removed from the Plan Change what was a clearly stated Policy commitment in the Draft Plan Change to reviewing zoning.
- 2.14. Policy 7.2.3.2 seeks to enable sites in specific locations to be used primarily for Rural Industrial, Tourist Services and Papakainga activity. This policy is supported in principle because it provides the Policy Framework for provision of the Rural Industrial zone. However the addition of criteria (ea) is too limiting as a location criteria. Proposed criteria (ea) states the following:
- "in relation to rural industrial development, the efficient location of the activity in association with sources of plant and animal production."*
- 2.15. Efficient 'location' does not just relate to sources of production but also to existing infrastructure to the main transport corridors, roads, port and airport, and the location of distribution points within the region.
- 2.16. Plan Change 60, as it relates to Rural Industrial Activity, has not assessed the adequacy of the existing Rural Industrial zones to provide for growth of those activities. NZH submission is that the extent of the Rural Industrial zone is inadequate, in terms of existing Rural Industrial Activity, let alone growth of those existing activities. Plan Change 60 fails to consider that enhancing productive land opportunities to enable increases in soil based production, is only part of the necessary Policy framework required because in tandem there needs to be an increase in opportunities for the processing, storage and handling of the increased production in crops and animal production.
- 2.17. Plan Change 60, Section 32 analysis, does not give consideration to the adequacy and effectiveness of the existing Planning Framework, including the existing Rural Industrial Zone, for the processing, storage and distribution of soil based production. Not providing for the expansion of Rural Industrial Zoning, constrains economic growth and employment opportunities.
- 2.18. Plan Change 60 does not promote the Purpose and Principles of the Act, as the current and proposed Planning Framework does not enable Rural Industrial Activity located at Blackbyre Rd/SH 60 reasonable options for growth.

### 3.0 Relief Sought

- (i) Amend Paragraph 12 under Section 7.0 to state the following:

*"An important aspect of managing rural environmental effects is recognising the qualities and character of rural areas, and the legitimacy of existing established activities, particularly those that support the processing needs of plant and animal production, and a range of potential future activities which involve the productive use of the land resource."*

- (ii) Amend the first of the proposed new Paragraphs to Section 7.0 as follows:

*"The Zone Framework within Tasman District's rural areas is based on the productive capacity of the Tasman District's land and soil resources. The rural production zones are Rural 1 and Rural 2 Zones, and the Rural 3 Zone where that zone contains land with high productive value. In these zones, activities involving plant and animal production are prioritised above opportunities for rural housing, industry or commercial activity where that value is high, unless the activity is a rural industry directly associated with plant and animal production."*

- (iii) The Submitter supports the introduction of Policy 7.1.3.6D but considers there should be additional words added at the end of the paragraph to ensure that the interpretation is clear that the Policy relates to association with plant and animal production from the District rather than is associated with plant or animal production on the site of that plant and animal production. The amendment sought is as follows:

*"To discourage commercial, industrial and rural industrial activities in the Rural 1 Zone, except where the activity is directly associated with plant and animal production in the District."*

- (iv) Amend the first sentence of the fourth paragraph under 7.1.3O which deals with principal reasons and explanations to state the following:

*"The Plan recognises that a range of activities (including buildings) can be appropriately accommodated within rural areas, particularly those that support the processing needs of plant and animal production and support the well-being of rural people and communities."*

- (v) Amend Objective 7.2.2.3 as follows:

*"Retention and expansion of Rural Industrial Zones that provide an appropriate location for production related industries in rural areas."*

- (vi) Amend Policy 7.2.3.2(ea) to state:

*"in relation to rural industrial development, the efficient location of the activity in association with sources of production, existing rural industrial buildings, infrastructure, the transport network including roading, Airport, Port and distribution networks"*

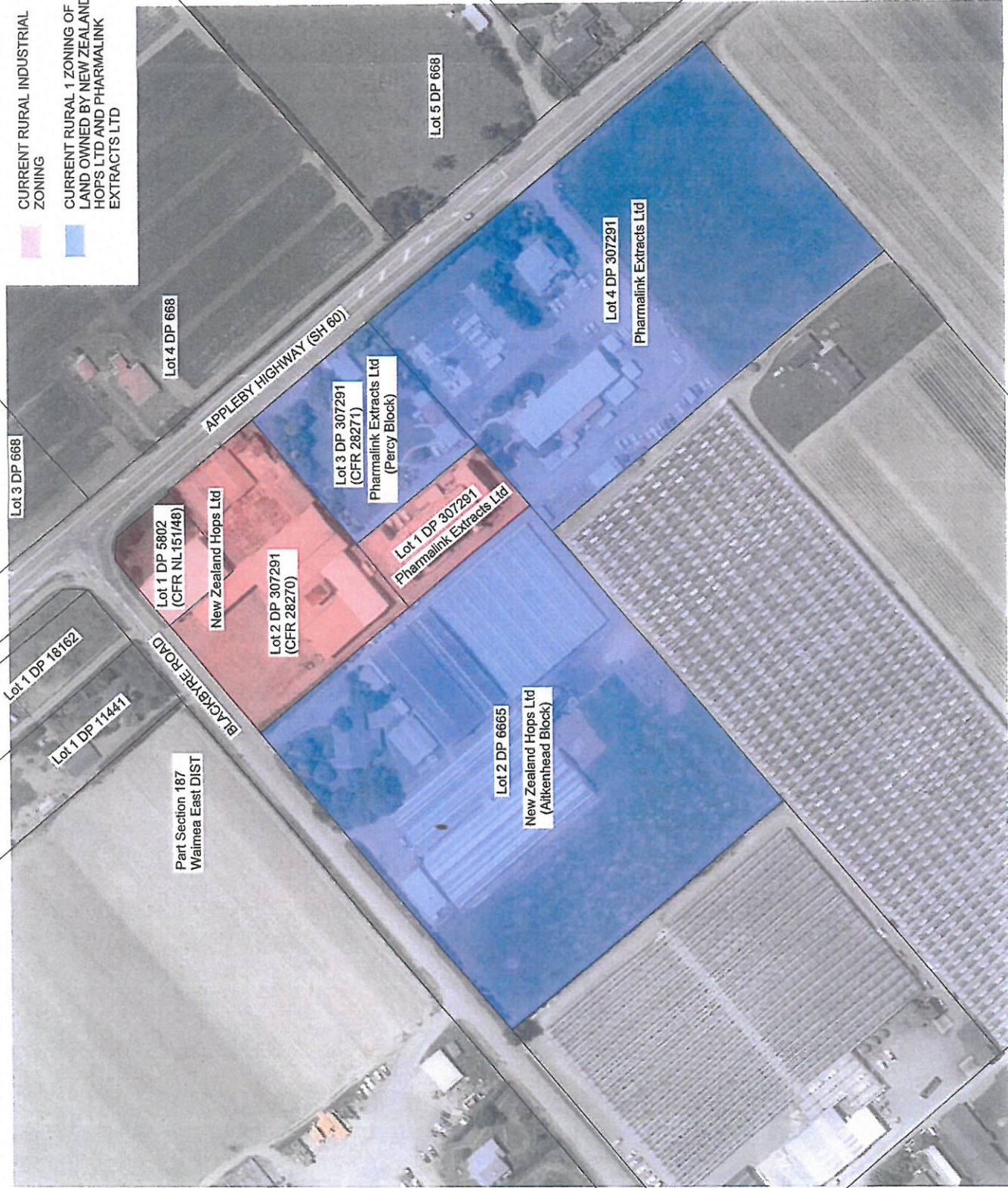


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Notes

**CURRENT RURAL INDUSTRIAL ZONING**

**CURRENT RURAL 1 ZONING OF LAND OWNED BY NEW ZEALAND HOPS LTD AND PHARMALINK EXTRACTS LTD**



Changes of Ownership  
AMENDMENT

14/01/16  
DATE

**STAIG & SMITH**  
 41 Selwyn Place  
 PO Box 913 Nelson  
 Ph: 03 548 4123  
 Fax: 03 548 4127  
 \* email: enquiries@staigsmith.co.nz

**tasman**  
 District Council  
 ASSET MANAGEMENT ENGINEERING

ENGINEERING MANAGER DATE RAN NUMBER

Design: \_\_\_\_\_  
 Drawn: RMS  
 Checked: DC  
 Approved: \_\_\_\_\_  
 Issue Date: 18 March 2016

Job Title  
**New Zealand Hops Ltd**

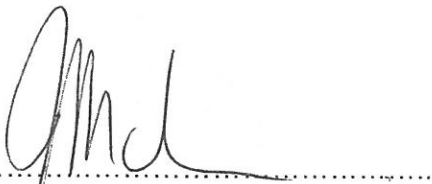
Drawing Title  
**EXISTING ZONINGS  
(Submission to P-C60)**

Scale: 1:750 at A1  
 Issue: 2

Job No: 11213  
 Sheet 1 of 1

- (vii) Add an additional Policy 7.2.3.1H as follows:
- "To review the appropriateness of Rural 1 and 2 Zoning of existing clusters of dwellings and rural industries in those zones, having established, residential, rural residential or rural industrial character."* (7)
- (viii) Amend 7.2.3O dealing with Reasons and Explanations by adding a new second paragraph to state the following:
- "Opportunities for rural industry which supports and processes plant and animal production are provided for in the District. There is a need to provide and support the expansion of rural industries where it is appropriately located in the rural area. As plant and animal production increases, so too does the demand for the expansion of established rural industrial processing activities. Providing for Rural Industrial Zones is one method of achieving this, however not all demands will be able to be accommodated within the existing confines of such zoning and the Policy framework provides the opportunity for Council to consider such needs over time, or assess Consent Applications or Plan Changes proposed by others."* (8)
- (ix) Amend the Principal Reasons for Rules under the subheading Industrial and Commercial Activities to state the following:
- "The Rural 1 Zone is not generally appropriate to contain or manage the cumulative effects of business activities where these activities are better located in Commercial or Industrial Zones. This is because the primary purpose of the Rural 1 Zone is to protect the use of productive land for plant and animal production activities. Where the proposed activity is related to plant and animal production, including transport and processing of such production, or the activity reuses existing buildings and expansion to those buildings, it may be appropriate."* (9)

#### 4.0 The Submitter does wish to be heard in respect of this Submission.



(Signed by the Submitters Authorised Agent)

Dated this 14th day of March 2016

# 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**

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14.3.16

*RM*

Initials:

Submitter No.

4059

**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: **Richard Osmaston**

*(organisation/individual)*

Representative/Contact:

*(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.:

Change Title/Subject:

60 Rural land use ....

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: 4059

(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:</i> • 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:  <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.</i>  <i>The more specific you can be the easier it will be for Council to understand your concerns.)</i>	<b>OFFICE USE</b> Submission No.
60 Rural land use ....	I support the proposal.  However, with some reservations :  1. There is no threat to productiver land.  2. There is no threat to rural employment opportunities, in fact quite the contrary.  3. Dwellings are extremely un-affordable in the region.  4. The whole process seems ridiculously complicated, when all most people want is a home.		<div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; margin: 5px auto; display: flex; align-items: center; justify-content: center;">1</div> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; margin: 5px auto; display: flex; align-items: center; justify-content: center;">2</div> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; margin: 5px auto; display: flex; align-items: center; justify-content: center;">3</div>

411 2/2

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

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Motueka 7143  
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Takaka 7142  
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Phone 03 525 0020  
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# HAVE A SAY

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

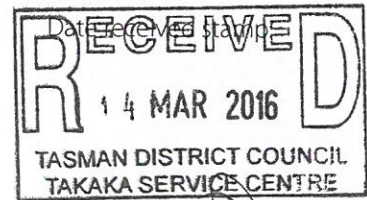


## Submission on a Variation/Change to the Tasman Resource Management Plan

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

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)

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**Note:**

This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Initials: \_\_\_\_\_

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

Submitter Name: JOHN OSMERS  
(organization/individual)

4060

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

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TAKAKA 2182

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Email: beauty spot@xtra.co.nz

Date: 13 - 3 - 16

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

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

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

o **IMPORTANT – Please state:**

This submission relates to Variation/Change No.: PLAN CHANGE 60

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

Variation/Change Title/Subject: SUBDIVISION  
Multi Dwelling.

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

JOHN OSMERS - RATE PAYER GB 25 YEARS

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First of all, I would like say that I support proposed changes to plan of and including- co-operative living, low impact development and increasing the size of an additional dwelling. In my opinion it is obviously needed in a low income social economic area such as Golden Bay.

I have found the submission process difficult to understand and follow and have only bothered to get involved with the help of other similarly minded individuals on the submission process.

I know many people who own holdings (small) of rural II. The ground is mainly poor quality and growing scrub. They do not have the means ~~to~~ or finance to develop this ground and it appears to me that this is an ideal situation to allow small lots to be cut off to create affordable land holdings and enable it be put to some suitable/realistic use. Or co-operative housing!

In fact it seems to me the current zoning is very general, over looks suitable development on Rural II. There needs to be flexibility if not case by case options for such situations.

With the rules as they stand two productive dairy units on either side of me have been broken up into life style blocks. I can't think of a faster way to destroy productive farms?

Golden Bay has demonstrated that allowing co-operative living such as Tui community and Rainbow community have been very successful and accepted in this community. Co-operative housing is an realistic/affordable and workable way to live here in Golden Bay!

Land prices are high in the Tasman Area and going up. People need an economic and realistic option to have a home and the security that offers to live and raise a family!



# Submission on a Change to the Tasman Resource Management Plan

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

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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.

4061

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*(organisation/individual)*

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

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Home Phone: **(03)5256061**

Bus. Phone: **(021)02549509**

Fax:

Email: **debbiepearson@paradise.net.nz**

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

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.: **60**

Change Title/Subject:

**Rural Land Use and Subdivision Policy Review - 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.

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

**Supplementary Sheet**

**OFFICE USE** Submitter Number: 4061

<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>16.3.5.4A</p> <p>17.5.2.1.p-r</p> <p>17.5.3.3 17.6.3.2 +any other provisions relating to the inclusion of a second dwelling</p> <p>17.8.3.1 + any other provisions relating to the inclusion of two sleep outs per dwelling</p>	<p>We support the inclusion of provisions for cooperative living</p> <p>We support the clarification for temporary activity and events. We support the exemption outlined for events</p> <p>We strongly support the provisions to allow a second dwelling on rural land. We support the minor dwelling proposal. We suggest that the minor dwelling definition be increased to 120sqm (160sqm with attached garage) to accommodate a typical size for a family home. This would allow multi-generations to live on the family land.</p> <p>We support the change to allow two sleep outs per dwelling</p>	<p>Approve the provisions for cooperative living</p> <p>Approve as written</p> <p>Approve the provisions to allow a second minor dwelling. Increase the definition for a minor dwelling to 120 sqm ( 160 sqm with attached garage)</p> <p>Approve the provisions as outlined</p>	<p align="center">① ② ③ ④ ⑤ ⑥ ⑦</p>

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3777 HotHouse Communications

*Feel free to contact us:*



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