

HAVE A SAY

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



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

Return your submission by the advertised closing date to:

Manager, Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 543-9524 OR Email steve.markham@tasman.govt.nz

Note:

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

OFFICE USE

Date received stamp:



Initials:

Submitter No.

4079

Submitter Name: Dot Strong
(organization/individual)

Representative/Contact:
(if different from above)

Postal Address: P.O. Box 26
Upper Moutere 7144

Home Phone: 543-2933

Bus. Phone: —

Fax: —

Email: —

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

Date: 13 March 2016

Signature: Dot Strong
(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: All subdivisions
in Neudorf Rd area

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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(1) My submission relates to: Provision No or Planning Map No. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)	(2) My submission is that: (State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)	(3) I seek the following decisions from the Tasman District Council: (Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)	OFFICE USE Submission No.
<p>Rural I Zone</p> <p>Sub-division</p> <p>Two meaning restrictions.</p> <p>The Resource Management Act was supposed to make things easier - instead we have nothing but a can of worms & constant paying out of cash to Councils - It was <u>not</u> meant as a 'cash cow'!</p>	<p>In Rural I (which is <u>not</u> prime land in the Neudorf Rd area - it is <u>slay</u> - suitable for apples & only the Bill boys can keep going and grapes - & there is a 'glut' of grapes on the markets.</p> <p>Neudorf Rd is also close to Upper Moutere village which is getting more & more people.</p> <p>There is a need for subdivision to be easier <u>AND</u> cheaper for the land-owner -</p> <p>Native vegetation will be planted, waterways cleaned & water will not collect & cause problems</p> <p>Additional small dams could be formed to deal with excess water run-off from slopes.</p>	<p>I believe that a sub-division of an existing piece of land should be allowed (1) (2)</p> <p>It is to be used for a family member to care for the elderly owners of the main piece of land (whether it is 12 hectares or not)</p> <p>Why should old couples, who have built their home (often physically by hand themselves) be forced to sell & move into 'town'! Surely it makes sense for them to subdivide off 1-2 acres of land to a relative <u>and</u> obtain hard cash themselves!</p> <p>The coastal zone farmer have become wealthy overnight, while the 'otherside' of the hill struggle & battle to subdivide their <u>own</u> <u>freehold</u> land!</p> <p>Human Rights please!</p>	

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 Fax 03 523 1012

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

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

Liz Thomas
63 Washbourn Road
Onekaka RD2
Takaka 7182
Phone 0211064201

11.3.16
D
4080

14/3/16

Submission on Proposed Plan Change 60: Rural Land Use and Subdivision Policy Review

I wish to be heard in support of my submission

1. I am making this submission on behalf of myself and as the co-ordinator of the Living Well in Golden Bay project.
2. I appreciate that the Council has held meetings to gather feedback and to assist people with understanding the proposed changes. However I did not find the submission process user friendly. Having to read through 16 documents with multiple cross references is daunting to the lay person and I suspect others may have been discouraged from putting in submissions because of this. **I request Council to take this into account when considering the submissions.**
3. Rural Land Use policies are based on the zoning of the land. It is disappointing that new policies are being put in place based on zoning which has not been reviewed for twenty years. **I request that Council schedule a review of land zoning as soon as possible, and are flexible in their discretionary decisions to take into account the lack of zoning review.** ①
4. I support Council's acknowledgement that community feedback confirms the need for greater flexibility around housing provisions, particularly for the elderly, family groups and co-operative living; flexible decision making to cater for a wide range of circumstances; and a review of rural zoning. However, this is not reflected in the policies which still only permit subdivision and additional dwellings on large pieces of land. **I request that Council lower the minimum size for having more dwellings on Rural 2 and Rural Residential land and on existing small blocks of land in all zones.** ②
5. I support Council's desire to protect productive land. I note that the expression "productive" has been replaced in places by "plant and animal production". There are many small pieces of rural land in Golden Bay which have already been subdivided and are being used for rural living. Growing trees and vegetables and raising a few animals to support a household, or better still a group of households, is a very productive use of such pieces of land. **I request that Council recognises that the use of small pieces of rural land for household production is a good use of such land, and enables suitable pieces of land to house multiple households.** ③ ④
6. I support the inclusion of Multiple Housing and Co-operative Living policies in response to feedback from the community, particularly in Golden Bay. However, the proposed changes are timid and do not go far enough to address changing demographics and changed attitudes to sustainable land use and sharing resources. **I request that Council treat Golden Bay as a pilot area with respect to these policies and adopt a flexible interpretation with respect to such developments in the Bay.** ⑤ ⑥
7. I support raising the size of second dwellings, and increasing the number of permitted sleep-outs. I also support the inclusion of Low Impact Development (LID). With LID it is possible to accommodate more dwellings on appropriate pieces of land. **I request that Council permit more dwellings on suitable parcels of land where LID principles are applied.** ⑦ ⑧ ⑨ ⑩ ⑪

I look forward to speaking in support of my submission.

Submission on a Change to the Tasman Resource Management Plan

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Cover Sheet

OFFICE USE
 Date received stamp:
 14.3.16
 Initials: 
 Submitter No.
 4081

Submitter Name: J Thorpe
 (organisation/individual)

Representative/Contact: Jonathan
 (if different from above)

Postal Address:
 15 Tasman St Nelson

Home Phone: 03 5489135

Bus. Phone: _____

Fax: _____

Email: palmhaven15@gmail.com

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

Date: _____

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

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

IMPORTANT – Please state:

This submission relates to Change No.: 60

Change Title/Subject:
 Rural Land Use and Subdivision 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: 4081

(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.
section 17.6.2.8A	We support the proposed addition of a restricted discretionary activity relating to co-operative living on Rural 2 zoned land, as it will enable us as a family to continue to live, and farm our property into the future with future generations.	That the new section 17.6.2.8A be accepted as proposed.	①

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2/2

37777 HotHouse Communications

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 Website www.tasman.govt.nz
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 189 Queen Street
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 Phone 03 528 2022
 Fax 03 528 9751

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 New Zealand
 Phone 03 525 0020
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Submission on a Change to the Tasman Resource Management Plan

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Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

Initials:

J

Submitter No.

4082

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: R Joshua Thorpe
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

c/o TFFT
35 Bird Rd
Clifton RD1
Takaka

Home Phone: 0272424329

Bus. Phone:

Fax:

Email: jthorpe.nz@gmail.com

Date: 13/3/16

Signature:

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

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

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

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).

Supplementary Sheet

OFFICE USE Submitter Number: 4082

(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.
section 17.6.2.8A	I support the proposed additions relating to co-operative living on Rural 2 zoned land.	That the new section 17.6.2.8A be accepted as proposed.	①

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2/2

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Submission on a Change to the Tasman Resource Management Plan

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Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

Initials:

W

Submitter No.

4083

Note:

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Submitter Name: William Thorpe
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

PO Box 340 176
Birkenhead
Auckland 0764

Home Phone: 09-480-1614

Bus. Phone: 09-889-0938

Fax: -

Email: cwthorpe@gmail.com

Date: 14/3/2016

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): 2

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).

OFFICE USE Submitter Number: 4083

(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.
section 17.6.2.8A	We support the proposed addition of a restricted discretionary activity relating to co-operative living on Rural 2 zoned land	That the new section 17.6.2.8A be accepted as proposed.	①
section 17.5.2.8A	We support the proposed addition of a restricted discretionary activity relating to co-operative living on Rural 1 zoned land	That the new section 17.5.2.8A be accepted as proposed.	②

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 Phone 03 528 2022
 Fax 03 528 9751

Takaka
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 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

OFFICE USE Submitter Number: 4083

(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.
section 17.6.2.8A	We support the proposed addition of a restricted discretionary activity relating to co-operative living on Rural 2 zoned land	That the new section 17.6.2.8A be accepted as proposed.	

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 Website www.tasman.govt.nz
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Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

Initials:

Submitter No.

4084

Note:

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Submitter Name: Reginald E.J. Turner

(organisation/individual)

Representative/Contact: individual

(if different from above)

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270 Mackay Pass Road Bainham.
Golden Bay 7073

Home Phone: 03 524 8717

Bus. Phone: 03 524 8717

Fax: 03 524 8715

Email: regturner@xtra.co.nz

Date: 13-Mar-2016

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

[Empty box for postal address for service of person making submission]

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.: proposed change 60

Change Title/Subject:

[Empty box for Change Title/Subject]

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).

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PAGE 2 FOR ATTACHMENT TO SUBMISSION FORM COVER SHEET REGARDING PROPOSED CHANGE 60: Rural Land Use Subdivision Policy Review.

Submitted by Reginald E.J. Turner

- 1 Golden Bay has needs unique to the Tasman District (1)
- 2 Feedback confirms the need for flexibility allowing living options (2)
- 3 Housing provisions should apply to family groups , and co –operative living
- 4 Rural Land use zoning has not been reviewed for 20 years
- 5 Productive land should include people with gardens, trees &,livestock.
- 6 Tui and Rainbow valley circa 1980 are examples of unique nature of G.B.
- 7 The T.D.C. has to address low income families housing needs.
- 8 Provide options for movable homes like Yurts, and house trucks. (4)
- 9 Moves allowing parcel sales for large blocks of land contradict intent to protect productive land. (5)

Reginald E.J. Turner

4085

**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

Submitter: Vailima Orchard Limited
Alandale Orchards Limited
Staig & Smith Limited

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

Closing Date for Submissions: 14 March 2016

Dated this ¹⁴ day of March 2016

A handwritten signature in black ink, appearing to be "Jackie".

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

Address for Service: Staig & Smith Ltd
PO Box 913
NELSON 7040
Attn: J McNae

Phone: (03) 548-4422
Fax: (03) 548-4427
Email: jackie@staigsmith.co.nz

1.0 SUBMISSION

- 1.1 The Submitters oppose the proposed Rural Policy Subdivision Framework and Rural Subdivision Rules in terms of the restriction placed on any future subdivision undertaken on an area of land that was created after 30 January 2016.
- 1.2 The Submitters are opposed to the introduction of a 30m setback for dwellings and other habitable buildings from any internal boundary irrespective of land use activities on land within the Rural 1 Zone.

2.0. REASONS FOR SUBMISSIONS

- 2.1. The Submitters interest is in the productive land resource and ensuring that the Policy Framework and Rules that govern the productive land resource ensure the ongoing availability of land for productive purposes. At the same time the Submitters seek to ensure that the Policy Framework and Rules are configured in such a way that they do not unreasonably restrict the ongoing management of rural land for current and future generations.
- 2.2. The Submitters are concerned that there are potentially unintentional consequences of the planning regime proposed to be introduced for rural subdivision. Council is seeking through this Plan Change to provide for what has been termed '*a final subdivision opportunity*' for controlled activity subdivision. After this point it is the Councils intention through the Plan Change to discourage all future further subdivision. This approach, appears motivated by concerns over ongoing fragmentation of rural land and the adverse effects of this on future generations in terms of availability of land for productive activity, the way though that the Plan Change has been crafted has potential consequences (probably unintentionally) of restricting opportunities for the next generation of farmers and horticulturists.
- 2.3. Because the District's rural land resource is already heavily fragmented, the only way for those landowners involved in plant and animal based production to gain further land, is from neighbours by way of boundary relocation by amalgamating underutilised land of neighbours, often lifestylers, into their own productive landholdings. This process is positive and has benefits for both parties. The lifestylers can divest themselves of land that they have no use for, and often lack the skills to develop for productive purposes, and allows this underutilised land, usually high quality productive land, to be amalgamated into adjoining orchards or farms for productive use. A positive outcome arises because underutilised productive land becomes fully utilised and both parties gain from such transactions.
- 2.4. Council has a concern, in our view a concern that probably only arises in a minority of cases, but it is acknowledged it does occur, that in some boundary relocation transactions a '*bonus*' is gained where land is amalgamated into an adjoining landholding, taking the adjoining landholding, from an area where there would be no legitimate expectation of future subdivision to having an expectation of future subdivision. An example would be where there is an area of land of 21ha that has no legitimate expectation to be further subdivided (given the minimum subdivision area is 12ha) and a boundary relocation is undertaken with the neighbour where

3ha of the neighbour's land is amalgamated into the adjoining block giving a total area of 24ha. In the future this would enable the resulting 24ha landholding to be re-subdivided into two 12ha blocks. Councils concern is that this increases the level of fragmentation and the Council seeks to close off that opportunity, or discourage that opportunity, by introducing the concept of *'final subdivision opportunity'*. This will mean if the subdivision scenario outlined above is undertaken at any point in the future on a title issued after 1 January 2016, then the re-subdivision of that land in the future becomes non-complying. Unfortunately though that is not the only scenario that is restricted by the Plan Change.

- 2.5. The other type of scenario that will be restricted by the Plan Change is that if there is an existing landholding of 24ha or more in the Rural 1 Zone, and the Rural 2 Zone 100ha or more, and a boundary relocation has been undertaken with the neighbour adding a few hectares after 1 January 2016, then this land will be restricted from re-subdivision. This is unreasonable because the original landholding in this scenario had legitimate subdivision expectations prior to the boundary relocation. The proposed Plan Change in terms of how it is currently crafted would remove or severely restrict the legitimate subdivision opportunity in the future. This is unreasonable because this subdivision scenario would not have been done to gain an advantage in terms of future subdivision. It will have been pursued to gain additional productive land for productive purposes. In this scenario a landowner may well be unwise, in terms of future opportunity costs, to undertake such a boundary relocation, notwithstanding that there would be a gain in productive land available for productive use, because it would restrict the future legitimate re-subdivision rights. The Submitters are concerned that the Council did not consider this potential scenario with the introduction of the concept of *'final subdivision opportunity'*.
- 2.6. A number of the major landowners involved in horticulture and farming in the District are with family entities, where horticultural and farming activities are a generational activity of that family. Many of these families have over time increased the size of their productive landholdings progressively through boundary relocations so that they can increase the production from their landholdings, increase the economy of scale of their operation to support the existing and future generations of their family. It would be very common for horticultural landowners to hold a range of blocks in say 20ha titles, possibly adjoining, and overtime undertake boundary relocations in relation to those titles that may add small additional areas of land. However if a landowner has two adjoining titles of 20ha, there is a legitimate expectation that if necessary for present and future generations of a family, that the two 20ha titles could become three 13ha titles, but such future options will be foregone if boundary relocations are undertaken in relation to those underlying titles from 2016.
- 2.7. If the proposed changes are adopted for rural subdivision in the manner in which they are currently crafted, rural landowners will need to consider very carefully any boundary relocations they undertake if those boundary relocations result in their legitimate expectations of future subdivision in terms of their existing titles being foregone. Maintaining their legitimate subdivision expectations is very important in terms of maintaining farming and orcharding land in family hands and progressively having those operations taken up by successive generations. When one generation of the family retires from the farming or horticultural operation it is common for those operations to be divided/divested in appropriate shares to the next generation. The

introduction of the proposed rules in their current form though will restrict legitimate expectations of subdivision to assist with transfer of land to the next generation.

- 2.8. While the Plan Change was seeking to close off a perception that some in the community may gain a 'bonus' subdivision through undertaking boundary relocations, the Plan Change penalises those that already had legitimate subdivision rights and takes those away where boundary relocations are entered into. This Plan Change if it proceeds in its current form will result in negative consequences of deterring productive land users/owners from doing boundary relocations with adjoining neighbours to acquire under utilised high quality land for productive purposes. Because to do so will result in a future penalty in terms of legitimate subdivision rights being removed. Landowners therefore may well forego the opportunity of acquiring and amalgamating under utilised high quality land into their landholdings because of the consequences that may have on future subdivision rights. It is critical therefore that this potentially unintended consequence is addressed in order to ensure there is maximum opportunity available to utilise the very limited productive land resources in the District and not leave such resources locked up in situations with landowners who have no interest in the productive land opportunity.
- 2.9. The reasons for the Submitters opposing the introduction of a 30m setback for dwellings and habitable buildings in the Rural 1 Zone from all internal boundaries is the loss of productive land. Currently the Rules for setback from internal boundaries for any building is 10m from a road boundary and 5m from an internal boundary, the exception to this is if you adjoin a property that is used for horticultural or viticultural purposes you must setback a new dwelling by 30m from the plantings to provide an appropriate spatial separation in terms of spray drift. The 30m setback rules apply in the reverse where there is an existing dwelling on an adjoining property and the neighbour wishes to plant horticulture or plant a vineyard, then such plantings must be setback 30m from the boundary. These existing setback provisions are accepted as being appropriate.
- 2.10. The Submitters though are concerned that Council now wishes to introduce 30m as a blanket provision for all dwellings and habitable buildings to be setback from all internal boundaries and this is a particular concern in the Rural 1 Zone. This results in a significant waste of land in terms of where dwellings and habitable buildings are positioned on a site, and therefore the area of land lost to future production. Currently if there are two adjoining titles currently not used for horticulture or viticulture then the proposed dwelling, or habitable building in each case on each of those titles can go 5m from the internal boundaries. This modest setback means that in the future the majority of the potentially productive rural land is available for future production.
- 2.11. Recent examples of habitable buildings being placed up to 5m from an internal boundary include worker accommodation buildings for Vailima. In this example the adjoining land was just grazing land which enabled worker accommodation buildings to be placed up to 5m from the neighbour's land. This minimised the amount of orchard that had to be removed for these buildings. If the proposed 30m setback was in place then a significant amount of orchard would have been required to be removed and the setback area would have been a waste of highly productive land.

2.12. The introduction of a mandatory setback of 30m from each boundary means that, in reality, the 30m area is removed from the title for future productive purposes as most crops are not viable to be established in such a narrow space of land and still provide for necessary access around the crop. Overall this is going to reduce the amount of scarce productive land resource available for future production. This seems to be at odds with the purpose of the review of the rural land use provisions.

3.0 Relief Sought

- (i) That the Council amends the relevant Objectives Policies and Rules related to Rural Subdivision ensuring that there remains an ongoing opportunity for the re-subdivision of titles created after 30 January 2016 where the previous title arrangement had legitimate subdivision expectations based on the minimum subdivision area of the particular Rural Zone. ①
- (ii) Delete the proposed Plan Change blanket 30m setback for all dwellings and habitable buildings within the Rural 1 Zone and retain the existing setback provisions. ②

4.0 The Submitters do wish to be heard in respect of their Submission.



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

Dated this 14th day of March 2016



Submission on a Change to the Tasman Resource Management Plan

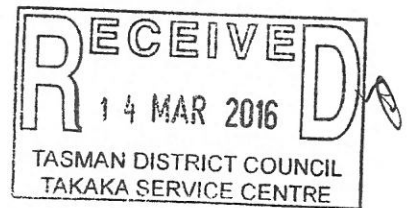
Return your submission by the advertised closing date to:

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

Cover Sheet

OFFICE USE

Date received stamp:



Initials: _____

Submitter No. _____

4086

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: _____

(organisation/individual)

William Glen Wallis

Representative/Contact: _____

(if different from above)

Postal Address: _____

PO Box 84
TAKAKA NZ
7142

Home Phone: _____

03 525 8863

Bus. Phone: _____

Fax: _____

Email: _____

billwallis@braveharp.co.nz

Date: _____

14-3-16

Signature: _____

William Glen Wallis

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

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

2

IMPORTANT – Please state:

This submission relates to Change No. _____

60

Change Title/Subject: _____

Rural Land Reform
Plan change 60

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

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

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

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Supplementary Sheet

OFFICE USE Submitter Number: 4086

<p>(1) My submission relates to: Provision No or Planning Map No. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</p>	<p>(2) My submission is that: (State concisely the nature of your submission and clearly indicate whether you: - support or oppose the specific provisions, or - wish to have amendments made, giving reasons)</p>	<p>(3) I seek the following decisions from the Tasman District Council: (Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</p>	<p>OFFICE USE Submission No.</p>
<p>R2 50hectare minimum on subdividing off a small section All of Golden Bay Remove 30 meter set backs</p>	<p>I own 62 acres (25.2 Hectares) of regenerating bush. Little of it is flat and none of any farmland value or even grazing. I feel that since Dr. Ian Campbells 02-08 study concludes it is still not enough detail to use for zoning or planning, the current zoning restrictions on subdividing are without warrant. I believe it should be considered on a case by case basis.</p>	<p>I seek the TDC to admit that Golden Bay has different needs than Richmond and due to the housing and land shortage to build on, should dissolve the 50 hectare limit and open up R2 land to be subdivided (small section) allowed. This should be on a case by case basis. Return setbacks as they were. Eliminate the proposed 30 meter set back.</p>	<p>① ② ③</p>

Feel free to contact us:



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

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

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

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9251

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0120
Fax 03 525 9922

4087

LAT6

18.3.16 S

Submission Summary

Proposed Schedule of Charges - Submission #7387

Name	Mrs Bronwyn Waters	Phone	
Organisation	individual	Mobile	021361160
Designation	individual	Email	bronny.pete@xtra.co.nz
Address	19 matariki Place	Status	Pending
Town	Nelson	Received	3/18/2016 4:45:10 PM
Postcode	7025		

Subject Summary:

Department	Subject	Opinion	Summary
Community Development	Community Development Charges		<p>I understand that there is discussion on the proposed limiting of motocross riding to 5 day per year..</p> <p>Are you serious????? how has this even got to this?? We have a #2 world champ living in this district who actively runs training camps for all NZ riders, we also have our Top International elite riders who train here, we have many top national riders living and training here also. We have a motorcycle club that has 200+ paid members. We have many riders of all ages and abilities who find this pastime a wonderful activity to unwind and de-stress with. Can you imagine the ramifications of these people who have spent thousands of dollars on their chosen sport with time on their hands. So if these changes come about, will you also be Banning to 5 days a year, Hockey training, Softball training, Cycling Training, Rugby Training, football Training, Golfing, swimming, sailing, and in fact all leisurely activities to be reduced to 5 days a week. This is an absolute travesty that this has even on the table, I suspect by the hand of a a wingy few. The by laws in place already deal adequately to this issue.</p>

①

LATE 4088
18.3.16 B

Submission Summary

Proposed Schedule of Charges - Submission #7389

Name	Mr Mason Waters	Phone	035418082
Organisation		Mobile	
Designation		Email	masonwaters2014@gmail.com
Address	19 Matariki Place	Status	Pending
Town	Nelson	Received	3/18/2016 6:34:58 PM
Postcode	7025		

Subject Summary:

Department	Subject	Opinion	Summary
Community Development	Community Development Charges		hello my name is mason waters and im 12 years old . i dont no why your trying to enforce the law of banning private property access to trail riders but i dont think your,ve thought this through because i dont believe that you can a pull it off because even if you do no one is going to even hesitate to ride there bike were ever they want in the forest and the money your going to waste on trying to keep us from doing what we love . I dont think you no but i,ve been riding my bike since i was 4 and trying to stop noisy bike is like saying planes are only allowed to fly 5 days a year or top dressers, lawnmowers weed whackers tractors chainsaws are only allowed to do what they do 5 days a year you get the point.

①

LATE 4089
18.3.16 A

Submission Summary

Proposed Schedule of Charges - Submission #7388

Name	Mr Peter Waters	Phone	035418082
Organisation	individual	Mobile	0276633204
Designation	individual	Email	
Address	19 matariki Place	Status	Pending
Town	Nelson	Received	3/18/2016 5:52:12 PM
Postcode	7025		

Subject Summary:

Department	Subject	Opinion	Summary
Other	Miscellaneous		<p>ref Limiting of trail riding and riding on private property to 5 days a year. I find it hard to believe that this even being considered for discussion . I enjoy getting out for any sort of ride when i have the time .I have 2 sons that i can spend quality time with on trails or at a track whether racing or just having fun .Its an awesome way to bond and make memories with family ,friends or other riders with a passion for the sport. There is a healthy club and many events organised that are well attended and nationally and internationally our regions riders are recognized.</p> <p>For a submission like limiting riding to 5 days a year to be considered is selfish just to appease a few whinging neighbors to farms or forestry. There are already rules in place to limit the amount of noise and riding to a reasonable level any more would be a direct violation of our human rights .Consider enforcing this ridiculous idea ,impossible.</p> <p>Use some common sense and bin this before everyone time and money are wasted.</p>

①