

# HAVE A SAY

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



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

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

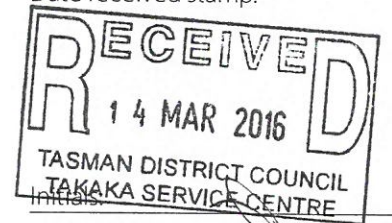
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189 Queen Street, Richmond OR  
Fax 543-9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**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.

**OFFICE USE**

Date received stamp:



Submitter No.

4062

Submitter Name: Robert Zane Perry  
(organization/individual)

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

Postal Address: 171 Abel Tasman Dr  
Takaka 7183

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: 1

**IMPORTANT – Please state:**

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

Variation/Change Title/Subject: Rural H 2 sub  
division / multiple dwellings

- 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.
?	The simply fixing of provisions for addition of extra units (dwellings) on rural land.	as just specified (left). I have no particular details to include, just that I'd like to see it easier for land owners to put one or two extra dwell- ings on their land, and perhaps allow for temporary occu- -pation, ie camper vans/ motor vehicles, during the winter so that people may "hob up" some where for the winter. This would include the provision of toilets, & washing faci- -lities.	① ②

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Submission on a Variation/Change to the Tasman Resource Management Plan – Submission Form – Page 2/2

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 Phone 03 528 2022  
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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:

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Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
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Cover Sheet

OFFICE USE

Date received stamp:

11-2-16

Initials:

Submitter No.

4063

**Note:**

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Submitter Name: RODGER PONS  
(organisation/individual)

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NELSON.

Home Phone: (03) 544 9308

Bus. Phone: (027) 260 9482

Fax:

Email: rotorman@xtra.co.nz

Date: 11/03/16

Signature:

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

Total number of pages submitted (including this page):

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

[Empty box for postal address]

**IMPORTANT – Please state:**

This submission relates to Change No.: PROPOSED PLAN CHANGE 60  I/we wish to be heard in support of my/our submission.

Change Title/Subject:

RURAL LAND USE AND SUBDIVISION POLICY  
REVIEW

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

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

Supplementary Sheet

OFFICE USE Submitter Number: 4063

(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.
17.8.3.1 SETBACKS (h) (i)	PLEASE REFER TO ATTACHMENT 1	PLEASE REFER TO ATTACHMENT 1	
17.8.3.1 SETBACKS (h) (i)	PLEASE REFER TO ATTACHMENT 2	PLEASE REFER TO ATTACHMENT 2	

419 2/2

3777 Hotline Communications

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 Fax 03 528 9751

Takaka  
 14 Junction Street  
 PO Box 74  
 Takaka 7142  
 New Zealand  
 Phone 03 525 0029  
 Fax 03 525 9972



(1) My submission relates to:

17.8.3.1 Setbacks, section (h), paragraph (i)

(2) I oppose the proposed rule change in its current form.

The rule change has made no allowance for existing consented subdivisions.

In my own case (RM120973) where geotechnical investigations have already confirmed and constrained suitable building areas.

It was neither the boundary position nor outlook that determined the suitable areas for building, rather the topographical constraints of the property.

My resource consent was notified, with all designated building areas, waste disposal fields and storm water flows identified so ALL affected parties could have their say. After a drawn out process, including a hearing, all consents were granted on the 7<sup>th</sup> of December 2015.

It is not my choice to deliberately have all the designated building areas within 30m of a "Rural Zone", it was a necessity.

And what's more it's a necessity that has already been endorsed by council by the means of granting the appropriate resource consents via the subdivision process.

I must reiterate, building anywhere beyond the 30m setback requirement is impracticable.

Applying for another resource consent to build within a 30m setback at the time of construction is moot.

The Tasman District Council has already accepted the land for subdivision, as part of that process we had to show that there are suitable areas for residential construction on each LOT.

The council would by default have to grant the resource consent for building within the 30m setback otherwise what they deemed suitable for subdivision and development is in fact not by a later change to the RMP.

(3)

The relief sort is the deletion of the proposed rule change 17.8.3.1, Setbacks.

Section (h) paragraph (i)

And the reinstatement of the original section (h) paragraphs (i) (ii) (iii) which have been marked for deletion.

If the above relief is not practicable the following clause should be inserted:

- (i) 30 metres from a boundary where that boundary is to the Rural 1, Rural 2 or Rural 3 Zone;

Note: dwellings being erected on land with designated building areas within the 30m setback that are part of an existing subdivision consented prior to this rule coming into effect are exempt from this rule and normal setbacks apply.

(1)

(1) My submission relates to:

17.8.3.1 Setbacks, section (h), paragraph (i)

(2) I oppose the proposed rule change in its current form.

The rule change has made no allowance for smaller LOT sizes when factoring in the 30m setback from a Rural 1, 2, or 3 Zone.

According to the TDC website Rural Residential LOT sizes can vary from 2000m<sup>2</sup> for fully serviced out to 4ha for more rural locations.

A 30m setback to Rural Zoned land on some of the smaller Rural Residential LOT's without the need of a Resource Consent is too restrictive.

For zones with a minimum LOT size of 2000m<sup>2</sup>-5000m<sup>2</sup> a 30m setback is huge.

Picture this:

A 71m x 71m (5041m<sup>2</sup>) Rural Residential LOT with one (1) boundary on Rural Zoned land.

A 30m setback would mean 42% of this LOT is not permitted to be built on without a Resource Consent. That's even before other setbacks and land issues are even considered.

This example was a perfectly square LOT, other LOT's may be made better or worse by their total area, boundary dimensions or multiple Rural Zoned boundaries.

(3) The relief sort is the deletion of the proposed rule change 17.8.3.1, Setbacks. Section (h) paragraph (i)

And the reinstatement of the original section (h) paragraphs (i) (ii) and (iii) which have been marked for deletion.

If the above relief is not practicable the following amendment should be made:

- (i) 30 metres from a boundary where that boundary is to the Rural 1, Rural 2 or Rural 3 Zone but only in areas where minimum LOT size is greater than 1ha.

(2)

And the reinstatement of the original section (h) paragraphs (i) (ii) and (iii) which have been marked for deletion.

# Submission Summary

**Proposed Schedule of Charges - Submission #7368**

<b>Name</b>	Mrs Jannine Pope	<b>Phone</b>	03 547 2116
<b>Organisation</b>	Nelson Motor Cycle Club	<b>Mobile</b>	027 439 1740
<b>Designation</b>	Nelson Motor Cycle Club	<b>Email</b>	nncmxc@gmail.com
<b>Address</b>	PO Box 93	<b>Status</b>	Pending
<b>Town</b>	Nelson	<b>Received</b>	3/14/2016 9:17:29 AM
<b>Postcode</b>	70 <del>5</del> <sup>4</sup> 0		

**Subject Summary:**

Department	Subject	Opinion	Summary
Environment and Planning	Environment & Planning Charges		<p>We have just had TDC RMP Plan 60 changes brought to our attention, and as a key stakeholder in the new rules added re motorised sporting events, temporary activities and apparent reclassification and deletion of past recreational into restricted discretionary activities we ask that Council permit us an extension on the submission period to consult with our members and prepare a briefed Plan submission.</p> <p>Some points to be covered include that the addition of the new motorised sporting rule gave the Council opportunity, with this apparent targeting, to align it's policy with adjoining Marlborough Council plan rules 30.1 re Motorcycle Club events, as required to do so, so is in breach of its own policy guidelines.</p> <p>The motorised sport rule is so wide in scope that in events run by our club, eg Trials riding (no known complaint ever recorded) can no longer run without significant cost (by way of RC requirements) on a property used more than 2 days a year. We can see this applying to, say Car Club gymkhana, 4WD club runs also.</p> <p>What is a site - a single title, a property</p>

③

①

②

		<p>owned, a general location, or one paddock on a farm Sporting events - what is an event; is it competition, training day, practice day? As you can see, we have not had the opportunity to delve into the repercussions on our sport and believe it would be remiss if not able to do so, due to lack of consultation on the changes from council. We hope that you will look favourably on our request. Jannine Pope Nelson Motor Cycle Club</p>
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## Submission on a Change to the Tasman Resource Management Plan

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**Cover Sheet**

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OFFICE USE

Date received stamp  
**14 MAR 2016**

TASMAN DISTRICT COUNCIL  
TAKAKA SERVICE CENTRE

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

Submitter No.  
4065

Submitter Name: Port Tarakohe Services Limited  
*(organisation/individual)*

Representative/Contact: Daniel Hames (Director)  
*(if different from above)*

Postal Address:

499 Abel Tasman Drive  
Takaka 7183

Home Phone: (03) 525 8098

Bus. Phone: 027 250 2960

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

Email: danielhames@porttarakohe.nz

Date: 13-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):

7

**IMPORTANT – Please state:**

This submission relates to Change No.: 60

Change Title/Subject:

Rural Land Use and Subdivision Policy Review

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

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

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

05/15

1/2

Supplementary Sheet

OFFICE USE Submitter Number: 4065

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or                      Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and                      clearly indicate whether you:                      • support or oppose the specific provisions, or                      • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision                      you seek in relation to the variation number and                      provision/map number given in column (1), e.g.                      addition, deletion or alteration.                      The more specific you can be the easier it will be for                      Council to understand your concerns.)</i>	OFFICE USE Submission No.
<p>Quarry Setback Rules 17.8.2.1(j) and 17.8.3.1 (o)</p> <p>Inclusion of a new rule in the Rural Residential Zone Subdivision rules (Chapter 16.3.8) - subdivision within 500 metres of an existing hard rock quarry site boundary to be assessed as a non-complying activity</p> <p>New or amended definitions for: - Residential activity - Reverse sensitivity - Plant and animal production - Rural industrial activity</p> <p>Objective and policies: - Policy 7.1.3.6D - Objective 7.2.2.2 - Policy 7.2.2.3</p> <p>Inclusion of a new definition "Land-based marine industrial activity" and related new rule to be assessed as a non-complying activity</p>	<p>Support changes to Quarry Setback Rule 17.8.2.1(j)</p> <p>Propose amendment to Rule 17.8.3.1(o) so it is consistent with Rule 17.8.2.1(j)</p> <p>Propose amendment to include a new rule in the Rural Residential Subdivision rules (Chapter 16.3.8) that subdivision in a Rural Residential Zone within 500 metres of an existing hard rock quarry site boundary be assessed as a non-complying activity</p> <p>Support new or amended definitions for "Residential activity", "Reverse sensitivity" and "Plant and animal production". Propose amendment to definition of "Rural industrial activity"</p> <p>Support all proposed changes to Policy 7.1.3.6D, Objective 7.2.2.2 and Policy 7.2.2.3</p> <p>Propose amendment to include new definition "Land-based marine industrial activity" and new rule that all activities that fall within this definition to be assessed as a non-complying activity in the Rural 1, 2 and 3 and Rural Residential Zones</p>	<p>Please see attached document for detailed submission</p>	<p>①</p> <p>②</p> <p>③</p> <p>④</p> <p>⑤</p> <p>⑥</p> <p>⑦</p> <p>⑧</p> <p>⑨</p> <p>⑩</p> <p>⑪</p>

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 Phone 03 528 2022  
 Fax 03 528 9751

Takaka  
 14 Junction Street  
 PO Box 74  
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 Phone 03 525 0020  
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## Port Tarakohe Services Limited – Submission on Proposed Plan Change 60 – Rural Land Use and Subdivision Policy Review

### 1) Land Use in Rural Residential Zone Next to Existing Quarry Site

Proposed Plan Change 60 (PC60) proposes to alter the Quarry Setback Rule 17.8.2.1(j) for permitted residential activities. The rule currently reads:

*“A residential activity is set back at least 500 metres from any boundary of an existing quarry site, except for a quarry permitted under condition 17.5.2.1(b)(ii) or condition 17.6.2.1(b)(ii).”*

The rule is proposed to be changed to:

*“A residential activity is set back at least 500 metres from any boundary of an existing **hard rock** quarry site **that is likely to create noise, vibration and dust effects**-, except for a quarry permitted under condition 17.5.2.1(a)(ii), condition 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)”*

PC60 also proposes to change the definition of “residential activity” to:

*“Residential activity – means the use of land and buildings by people for the purpose of living accommodation, including: (a) the use of a dwelling, including any secondary self-contained housekeeping unit and all associated accessory buildings,.....”*

PTSL supports the proposed changes to Rule 17.8.2.1(j) and the definition of “residential activity” on the condition that this rule is enforced. PTSL currently manage the Tarakohe Quarry. It has recently come to our attention that dwellings are being built within 500 metres of the existing quarry site boundary on Rural Residential zoned land without having to apply for resource consent as per Rule 17.8.2.1(j) or Rule 17.8.3.1(o). It is our belief that that these houses have a legal requirement to obtain resource consent under the current rules of the Tasman Resource Management Plan (TRMP). However, these particular concerns are currently being addressed by Council as a separate matter and are outside the scope of the submission process for PC60.

In terms of PC60, the proposed change to Rule 17.8.2.1(j) will apply to all residential activities (e.g. new dwellings) within 500 metres of an existing hard rock quarry site that is likely to create noise, vibration and dust effects. The Tarakohe Quarry is a hard rock quarry and blasting of rock occurs regularly that creates noise, vibration and dust effects. On this basis, PTSL has no issue with the rule change because houses being built within 500 metres of the quarry boundary will still need to apply for resource consent and consider the reverse sensitivity effects created by building next to an existing operational quarry. However, it has been noted that there is another rule under Building Construction, Alteration, or Use – 17.8.3.1(o) that states:

*“Dwellings are set back at least 500 metres from any boundary of an existing quarry site, except for a quarry permitted under condition 17.5.2.1(b)(ii) or condition 17.5.2.1(b)(ii).”*

This is essentially a doubling up of Rule 17.8.2.1(j). PTSL proposes that this rule also be amended so it is consistent with Rule 17.8.2.1(j) and that it refers to the correct rules in other chapters of the TRMP. The rule should read as follows:

*“Dwellings are set back at least 500 metres from any boundary of an existing **hard rock** quarry site **that is likely to create noise, vibration and dust effects**, except for a quarry permitted under condition 17.5.2.1(a)(ii), condition 17.6.2.1(a)(ii) or 17.7.2.1(b)(ii)”*

PTSL would also like to note that non-compliance with Rule 17.8.2.1(j) requires that resource consent for a **discretionary activity** be applied for under Rule 17.8.2.6 and that non-compliance with Rule 17.8.3.1(o) requires resource consent for a **restricted discretionary activity** under Rule 17.8.3.2. Therefore, when applying for a new dwelling to be built within 500 metres of an existing hard rock quarry site that is likely to create

noise, vibration and dust effects, both rules are triggered which means resource consent will be required overall for a **discretionary activity**. PTSL supports a discretionary activity status to protect the quarry's interests and ensure appropriate consultation is undertaken so all parties are aware of the consequences of living next to a working quarry.

## 2) Subdivision in Rural Residential Zone Next to an Existing Hard Rock Quarry Site

PC60 proposes to relax the subdivision rules for the Rural Residential Zone by changing the activity status for subdivision beneath the minimum lot size from discretionary to **restricted discretionary** (addition of new Rule 16.3.8.4A). In principal this means that it will be easier to apply for resource consent to have denser housing and smaller subdivided lots in the Rural Residential Zone.

PTSL considers that this proposed change has very real consequences for the Tarakohe Quarry. Currently there are no rules covering subdivision in the Rural Residential Zone next to an existing hard rock quarry site. PTSL's understanding is that if a property is zoned Rural Residential and has a subdivision right that is within 500 metres of an existing quarry site, there is no requirement at subdivision stage to obtain resource consent, consult with, or gain affected party approval from the quarry owner/operator. However, resource consent must be applied for when a new dwelling is proposed to be built on any Rural Residential zoned title within 500 metres of an existing quarry site boundary. Essentially, the TRMP allows subdivision within 500 metres of an existing quarry without any consideration of the quarry and its effects at the time of subdivision, but when a dwelling is proposed to be built, the effects of the quarry must be considered in terms of reverse sensitivity and resource consent has to be applied for.

PTSL believes there is a current disconnect in the TRMP that allows subdivision "as of right" within 500 metres of a quarry without first obtaining resource consent and the quarry owner/operators approval. If resource consent was required then this would allow the quarry owner/operator to ensure "no complaints" covenants were registered on new titles at subdivision stage to protect their interests and address reverse sensitivity issues early. As it currently stands, this process is being carried out at the building stage under Rules 17.8.2.1(j) and 17.8.3.1(o) which carries significantly more risk for the both the quarry owner/operator and the new dwelling owner. The risk is that ultimately the quarry owner/operator must be considered an affected party and give their written approval to the new dwelling. If they do not agree to this, or there are differences between parties as to the scale of the reverse sensitivity effects, then the resource consent application can be notified (at significant cost) and there is a possibility that the application may be declined. Therefore, a new title could be created via subdivision, yet a new dwelling may not be able to be built on the title given agreement cannot be reached between the respective parties.

To further complicate the issue, PC60 proposes to allow an easier pathway for denser subdivision in the Rural Residential Zone, regardless of whether the Rural Residential zoned properties are near a quarry or not. This means more issues/complaints for quarry owners/operators that have adjacent Rural Residential zoning because there are more titles that can be created in close proximity to the quarry without having any consideration of the quarry and its effects (e.g. noise, vibration, dust etc).

PTSL does not support the notion of allowing denser Rural Residential subdivision next to a quarry site which will only cause increased conflicts. Ultimately the two activities are incompatible and all that can be expected is an increase in reverse sensitivity effects.

PTSL are not against the proposal of allowing an easier pathway for denser Rural Residential subdivision as a whole, rather that this easier pathway (subdivision beneath the minimum lot size as a restricted discretionary subdivision) is only allowed in appropriate locations. PTSL therefore request a new rule be added under the Rural Residential Zone subdivision rules (Chapter 16.3.8) that **any subdivision of a Rural Residential Zone property within 500 metres of an existing hard rock quarry site boundary be assessed as a non-complying activity**.

PTSL propose a new paragraph (or similar) be added as follows:

### **"16.3.8.6 Non-Complying Subdivision (Rural Residential Zone)**

*Subdivision in the Rural Residential Zone of any site within 500 metres of an existing hard rock quarry site, is a non-complying activity.*

*A resource consent is required. Consent may be refused or conditions imposed. In considering the applications and determining conditions, Council will have regard to the criteria set out in Schedule 16.3A as well as any other provisions of the Plan or Act."*

The intent of the above proposed rule is to ultimately discourage any subdivision of Rural Residential properties within 500 metres of the Tarakohe Quarry. This would reduce complaints and unrealistic expectations from property owners regarding the effects of quarry operations and their impacts on Rural Residential living.

In summary, PTSL supports an easier pathway for denser Rural Residential subdivision, but ONLY in appropriate locations and request that a new rule be added requiring all Rural Residential Zone subdivision within 500 metres on an existing hard rock quarry site be assessed as a non-complying activity. This will assist in reducing future conflict with inappropriately located residential activities next to an existing quarry and an increase in the effects of reverse sensitivity.

## **3) Rural Industrial Activities in the Rural 1 and 2 Zones**

### **3.1) New Definitions**

PC60 proposes changes for several definitions that PTSL would like to comment on. The first is a new definition for "Reverse sensitivity" stated as follows:

*"Reverse sensitivity – means the risk to an existing activity that may generate adverse effects, of receiving complaints or other expressions of sensitivity from any new activity locating nearby."*

PTSL supports the inclusion of this new definition on the basis it reiterates the issues we have raised above regarding quarrying, subdivision and building.

*"Plant and animal production – means the use of land and buildings primarily for or associated with the production (but not processing) of plant or animal products, including agricultural, pastoral, horticultural and forestry products."*

PTSL supports the inclusion of this new definition.

*"Rural industrial activity – means the use of land and buildings for an industrial activity that depends on produce harvested from plant and animal production, **or the sea**, or any other land-derived product, including any sawmill, timber treatment plant, abattoir, stockyard, packhouse, cold storage, rural transport contractor's depot or yard, and the processing of minerals and quarry products."*

PTSL supports in part this amended definition with the exception of the section bolded "**or the sea**". The use of land and buildings on rural land for produce harvested from the sea does not seem appropriate given that the sea is not rurally land based – it is from the marine environment. Furthermore, the effects associated with storing marine produce/gear or manufacturing marine produce is out of character with the rural land environment. Sawmills, timber treatment plants, packhouses etc, are more appropriate on rural land given their activities are directly associated with the land, not the marine environment as is the case with produce harvested from the sea. Shore-based facilities for sea produce and gear are better located on or adjacent to ports in appropriate zones i.e. Industrial Zones, where their effects can be better managed and contained.

In summary, PTSL supports in part the amended definition for "rural industrial activity" and requests that "or the sea" be removed from the definition.



In addition to the above, PTSL is advocating for the inclusion of a new definition to define a land-based marine industrial activity (or similar):

***“Land-based marine industrial activity – means the use of land and buildings for an industrial activity that depends on produce harvested from the sea, including any aquaculture storage yard, grading plant, processing facility and marine manufacturing facility.”***

A new definition for a land-based marine industrial activity would allow separation from the definition of a rural industrial activity and an ability to apply a different set of rules for marine storage, manufacturing or processing facilities that are located in the rural environment. Land-based marine industrial activities are generally considered out of character with the rural environment, are not based on the rural environment, and are better located next to or onto ports in appropriate zoning. This is discussed in more detail below (section 3.3).

### 3.2) Policy Changes for Rural Industry

PTSL is interested in several proposed changes to policy for rural industrial activities as part of PC60.

In the Introduction for Chapter 7 of the TRMP – Rural Environment Effects, new wording is proposed on Page 7/2 that states *“The rural production zones are the 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.”*

This wording provides background for a proposed new policy under 7.1.3.6D:

*“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.”*

PTSL supports in part the above policy, but this should be expanded to Rural 2. It is contended that the policy be expanded as follows (in bold):

*“To discourage commercial, industrial and rural industrial activities in the Rural 1 **and 2** Zone, except where the activity is directly associated with plant and animal production.”*

There are many productive areas located on Rural 2 land and the TRMP emphasises that the rural production zones are the Rural 1 and 2 zones (refer to proposed wording above in the Introduction for Chapter 7 – Rural Environment Effects). PTSL is of the view that the default position should always be to protect the productive potential of Rural 1 and 2 land unless the activity is directly associated with plant and animal production.

PC60 proposes to alter Objective 7.2.2.2 to *“Retention of opportunities to use rural land for activities other than plant and animal production, including rural living, rural-residential, rural industrial, tourist services, and papakainga activities in restricted locations, while avoiding loss of land of high productive value.”*

Another related policy (7.2.2.3) is also proposed to be added: *“Retention of existing rural industrial locations that provide an appropriate location for production-related industries in rural areas, in the form of the Rural Industrial Zone.”*

PTSL supports all the above policy changes because they encourage and direct rural industrial activities to appropriate zones and locations.

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### 3.3) Relevant Rule Changes for Rural Industry

Under the current rules, to establish a rural industrial activity is a discretionary activity in both the Rural 1 and 2 Zones. PC60 proposes to add new rule in the Rural 1 and 2 Zone Rules that *"Where a commercial, industrial or rural industrial activity gains access from a local road, the activity does not operate between the hours of 10.00pm and 6.00am, unless the traffic is generated by agricultural machinery."* If this rule cannot be met then resource consent for a non-complying activity is proposed under Rules 17.5.2.10 and 17.6.2.10 (Rural 1 and 2 Zones respectively).

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A new paragraph is also proposed to be added to the Rural 1 Zone Rules under Section 17.5.20 - Principal Reasons for Rules as follows:

#### ***"Industrial and Commercial Activities***

*The Rural 1 Zone is not appropriate to contain or manage the cumulative effects of business activities where these activities are better located in Commercial, Industrial and Rural 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, or the activity re-uses and is contained within an existing building, it may be more appropriate."*

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PTSL supports the above changes and believe these are a positive step in the right direction but could be taken further. Land-based marine industrial activities are not rural in nature, do not rely on plant or animal production from the land and are not directly associated with rural land. Their association is with the marine environment. On that basis PTSL is of the opinion these types of activities should be located in appropriate Industrial zoning. As stated previously, PTSL is advocating for the inclusion of a new definition to define a land-based marine industrial activity (or similar) as follows:

***"Land-based marine industrial activity*** – means the use of land and buildings for an industrial activity that depends on produce harvested from the sea, including any aquaculture storage yard, grading plant, processing facility and marine manufacturing facility."

PTSL is also of the opinion that this type of activity should be assessed as a **non-complying activity** in both the Rural 1 and 2 zones regardless of operational hours. The intention of the proposed rule is that it will direct land-based marine activities to establish in appropriate Industrial zoning.

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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)

**OFFICE USE**

Date received stamp:

214.3.16  
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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: David Glenn Rose  
(organization/individual)

4066

Representative/Contact: \_\_\_\_\_

(if different from above)  
Postal Address: 2 Rose Rd  
Takaka 7110

Home Phone: 035259566

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

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

Email: willowbanks@extra.co.nz

Date: 14/03/16

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

Signature: DGRose  
(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.: \_\_\_\_\_

Variation/Change Title/Subject: Zoneing 1 and 2  
Coastal Character protection

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 the Rural Land use, and subdivision Policy

4066

I would like to see a new classification that relates to landscapes of outstanding beauty expanded to limit the fragmentation of coastal land, and if that could be done within the zoning review will, and good.

This would see open space in coastal localities protected like a covenant thus maintaining the landscape values that we appreciate, and that draws new arrivals to our region.

Having seen a lifetime of incremental subdivision behind our foreshore I would like to see the dynamics of our coastal landscape given a more permanent protection.

Refocusing development pressures further back opens up opportunities, and in fact allows for better viewing of the coast from a far wider angle if a wall of houses is not obstructing the view by sitting above the foreshore. Setback would then depend on elevation, and distance.

We would thus at a stroke protect against erosion, and whatever sea level change as might occur. As well as mitigating any tidal wave events that occur in the future for any new development. This would be particularly relevant for Tasman bay as its V shape would propagate an incoming wave as it works its way towards the apex point.

Sewage infiltration by accident or poor design would then still have a decent buffer zone.

The Nelson regions hallmark is its beauty. Would you allow the loss of one of our region's most outstanding features from our future generations, and the world?

Design starts with our representative council, and what we have here is the foundation for our region's future. Our coastal landscape has not changed so fast as now at any time since colonization during the 19<sup>th</sup> century. Money has with the free flow of capital has wrought rapid change. Immense pressure to conform to a market norm could overwhelm our region. I support subdivision where it won't detract from our overall environment, and with appropriate green space may even enhance our environment by our care, and diligence.

David Glenn Rose

DG Rose

14.03.16

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