

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:

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. _____

4090

Submitter Name: Graeme Wells

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

27 Upper Rocklands Road
Clifton RD1
TAKAKA 7183

Home Phone: 03 525 9922

Bus. Phone: 027 525 9922

Fax: _____

Email: trimwells@orcon.net.nz

Date: 22.02.16

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)

IMPORTANT – Please state:

This submission relates to Change No.: 17.8.3.1 ; 7.2.3H

Change Title/Subject:

Rural Residential second dwellings permitted activity; Cheaper consents for standard low impact designs

- 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).

<p>(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i></p>	<p>(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i></p>	<p>(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>	<p>OFFICE USE Submission No.</p>
<p>17.8.3.1(a) (b)</p> <p>17.8.3.1A(Intro)</p> <p>17.8.3.1A(a)</p> <p>NOTE: An early aim of the Rural Review was to ease policy on second and successive dwellings, making it easier and cheaper to build, and allow better use of lower quality land. There was much support for this at the 19 Feb 2015 meeting in Takaka, especially on smaller RR and R2 lots of around 1 Ha. Yet this does not seem to be part of the proposed new Rules. This is a serious omission. To claim 'Council has responded to community demand for greater exibility around housing choices' is false.</p> <p>7.2.3.1H</p>	<p>Amendments requested: Reword 17.8.3.1(a) and (b). Construction of a second dwelling should be a 'permitted' activity on RR and R2 land over 1Ha, or a 'controlled' activity on RR and R2 land under 1Ha.</p> <p>17.8.3.1A(a)(i)</p> <p>17.8.3.1A(a)(ii)</p> <p>NOTE: There needs to be a set of standard 'Low Impact Rules' and 'Simple Building Rules', at reduced Consent fees, which allow certain aspects of building to be specified by ticking a box on a TDC checksheet (eg Biolytix wastewater []; rainwater potable water supply with 25000 +L tank []; lightweight adobe walls [], etc) allowing standard building work that follows specifications held by council, that are not needed to be expressly detailed in Consent applications.</p> <p>The 'Draft new cooperative living policy' is a good step but needs to include Rural Residential zones also. Was RR omitted accidentally?</p>	<p>Reword introduction; (a) and (b): 'Construction... of 1 or 2 buildings is a permitted activity... without resource consent... conditions: (a) '... two dwellings...' (b)(i)(iv) delete (ii) OK (iii) 'The dwellings may be separate or under the same continuous roof'</p> <p>Reword introduction: 'Whether construction, alteration, or use of a building is a permitted or a controlled activity, depends on which of the following conditions apply:'</p> <p>Reword (a): '(a)(i) Permitted activity: The activity is a second dwelling that is a minor dwelling and is located on a site of at least one hectare. (a)(ii) Controlled activity: The activity is a second dwelling that is a minor dwelling and is located on a site of less than one hectare, or a third (or more) minor dwelling on any sized site.'</p> <p>Reword comment: 'A Resource Consent is required only if the TDC's standard 'Low Impact Rules' and 'Simple Building Rules' are exceeded or a variation is required.</p> <p>Reword introduction: 'To enable some cooperative living opportunities in the Rural 2 and Rural Residential Zones, where:'</p>	<p>①</p> <p>⑤</p> <p>②</p> <p>③</p> <p>④</p>

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Submitter No. _____

4091

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Submitter Name: **Ned Wells**

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

**PO Box 30
Collingwood
Golden Bay**

Home Phone: **0276321897**

Bus. Phone: _____

Fax: _____

Email: _____

Date: **13-Mar-2016**

Postal address for service of person making submission:

(if different from above)

Signature: _____

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

IMPORTANT – Please state:

This submission relates to Change No.: **Proposed Change 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: **4091**

(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>Proposed Change 60</p> <p>Rural Land Use Zoning</p> <p>Co-operative Housing and Low Impact Development</p> <p>Extra Dwellings</p>	<p>In general, I support the proposed changes. However, the process consisting of 16 marked-up documents, riddled with cross references, does not promote effective submission from the lay person.</p> <p>The zoning has not been reviewed for 20 years. It is often outdated and no longer fit for purpose.</p> <p>Support Co-operative Housing and Low Impact Development policies.</p> <p>Support consideration of allowing additional dwellings.</p>	<p>The process needs to be refined to become more user-friendly.</p> <p>In the absence of a zoning review, flexibility in decision making must be demonstrated. Subdivision rules need to accommodate smaller unproductive Rural 2 lots. Rural 2 zone rules should not prohibit subdivision on smaller unproductive blocks that, in reality, inherently lack the land values intended to be protected by Rural 2 zone rules.</p> <p>Where appropriate, these policies should be facilitated across all zones.</p> <p>Should apply to smaller land parcels too. Proposed 25 ha/61 acres is unrealistic. Is biased towards those who are already land-rich.</p>	<p align="center">①</p> <p align="center">②</p> <p align="center">③</p> <p align="center">④</p> <p align="center">⑤</p>

500

2/2

3777 HotHouse Communications

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 Website www.tasman.govt.nz
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 Phone 03 523 1013
 Fax 03 523 1012

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

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



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Submitter Name: **Simon L. Wi Rutene**

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

85 Oban Street
Wadestown
Wellington 6012

Home Phone: (04) 9700244

Bus. Phone: 021 350017

Fax: _____

Email: **simon@hana.co.nz**

Date: **14-Mar-2016**

Postal address for service of person making submission:

(if different from above)

Signature: _____

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Total number of pages submitted (including this page): **4**

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).

1. This submission is made by Simon L. Wi Rutene on behalf of Simon Wi Rutene Limited (SWR). Simon L. Wi Rutene is the CEO of SWR.
2. This submission is made in support of the Proposed Plan Change No. 60 by the TDC. ①
3. I submit that co-operative living (in rural zones) provides an avenue for Maori housing. The proposed changes are consistent with the way Maori utilize their land. In particular, I note that the definition for “co-operative living” provides for the use of land and buildings, including 3 or more dwellings, where a legal arrangement exists for the collective ownership or use of the land and buildings. Maori land utilization and housing under the TTWMA falls squarely within this definition. ②
③
4. This submission is made in relation to land owned collectively by Maori under the jurisdiction of Te Ture Whenua Maori Land Act 1993 (TTWMA). It is the intention of Parliament that powers, duties, and discretions conferred by this Act shall be exercised, as far as possible, in a manner that facilitates and promotes the retention, use, development, and control of Maori land as a taonga tuku iho (of special significance) by Maori owners, their whanau, their hapu, and their descendants, section 2(2).
5. I support the change because currently the Tasman Resource Management Plan (TDMP) does not recognize the housing needs of Maori whom own land collectively. There is no support for multiple homes historically or any alternatives for shared ownership apart from area zoned Papakainga such as Te Awhina.
6. Maori land assets are owned both individually and collectively. The shared ownership and administration of their assets mean that Maori collectives can often face challenges that other New Zealanders do not face. Maori collectives are diverse in size, wealth and capability, many hold a significant asset base, the value of which remains relatively largely unrealized.
7. Maori have a long-term focus. They desire to protect their assets and provide for future generations as well as current. Negative stereotypes and perceptions have created far greater obstacles for Maori than other New Zealanders. Maori have always had to conform to the demands of the New Zealand economy and social climate. However, this ability to adjust to change determines not just the success of Maori but also the local economy.
8. Maori in the Tasman District have found a niche in the primary sector and increased revenue from these exports are remaining in the region. Maori practices and processes are a distinct key point of difference. Maori reinvest in communities in order to meet their values and aspirations. This in turn is providing for opportunities for descendants for development and self-determination, including Maori housing.
9. Maori in the Tasman District have growing housing needs and aspirations. They want to develop infrastructure for homes, create affordable housing, as well as

repair homes in serious disrepair.

10. The Ministry of Maori Development (TPK) want to build the capability of whanau, hapu and iwi in the housing sector. The objective is safe, warm and healthy homes. They want to improve housing quality. The focus is on community initiatives. TPK will also fund individual households to develop social and affordable housing on Maori land or general land owned by Maori. TPK is doing this by providing funds to increase the number of affordable homes for Maori, especially on land with multiple owners.
11. I submit that the proposed Plan Change No. 60 is to be commended. The unique character of rural land can be preserved while the change supports the ability to deliver new forms of affordable social housing solutions for Maori who are delivering much needed revenue into the local economy but whose needs have historically been ignored.



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Submitter No.

4093

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Submitter Name: Rose Williams

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

59 Bird Road
Rd1
Takaka

Home Phone: 039707558

Bus. Phone: 0212758966

Fax:

Email: rose@glenrannoch.net.nz

Date: 14/03/16

Postal address for service of person making submission:

(if different from above)

Signature:

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

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

IMPORTANT – Please state:

This submission relates to Change No.: 60

Change Title/Subject:

Rural Land Use and Subdivision Policy Review

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

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

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Supplementary Sheet

OFFICE USE Submitter Number: 4093

(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

505 2/2

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 24 hour assistance

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

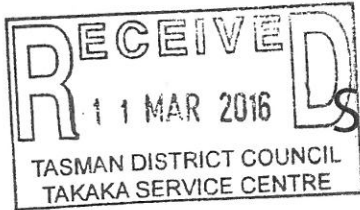
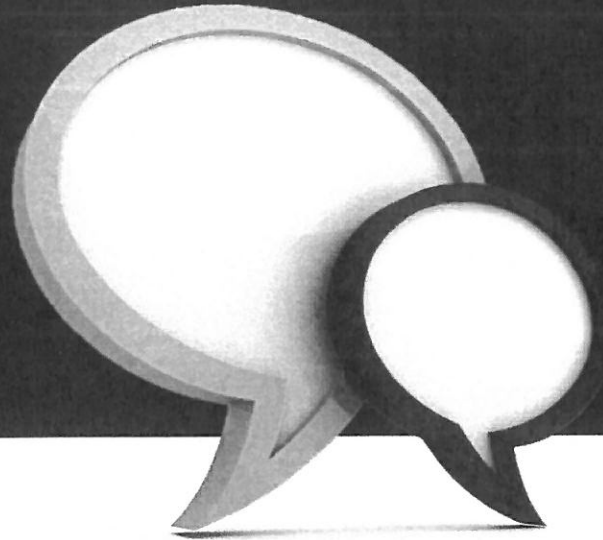
Murchison
 92 Fairfax Street
 Murchison 7007
 New Zealand
 Phone 03 523 1013
 Fax 03 523 1012

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

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

HAVE A SAY

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



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

Return your submission by the advertised closing date to:

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Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
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Date received stamp:

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Initials:

[Handwritten initials]

Submitter No.

4094

Note:

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Submitter Name:

(organization/individual)

Kate Windle &
Steve Hambrook

Representative/Contact:

(if different from above)

Postal Address:

21 Rameka Creek Rd
RD 1, Takaka.

Home Phone:

Bus. Phone:

027 3221349

Fax:

Email:

info@blackdogconstruction.co.nz

Date:

10/03/16

Signature:

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

[Handwritten signature]

Total number of pages submitted:

3.

IMPORTANT – Please state:

This submission relates to Variation/Change No.:

60

Variation/Change Title/Subject:

Rural land
use & subdivision policy
review

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

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

506

(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.
2: Chapter 6:	Removal of land classification proposal.	We are concerned that the removal proposal will loose the soil types A B C D E.	
2.1.1			
2.1.1 (a)			
2.1.3	It is proposed to remove land classification to eg rural 1 classes A B C D E.	Most of the land around Takaka township is Rural 1 - classed A & B. There is also C D & E up around the rec park - less productive.	
2.2	We strongly oppose to this proposal.		
2.2.1			

507



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 Website www.tasman.govt.nz
 24 hour assistance

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 New Zealand
 Phone 03 528 2022
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Takaka
 14 Junction Street
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 Phone 03 525 0020
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0435 HotHouse Communications

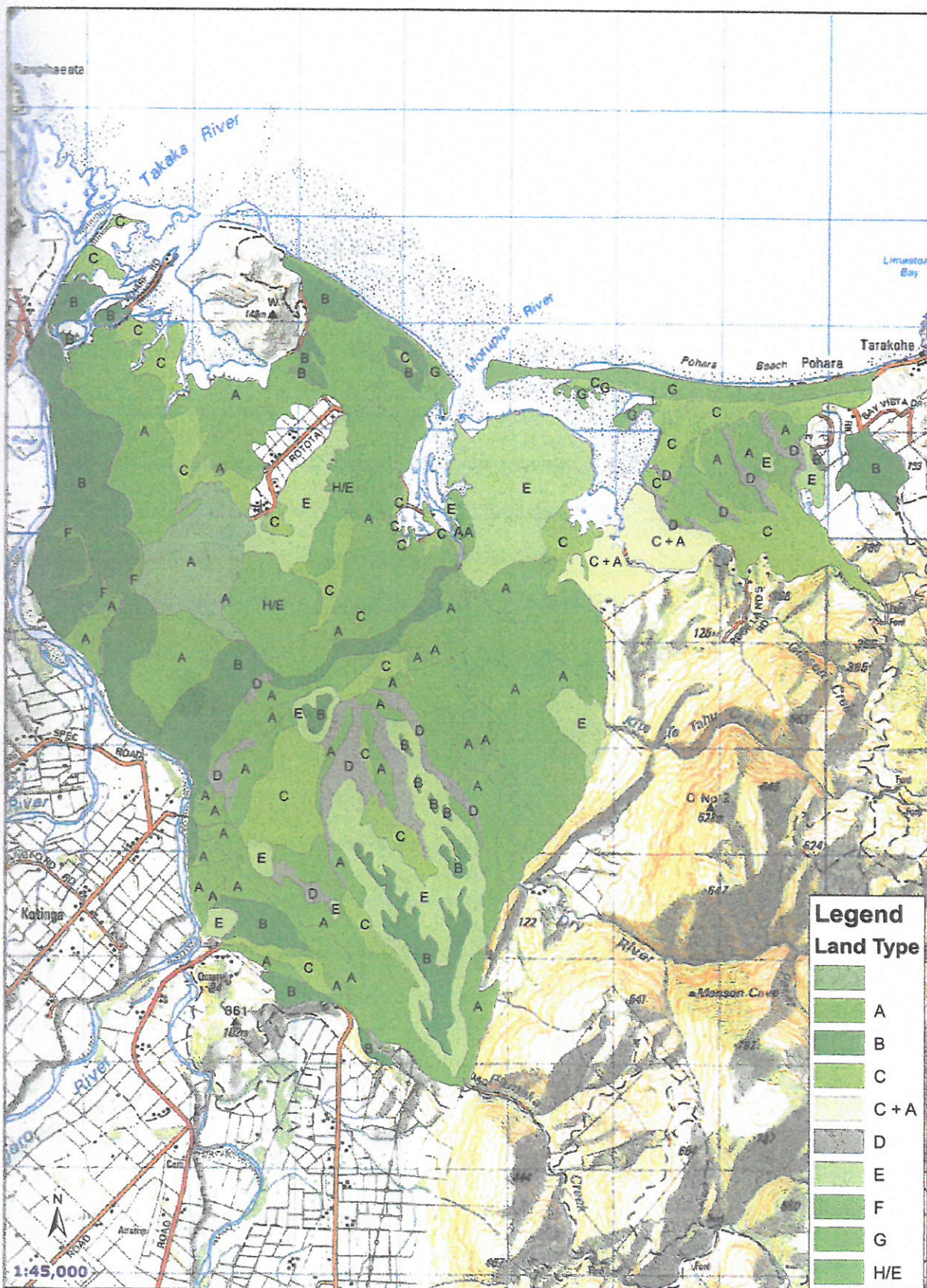
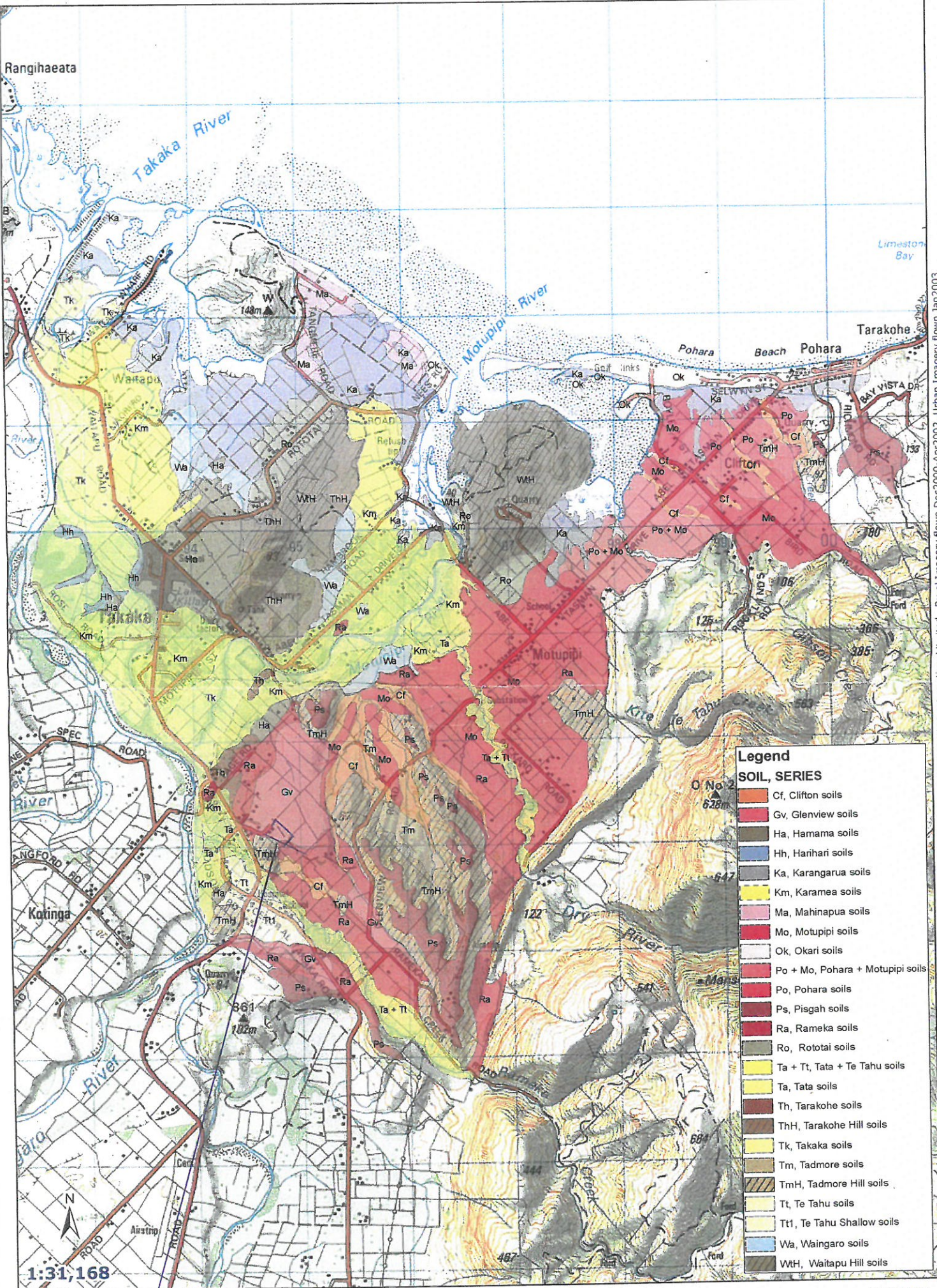


Figure 2 - Takaka Valley Land Classification

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Legend

SOIL, SERIES

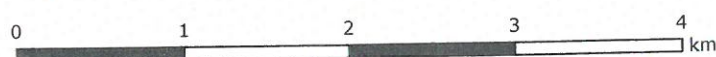
- Cf, Clifton soils
- Gv, Glenview soils
- Ha, Hamama soils
- Hh, Hanhari soils
- Ka, Karangarua soils
- Km, Karamea soils
- Ma, Mahinapua soils
- Mo, Motupipi soils
- Ok, Okari soils
- Po + Mo, Pohara + Motupipi soils
- Po, Pohara soils
- Ps, Pisgah soils
- Ra, Rameka soils
- Ro, Rototai soils
- Ta + Tt, Tata + Te Tahu soils
- Ta, Tata soils
- Th, Tarakohe soils
- ThH, Tarakohe Hill soils
- Tk, Takaka soils
- Tm, Tadmores soils
- TmH, Tadmores Hill soils
- Tt, Te Tahu soils
- Tt1, Te Tahu Shallow soils
- Wa, Waingarua soils
- WH, Waitapu Hill soils

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proposed area

Takaka Valley Soils

April 2006



(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.
2. Chapter 6:	wish to have amendments	It appears that the	
2.1.1	Removal of land	information from the	
2.1.2 (a)	classification	4 different soil types	
(b)	proposal	that were scientifically	
(c)	It is proposed to	obtained, by Dr Iain Campbell	
(d)	remove land classification	in 2005, namely ABCDE,	
2.1.3	to eg Rural 1 Classes	at a cost to Ratepayers	
ABCDE	ABCDE	of around \$40,000 are	
2.2		going to be lost in this	
2.2.1		proposal.	
		Much of the land around	
		Takaka Township is of	
		Rural 1 Highly Productive	
		land, eg Class A and B,	
		and also land containing	
		much shallower soils, classed	
		C/D and E, thus much less	
		productive, eg land around	
		Recreation Park.	
		It is important for	
		the Development of Takaka	
		that these less productive	
		soils do not get encumbered	
		with Rural 1 zoning	
		We consider the class	
		system should be	
		maintained in determining	①
		classification of High	
		and Low Productive	
		land.	

Feel free to contact us:



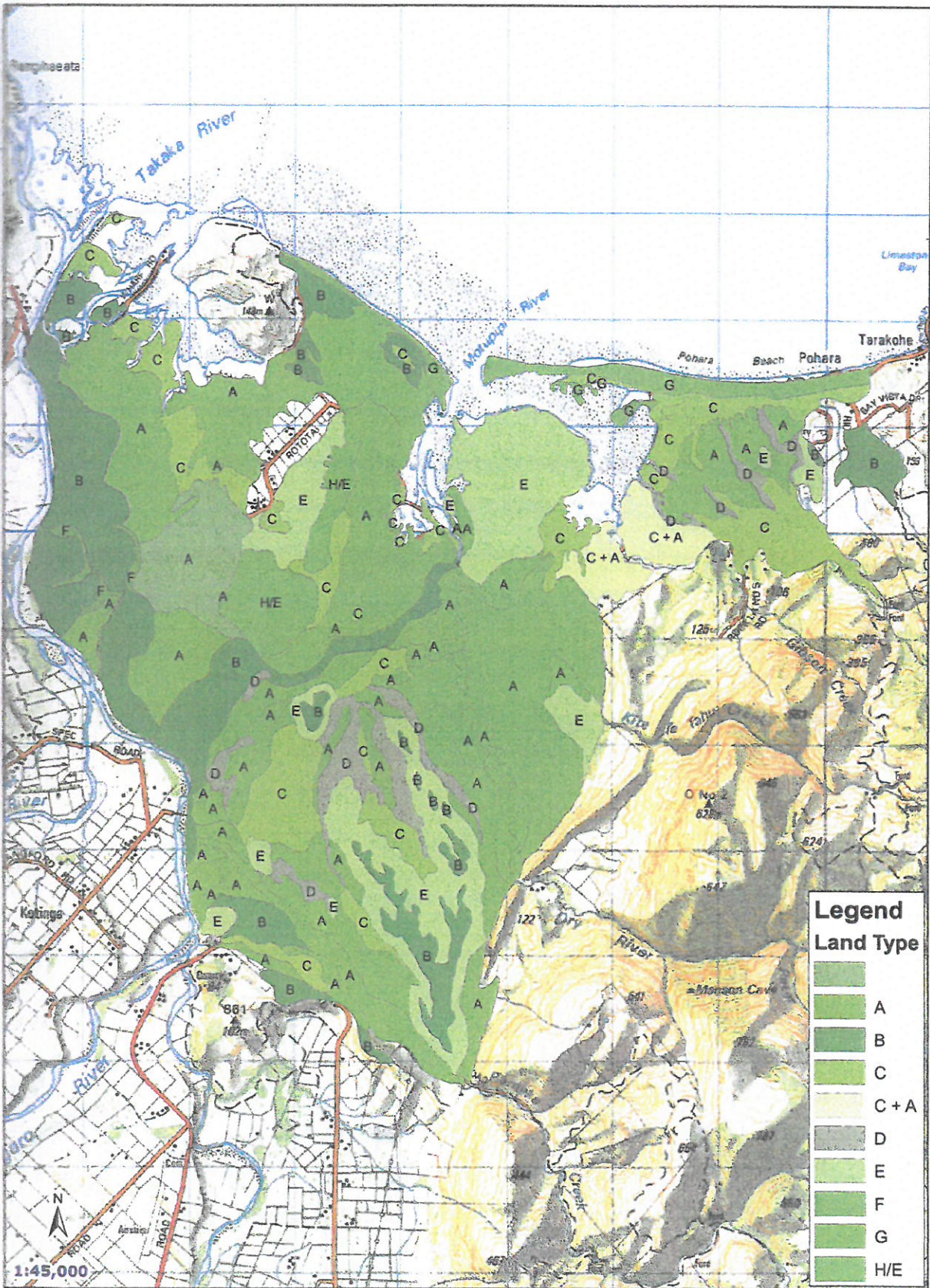
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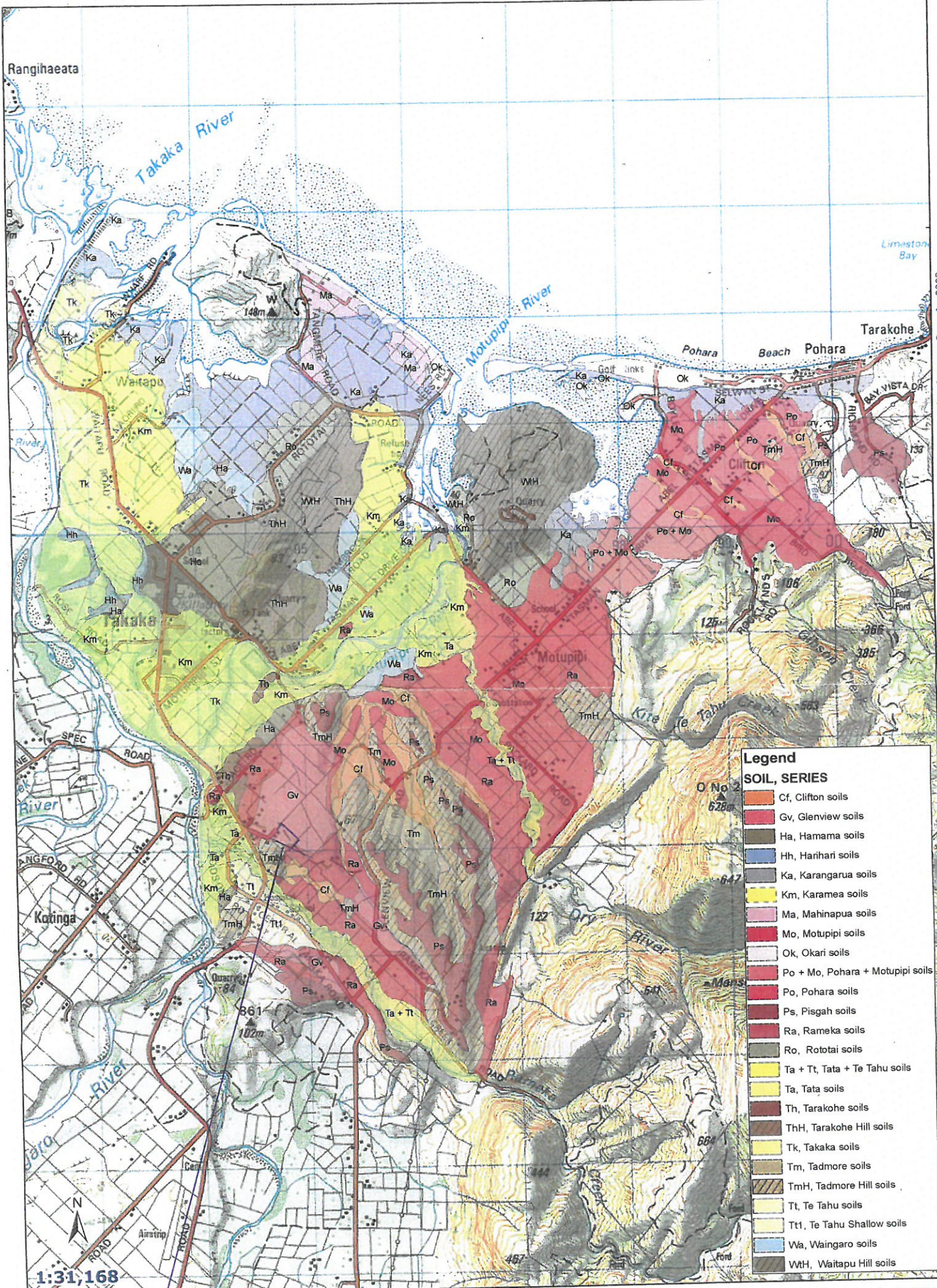


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Figure 2 - Takaka Valley Land Classification

April 2006





Legend

SOIL, SERIES

- Cf, Clifton soils
- Gv, Glenview soils
- Ha, Hamama soils
- Hh, Harihari soils
- Ka, Karangarua soils
- Km, Karamea soils
- Ma, Mahinapua soils
- Mo, Motupipi soils
- Ok, Okari soils
- Po + Mo, Pohara + Motupipi soils
- Po, Pohara soils
- Ps, Pisgah soils
- Ra, Rameka soils
- Ro, Rototai soils
- Ta + Tt, Tata + Te Tahu soils
- Ta, Tata soils
- Th, Tarakohe soils
- ThH, Tarakohe Hill soils
- Tk, Takaka soils
- Tm, Tadmore soils
- TmH, Tadmore Hill soils
- Tt, Te Tahu soils
- TtI, Te Tahu Shallow soils
- Wa, Waingaro soils
- WtH, Waitapu Hill soils

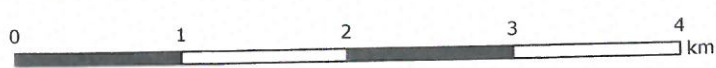
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1:31,168

proposed area

Takaka Valley Soils

April 2006
513





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

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14.3.16

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:

[Handwritten initials]

Submitter No.

4096

Submitter Name: Brian Wislang
(organization/individual)

Representative/Contact: Brian Wislang
(if different from above)

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Date: 1/03/2016

Postal address for service of person making the submission:
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Signature: Brian Wislang

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

Total number of pages submitted: 2

IMPORTANT - Please state:

This submission relates to Variation/Change No.:

Variation/Change Title/Subject:

Proposed Plan Change N° 60

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

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

(1) My submission relates to: Provision No or Planning Map No. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)	(2) My submission is that: (State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)	(3) I seek the following decisions from the Tasman District Council: (Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)	OFFICE USE Submission No.
Plan Change N° 60	smaller sized productive rural	Allow small blocks to subdivide	
Rural land use	blocks which have become	house from productive land and	
SUBDIVISION	unviable as stand alone units	that productive land be transferred	
Policy Review	and could be landbanked against	or landbanked to larger economic	

larger titles to protect the productive land.

property to preserve the productivity of the rural land.

07/10

4096

PLAN CHANGE 60

SMALL BLOCK SUBDIVISION ON RURAL ONE LAND

INTENTION: To preserve productive land on the Waimea Plains

SENARIO: With TDC reviewing changes to subdivision of Rural One and Two land, there is an opportunity to further protect the productive land by looking at small blocks which are fully developed and in production and include a dwelling but at present do not meet the minimum area to allow for subdivision. These blocks of productive land have become unviable to operate on a standalone basis due to present ratable land values and in many cases are leased to a larger operator.

SOLUTION: To protect the productive land and prevent a property becoming a lifestyle block and taken out of production TDC could make provision to allow these productive areas to be "land banked" onto a larger operators title and issue a new title for the dwelling and any remaining land. The productive block of "land banked" land would have the condition that it would never have a dwelling built on it.

①

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, Nelson 7050 OR
189 Queen Street, Richmond, Nelson OR
Fax 543-9524 OR Email steve.markham@tasman.govt.nz

OFFICE USE

Date received stamp:

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Note:

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Initials: DL

Submitter No. 4097

Submitter Name: Clayton & Megan Lewis
(organization/individual)

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Date: 13-3-10

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

Signature: [Signature]
(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

Total number of pages submitted: 1

IMPORTANT - Please state:

This submission relates to Variation/Change No.: 60

Variation/Change Title/Subject: Rural Land Use & Subdivision Policy Review

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

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

(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.
<u>Rural 1 Zone</u>	<u>Support subdivision</u>	<u>To allow re-zoning</u>	
<u>16.3.5</u>	<u>of small lots of Rural</u>	<u>1 land around the</u>	
	<u>Motueka area</u>	<u>Land in close proximity</u>	
		<u>to the Motueka Township.</u>	

→ P.T.O
07/10

(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.
		Continued: → Where small blocks of Rural 1 land are in close proximity to existing housing (ie. High Street South / Wildman Rd). Currently these are governed by existing Rural 1 Zone rules, Farming and Rural 1 activities are unsustainable on most of these small blocks, and would be better utilised as Rural type housing (ie 3000 - 4000 m ² sections). Based on free draining soils and freely available water, these would enrich the area and with new housing and attain ^{good} stormwater and treated wastewater disposal + fresh groundwater for utilisation. Having some large section available will benefit the existing surrounding as well as providing for younger families who wish to bring up their families near schools etc, but also without being over in a townhouse! Would blend in well as existing houses are already nearby.	

Feel free to contact us:



tasman
district council

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