

Tasman Resource Management Plan

Plan Change 74
Rezoning of Special Housing Areas

Notified 19 December 2020

Original Submissions

February 2021

Submission on a Change to the Tasman Resource Management Plan (TRMP)

Return your submission by the advertised closing date to:
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

OFFICE USE

Date received stamp:

9/2/21

Initials: REM
Submitter No. 4153

Note:

1. 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.
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Submitter Name: Richard English
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

26 Richmond Road,
Pohara
RD 1
TAKAKA 7183

Phone: 03-525-6179

Fax:

Email: rsenglish@xtra.co.nz

Date: 6th February 2021

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

Total number of pages submitted (including this page):

Signed:

Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.: Plan Change 74

Change Title/Subject: Rezoning of Special Housing Areas

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.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

05/19

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Sheet No. 1 of 1

Continue on another Content Sheet, if required, and then attach the Cover Sheet to all Content Sheets.

OFFICE USE Submitter Number: 4153

The whole Plan Change (Please tick as applicable)

- I support the Plan Change and seek that the Council retains it in its entirety.
 I oppose the Plan Change and seek that the Council deletes it in its entirety.
 I support in part specific aspects/provisions of the Plan Change as indicated below.
 I oppose in part specific aspects/provisions of the Plan Change and seek amendments as indicated below.

Parts of the Plan Change (Please list each provision number of the TRMP you wish to submit on, together with its corresponding submission point, as indicated below)

Plan provision or map number(s): <i>State each specific provision (topic) number as addressed in the Plan Change</i>	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> support or oppose the provision or wish to have it amended; and the reasons for your view 	I seek that Council retains/deletes/replaces/amends the specific Plan Change provisions as follows: <i>For each submission point/provision number, state, specifically, what changes you would like to see.</i>
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Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:
PC 74 - Pohara	<p>(1) Wittingly or otherwise the Council has minimised public input to the Plan Change process by suggesting that the latter is simply a matter of a 'tidy-up' and is therefore a foregone conclusion. Neither suggestion is correct.</p> <p>(2) The Tonkin and Taylor flood analysis model contains potentially significant errors. Consequently the validity of the conclusion contained in the associated T & T report that the development has little to no impact on the properties in the downstream floodplain is called into question.</p> <p>Accordingly the S32 report's conclusions may also be incorrect as they are based on potentially incorrect information. This has significant implications for a critical part of the decision matrix for this site. (i.e. The sub-division's impacts on downstream flooding.)</p>	<p>(1) I seek that the Council appoint an independent Hearing Commissioner with decision making powers.</p> <p>(2) Plan Change 74, and any construction activity, in respect of the Special Housing Area at Pohara, to be placed on hold until an independent peer review of the T&T model and the associated report is undertaken.</p> <p>Once this review is completed, the proposed works should be modified as necessary to ensure that there are no negative downstream effects. Downstream works are to be completed before Plan Change 74 is implemented and any construction activity is permitted with respect to the Pohara site.</p>

OFFICE USE:
Submission No.

1
2
3
4
5



Te Kaunihera o
te tai o Aorere

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 9751

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

**TASMAN DISTRICT COUNCIL
RESOURCE MANAGEMENT ACT 1991**

**SUBMISSION ON PROPOSED PLAN CHANGE 74
REZONING OF SPECIAL HOUSING AREAS (SHAs)**

Rec'd
9/2/21
JPM

4194

To: Environmental Policy
Tasman District Council
Private Bag 4
RICHMOND 7050
tasmanrmp@tasman.govt.nz

Submitter: Richmond Pohara Holdings Ltd and Projects &
Ventures Ltd

Tasman Resource Management Plan: Plan Change 74 – Rezoning of Special Housing Area.

Closing date for Submissions: 9 February 2021

Hearing: The Submitters wish to be heard in support of their
submission.

Dated this 9th day of February 2021



Signed by the Submitters Authorised Agent

Address for Service: Staig & Smith Ltd
PO Box 913
NELSON
Attn: Jackie McNae
Email: jackie@staigsmith.co.nz
Phone: 03 548 4422

1.0 Submission

1.1 Richmond Pohara Holdings Ltd own a 34.1403ha property at Pohara, a portion of which is subject to a gazetted Special Housing Area. Below is the Submitters landholding with the area of the landholding subject to the SHA highlighted. Adjoining that is the proposed Plan Change area of the portion of the Submitters land to be rezoned.

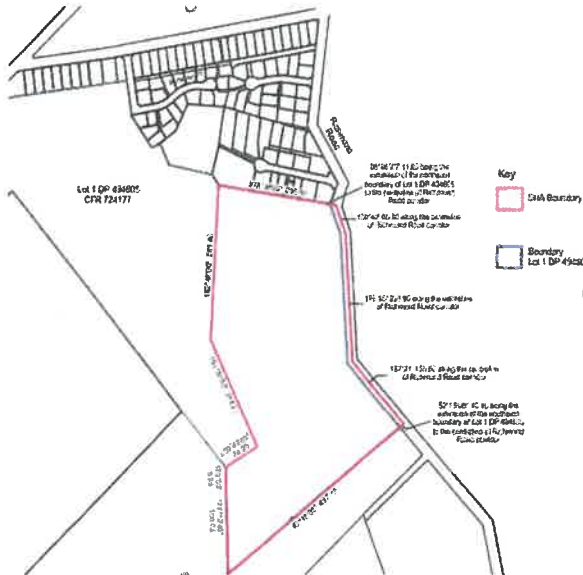


Figure 1: Gazetted SHA extent shown with red line



Figure 2: Proposed Plan Change area to be rezoned

- 1.2 Projects and Ventures Ltd are the management company in relation to the development of the Richmond Pohara Holdings Ltd landholding and they are also the management company for the SHA at Marahau.
- 1.3 The Submitters support Plan Change 74 in part, supporting the rezoning of a portion of the landholding at Pohara to Residential. (1)
- 1.4 The Submitters oppose the Plan Change in part, as they consider the full area of their landholding at Pohara should have been the scope of the Plan Change but as a minimum the Plan Change should at least cover the full area of the gazetted SHA in Pohara to cover the area noted in Figure 1 above, so that the land is zoned Residential with the gully portion of the land identified as an indicative reserve for walkway and drainage purposes.
- 1.5 The Submitters oppose the fact that the Plan Change to rezone SHA areas only extends to those SHA's where there are approved Resource Consents in place. The Submitters are of the view that the Plan Change should cover all gazetted SHA's where consents have been granted or where Resource Consent Applications have been lodged and have been accepted for processing, which would include the Marahau site.

Reasons for the Submission

- 2.0 The Submitters as was identified in their Submission to the Draft Plan Change, oppose the scope of the proposed Plan Change. It is a totally inefficient use of resources for the Council to proceed with this Plan Change to address the zoning of land gazetted as an SHA, and then restrict the rezoning only to those where Resource Consents have issued at a particular point in time. Since the issuing of the Draft Plan Change, and the time of notifying the Proposed Plan Change, there has been a further Resource Consent issued for an SHA and that SHA is not included in the Plan Change, this illustrates the inefficient use of resources, because Council has to immediately embark on a further Plan Change, to be consistent, as each SHA area obtains Resource Consent.
- 2.1 It is accepted that some SHA areas never proceeded to a Resource Consent Application within the required timeframes specified under the HASHA Act and therefore it would be inappropriate to include those landholdings within this Plan Change. However, where Resource Consent Applications have been lodged within the required timeframes, and have been accepted for processing, these should be covered by this Plan Change so there is an efficient and effective use of resources.
- 2.2 In respect of the Pohara site and appropriate zoning of the site, the planning process has been torturous and is extended from 2007 where the Submitters first embarked on consideration of the longer-term planning for the subject landholding through developing a broad structure plan and vision for the land (copy of 2007 Structure Plan attached). This process was adopted by the Submitters so that when development proceeded, it proceeded in terms of an overall concept for development rather than considering the site on a piecemeal basis. This approach enables coordination of infrastructure, not just for short-term needs, but longer term, so that services for stormwater, wastewater, road and pedestrian linkages and connections can be considered.
- 2.3 The Submitters development of an overall concept back in 2007/2008 coincided with the Council's own policy development work on Variation 57 to the Tasman Resource Management Plan (TRMP) which dealt with the Takaka Eastern Golden Bay Settlement Policies. The Council's Variation was notified in 2007 with hearings in relation to that Variation held in 2008. The Submitters put to one side their progression of development to enable the Council to advance their work on the Variation. The Variation, which did not go as far as rezoning landholdings, identified future development areas as shown on the map below, where the Submitters land is included within the area identified for 'future development'.

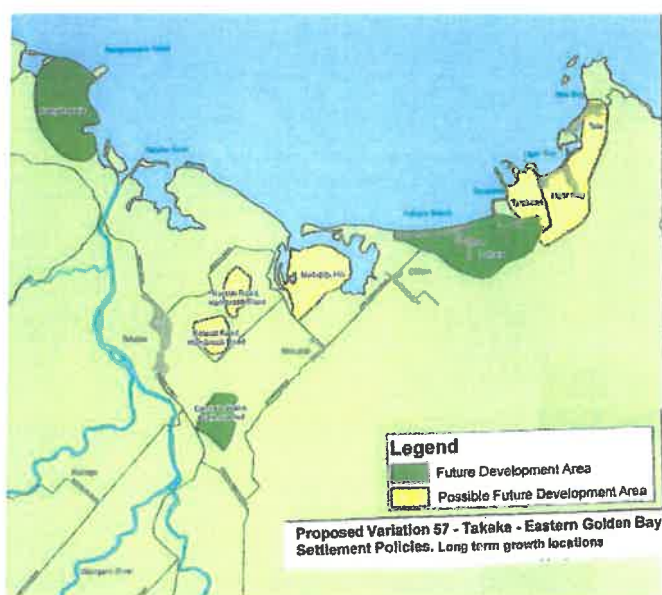


Figure 3: Variation 57 map showing future development areas

- 2.4 Over 13 years have lapsed since the Council notified Variation 57 confirming areas for future development. The Submitters have maintained their vision for the land as identified on the attached Site Development Plan which is a broad Structure Plan for the full site area, this Plan was amended in 2014 (copy attached) so that the nature of development on the lower portion of the site was set aside for future confirmation until the flood mitigation works planned by Council had been completed.
- 2.5 Council has made progress in addressing infrastructure in the locality through this period of time, with upgrades in the wastewater network, including the new pump station on Abel Tasman Drive, undertaking modelling work in relation to stormwater and flood mitigation works and subsequently lodging a Resource Consent Application for the upgrade of Bartlett Creek area to address these issues.
- 2.6 During this 13-year period of time, while Council and the Submitters have been undertaking forward planning work and work in investment in infrastructure as outlined above, there has been a steady, and unmet, demand for residential development with very few options in the eastern Golden Bay area to direct development to. This has led to a shortage of residential land and section availability and, as a consequence, unsurprisingly this has led to a dramatic increase in land value.
- 2.7 Recently the new rating valuations were revealed which showed that the Golden Bay area leads Tasman District in percentage increases for residential land value, where those increases are up to 80%, within the Pohara locality the figure is a 70% increase. It has been acknowledged by the Mayor, Tim King, that there isn't a sufficient supply of land available for development. The Mayor acknowledged the possibility of rezoning for more land as residential.
- 2.8 This Plan Change, while rezoning a portion of the Submitters land, it is only rezoning that portion of land that there is already a Resource Consent to subdivide, and where the Resource Consents issued, already cover the right to erect dwellings in accordance with the Residential zone rules. As such the Plan Change, which the Section 32 report says provides for long term provision of land for urban growth, in fact is making no additional provision for urban growth as not one more section is made possible through the Plan Changes rezoning land to Residential, as Resource Consents already exist to subdivide and use that land for residential purposes in accordance with the Residential zone provisions.
- 2.9 The need for land for further urban development is well established, it was established back in 2007. There has been no meaningful steps to provide for further growth until the gazetting of the SHA for Pohara. This Plan Change is an opportunity to at least provide for the zoning over the extent of the gazetted SHA. While the Submitters consider the Plan Change process should have been used to provide for zoning across the entire landholding, in accord with the Submitters request to the Draft Plan Change to widen the scope of the Plan Change, the Council chose not to do so and wished to limit the scope to the SHAs.
- 2.10 The Submitters have to accept that Council did not increase the scope of the Plan Change beyond the SHA areas, however do not accept that the area of the SHA should not be rezoned through this process. With reference to the Submitters own structure plan it is clear that extending the zoning across the area of the SHA only brings into play a relatively small addition of useable residential land for development, but it offers the opportunity for significantly advancing the planning for the gully area where there are proposals for significant revegetation, provision of walkways and provision of a road connection from one

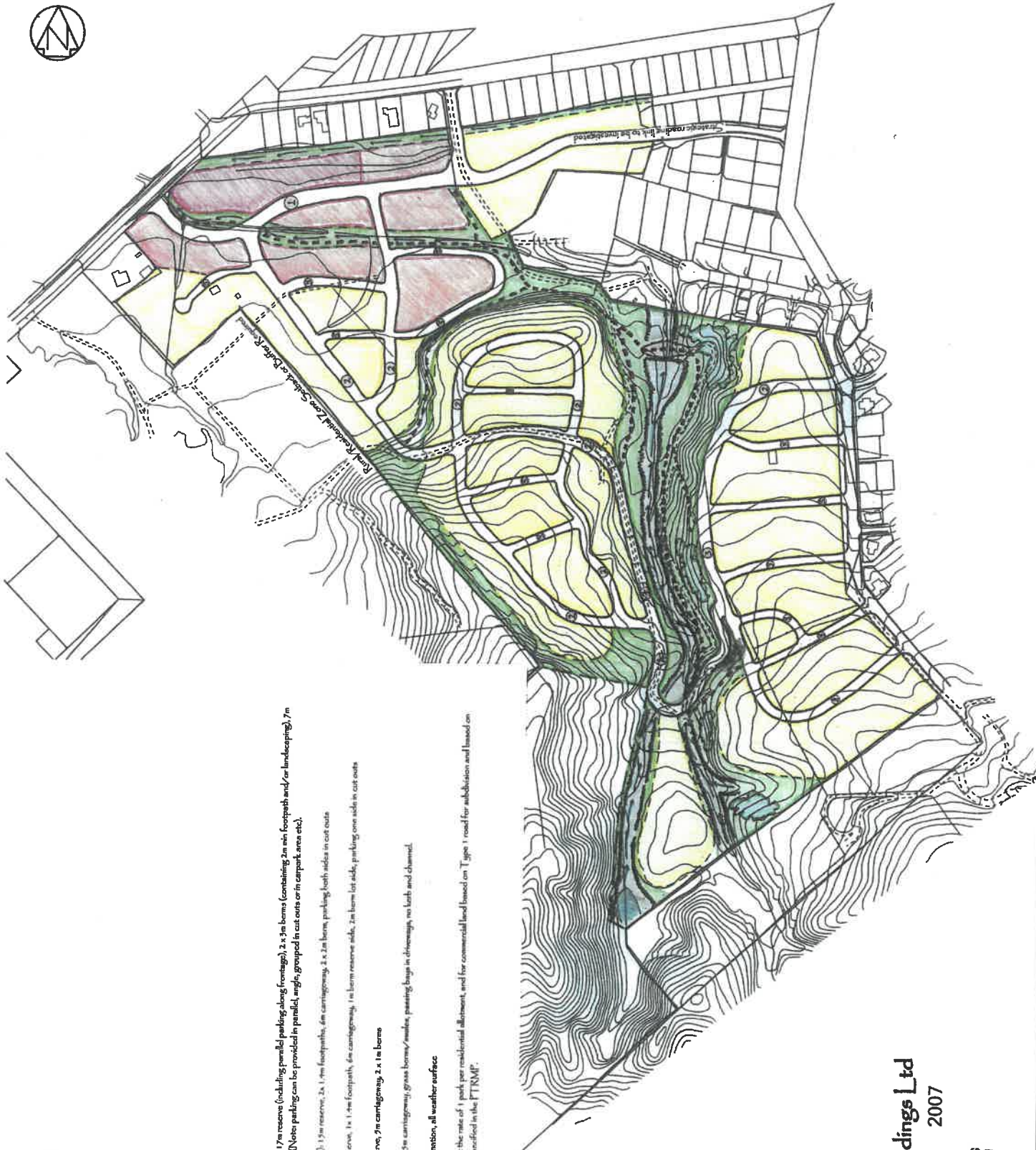
portion of the Submitters land on the eastern side of the gully and connecting it with the western side of the gully thereby opening up this area of land for development.

- 2.11 Under the existing Resource Consents for the 72 residential allotments the lower portion of the gully will have an additional stormwater detention basin developed along with a significant environmental enhancement package of revegetation and fencing of the area to remove stock from the area.
- 2.12 Having the upper western corner of the landholding, that is covered by the SHA, included within the Residential zone will give impetus to further environmental enhancement work within the upper area of the gully, enabling further work in consultation with the Council, revegetating the area, creating walkway and drainage networks for the benefit of those that live within this development area, as well as the wider community.
- 2.13 At the same time as the Council is facing significant demand for urban development that is not being met across the district, the Council is faced with having to assess and consider the suitability of large areas of land, in proximity of the coast, for development in the face of climate change and sea level rise. A significant proportion of urban development, and a significant proportion of demand for future development in Golden Bay, is focussed naturally within the Coastal Environment Area. Council in considering urban growth has to be very mindful of the impacts of coastal hazards and ensure that in planning for existing, and future development, that resilience is built into the supply of urban land. The subject land at Pohara, being within proximity of the coastal area with very attractive coastal views, is a site that is suitable because the land under consideration for rezoning, as well as the wider land area within the SHA, that the Submitters seek to be rezoned under this Plan Change, is beyond the Coastal Hazard area.
- 2.14 In order for Council to address the shortage of land for residential development, decisive action is needed. Every incremental change and increase in Residential zoning adds to the opportunities available for additional housing to meet demand. While the Council's review of the TRMP will be an opportunity to consider further zoning, it is naïve to think that process is going to be completed any time soon and provide additional land for development in the near future. A review of the TRMP will take some years in the preparation, and some years in the process of notification and submissions before being declared operative. Action is needed now in terms of releasing supply. There is an opportunity to take some steps in that direction through the request to incorporate into the Residential zone in Pohara at least the gazetted SHA area of the Submitters land.
- 2.15 The Submitters encourage the Council, in terms of the longer-term planning through the review of the TRMP, to make a clear and decisive commitment to rezoning the balance of the Submitters land enabling the Council and the Submitters to plan with certainty for infrastructure, plan for further environmental enhancement through the gully area and work towards a range of pedestrian and access linkages between the areas of the Submitters land and the wider community.

3.0 Decision Sought

- 3.1 (i) Extend the proposed Residential zoning on the Submitters land at Pohara to cover the gazetted SHA area. This extension should include the upper south western corner being zoned Residential with the gully area being identified as an Indicative Reserve for walkway and drainage purposes. (2)
- (ii) The Submitters seek their entire landholding to be rezoned in accordance with their attached Structure Plan, but acknowledging the issue of the scope of the Plan Changes relating to SHA areas, the Submitters seek Council commitment to rezoning of the wider landholding as part of the review of the Tasman Resource Management Plan. (3)
(4)
- (iii) The Submitters seek their SHA land at Marahau be zoned Residential. (5)

4.0 The Submitters seek to be heard in respect of this submission.



Legend/Design Notes

- Standard Density Residential (100m² or greater)
- High Density Residential (Types 1 or 2)
- Commercial
- Reserve
- Waterway
- Recreational Track
- Disturbance Area
- Proposed Notes Planning

Minimum Roadway Standards

- ① Type 1 Road (commercial lots on any side): 17m reserve (including parallel parking along footpath), 2 x 3m berms (containing 2m wide footpath and/or landscaping), 7m carriageway, parking on both sides required (Note: parking can be provided in parallel, angled, grouped in cut outs or in carpark area etc).
- ② Type 2 Road (residential lots on both sides): 15m reserve, 2 x 1.4m footpaths, 4m carriageway, 2 x 2m berm, parking both sides in cut outs
- ③ Type 3 Road (reserve on one side): 14m reserve, 1 x 1.4m footpath, 4m carriageway, 1m berm reserve side, 2m berm lot side, parking one side in cut outs
- ④ Type 4 Road (reserve both sides): 12m reserve, 3m carriageway, 2 x 1m berms
- ⑤ Lane/Cul-de-sac: 10.3m reserve, 3.5m carriageway, grass berms/median, passing bays in driveways, no kerb and channel.
- ⑥ Recreational Track: 1.5m to 2m formation, all weather surface

Note: Car parking shall be provided at the rate of 1 park per residential allotment, and for commercial land based on Type 1 road for subdivision and based on usage for site development as specified in the PTNMP.









Richmond Pohara Holdings Ltd

Site Development Plan for Discussion 2007







Scale 1:2000
SCALE DISTORTED
REDUCED PLAN -
By: Shaw & Smith Ltd



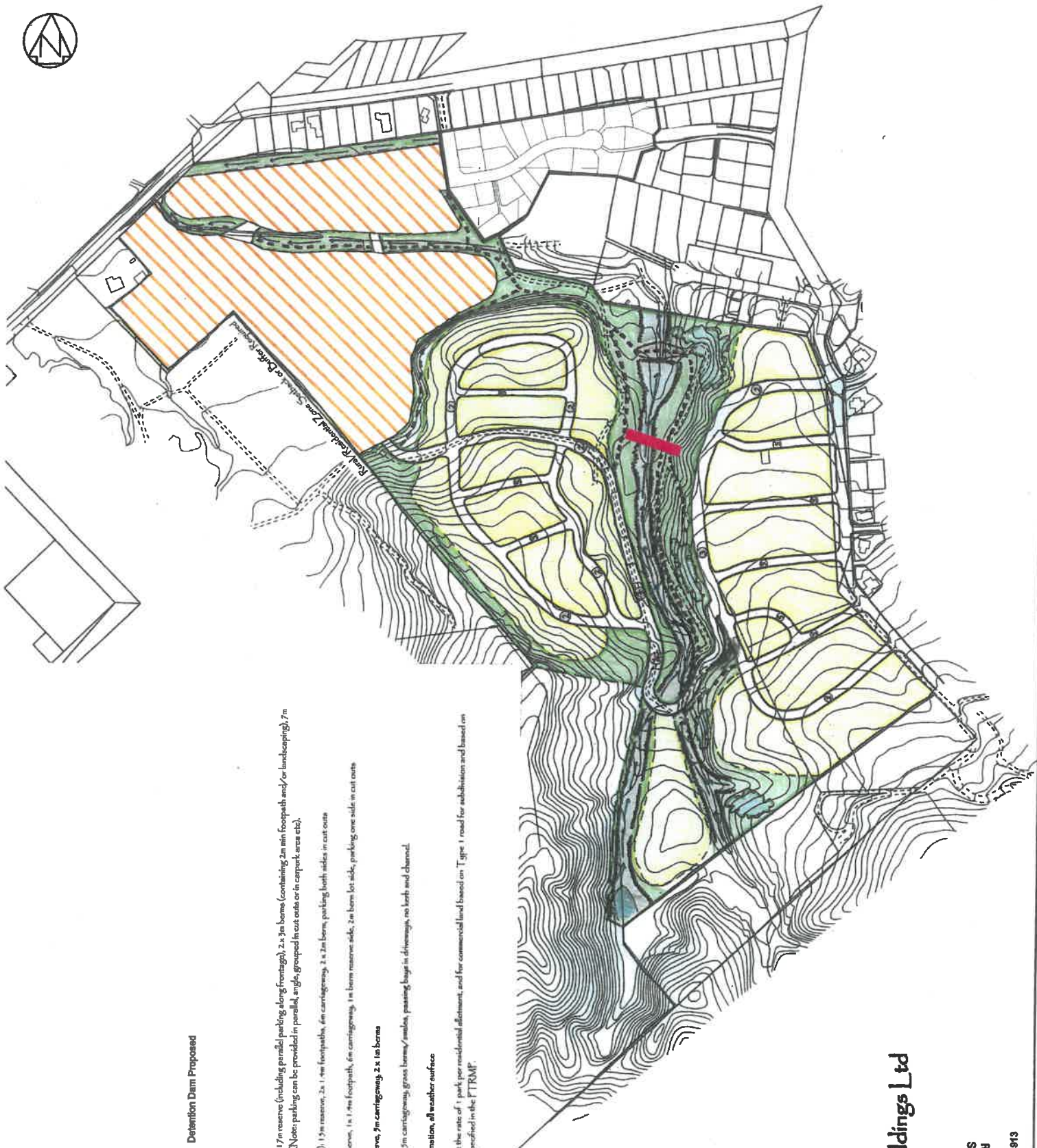
Legend/Design Notes

-  Standard Density Residential (road or greater)
-  Existing Rural Zone - area for future consideration following monitoring of flood mitigation measures.
-  Reserve
-  Waterway
-  Range Swamp
-  Detention Dam Existing
-  Detention Dam Proposed
-  Proposed Native Plantings

Minimum Roadway Standards

-  **1** Type 1 Road (commercial lots on any side), 1.7m reserve (including parallel parking along frontage), 2.4.3m berms (containing 2m min footpath and/or landscaping), 7m carriageway, parking on both sides required (Notes: parking can be provided in parallel, angle, grouped in cut outs or in carport area etc).
-  **2** Type 2 Road (residential lots on both sides), 1.3m reserve, 2x 1.4m footpaths, 6m carriageway, 1x 2m berm, parking both sides in cut outs
-  **3** Type 3 Road (reserve on one side), 1.4m reserves, 1x 1.4m footpath, 6m carriageway, 1m berm reserve side, 2m berm lot side, parking one side in cut outs
-  **4** Type 4 Road (reserve both sides), 1.2m reserves, 9m carriageway, 2x 1m berms
-  **5** Type 5 Lane/Cul de sac (0.9m reserves), 3m carriageway, grass berms/shoulders, passing bays in driveways, no kerb and channel.
-  **6** Type 6 Recreational Tracks 1.4m to 2m formation, all weather surfaces

Note: Car parking shall be provided at the rate of 1 park per residential allotment, and for commercial land based on Type 1 road for subdivision and based on usage for site development as specified in the TRMP.

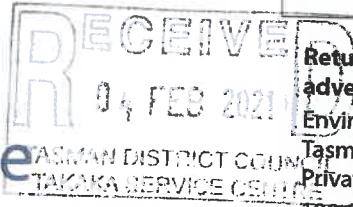


Richmond Pohara Holdings Ltd

Site Development Plan for Discussion

Scale 1:2000
 REDUCED SCALE DISTORTED
 By Stage & Smith Ltd

December 2014 Update Job No 8913



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Submission on a Change to the Tasman Resource Management Plan (TRMP)

OFFICE USE

Date received stamp:



Initials: _____

Submitter No. 4198

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Submitter Name: ROBERT & PATRICIA MCTAGGART
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:
11 SANDRIDGE TERRACE
RD 1
TAKAKA (LOT 1 DP 367760)

Phone: 03 525 9315
Fax: _____
Email: pa.mctaggart@xtra.co.nz
Date: 31-01-21

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

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

Signed: [Signature]
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT - Please state:

This submission relates to Change No.: 74

Change Title/Subject: RE ZONING OF SPECIAL HOUSING AREAS - POHARA

- 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.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

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(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Sheet No.	1	of	1
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OFFICE USE Submitter Number: 4198

Continue on another Content Sheet, if required, and then attach the Cover Sheet to all Content Sheets.

The whole Plan Change (Please tick as applicable)

- I support the Plan Change and seek that the Council retains it in its entirety.
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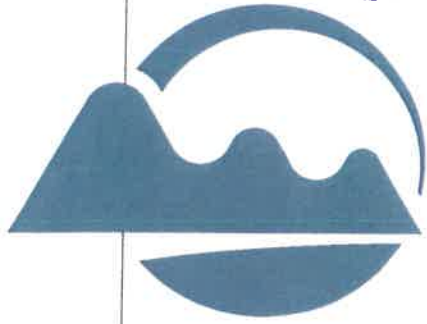
Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1 (ca)(iii) with:
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I OPPOSE THE RE-CONTOURING PROPOSAL FOR THE LAND CONTAINING LOTS 1-6 (INCLUSIVE) IN OUR CASE LOT 5 DIRECTLY BEHIND OUR PROPERTY WITH FILL UP TO 3 METRES WHICH WILL RESULT IN SURFACE WATER RUN OFF ENTERING OUR PROPERTY. WE HAVE A SWALE RUNNING ALONG BACK OF BOUNDARY AT PRESENT. IS THIS TO BE RETAINED

I SEEK THAT THE COUNCIL ENSURES THAT NO SURFACE WATER FROM THE PROPOSED SUB-DIVISION ENTERS OUR PROPERTY

OFFICE USE: Submission No.



tasman district council

Te Kaunihera o

te tai o Aorere

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<p>OFFICE USE</p> <p>Date received stamp:</p> <p style="text-align: right;">7/2/21</p> <p>Initials: <u> </u></p> <p>Submitter No. <u>4199</u></p>

Submitter Name: Graham Francis ROGERS
(organisation/individual)

Representative/Contact: _____
(if different from above)

Postal Address:
10 Watino Place, Pohara, TAKAKA 7183

Phone: 03 525 9948

Fax: _____

Email: casarosa1@ts.co.nz

Date: 07 February 2021

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

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

Signed: _____
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

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Sheet No. 1 of 1

OFFICE USE Submitter Number: 4199

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 I oppose in part specific aspects/provisions of the Plan Change and seek amendments as indicated below.

Parts of the Plan Change (Please list each provision number of the TRMP you wish to submit on, together with its corresponding submission point, as indicated below)

Plan provision or map number(s): <i>State each specific provision (topic) number as addressed in the Plan Change</i>	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> • support or oppose the provision or wish to have it amended; and • the reasons for your view 	I seek that Council retains/deletes/replaces/amends the specific Plan Change provisions as follows: <i>For each submission point/provision number, state, specifically, what changes you would like to see.</i>
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Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:
change 74	I object to both the plan change for Richmond Road Pohara and any work commencing at the Richmond Road site before all the flood mitigation works have been completed and proven to be successful downstream. I await the mitigation of the flood risk at Kohikiko Place (formerly known as Quarry Lane), Abel Tasman Drive, Bartlett Creek, Ellis Creek, Boyle Street and beyond which has been long promised but has not yet materialised.	I seek that the council decline the plan change for Richmond Road Pohara and decline authority to commence any upstream work at Pohara until all the downstream flood mitigation work so long promised has been completed and demonstrated to be effective.

OFFICE USE:
Submission No.

1

2



Te Kaunihera o
te tai o Aorere

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 9751

Takaka
78 Commercial 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 (TRMP)

Return your submission by the advertised closing date to:

Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

OFFICE USE

Date received stamp:

Note:

1. 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.
2. It is not mandatory to use either the cover or content sheet of this form, however your submission must be in writing and provide the necessary information as indicated on the form, e.g., what is supported or opposed, the reason why and the decision sought, contact details, etc.
3. Council cannot accept a submission that does not clearly indicate what a submitter wishes Council to do (i.e. Council makes a decision to refuse, amend or accept the changes). Please include specific recommendations if amendments are sought. Council also cannot accept a submission that does not relate specifically to the Plan Change. In these cases, the submission may be considered 'Out of Scope' and may not be considered further.

Initials: _____

Submitter No. 4200

Submitter Name: Richmond West Development Company Ltd
(organisation/individual)

Representative/Contact: Victoria Woodbridge, Landmark Lile
(if different from above)

Postal Address:

PO Box 3083, Richmond 7020

Phone: 03 928 0622

Fax: _____

Email: victoria@landmarklile.co.nz

Date: 9 February 2021

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

Landmark Lile
PO Box 343, Nelson 7040

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

Signed: _____

Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.: 74

Change Title/Subject: Rezoning of Special Housing Areas (SHAs)

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.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

05/19

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Continue on another Content Sheet, if required, and then attach the Cover Sheet to all Content Sheets.

Sheet No.		of	
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OFFICE USE Submitter Number: 4200

The whole Plan Change (Please tick as applicable)

- I support the Plan Change and seek that the Council retains it in its entirety.
- I oppose the Plan Change and seek that the Council deletes it in its entirety.
- I support in part specific aspects/provisions of the Plan Change as indicated below.
- I oppose in part specific aspects/provisions of the Plan Change and seek amendments as indicated below.

Parts of the Plan Change (Please list each provision number of the TRMP you wish to submit on, together with its corresponding submission point, as indicated below)

Plan provision or map number(s): <i>State each specific provision (topic) number as addressed in the Plan Change</i>	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> • support or oppose the provision or wish to have it amended; and • the reasons for your view 	I seek that Council retains/deletes/replaces/amends the specific Plan Change provisions as follows: <i>For each submission point/provision number, state, specifically, what changes you would like to see.</i>
---	--	--

Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:
Amend planning maps 23,57, 123 & 124 (Richmond West Development Area) listed as 3.1 & 3.2 in the Schedule of Amendments.	We support the amendment to planning maps 23, 57, 123 & 124 to rezone land Residential, Open Space and Commercial because the rezoning of this land more accurately reflects the existing and future land uses which are authorised through subdivision and land use consents SH180019V2 & SH180022V2.	

OFFICE USE: Submission No.

1



Te Kaunihera o
te tai o Aorere

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 9751

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

9 February 2021

Rec'd 9/2/21
[Signature]

Tasman District Council
189 Queen Street
Richmond, 7020

tasmanrmp@tasman.govt.nz

Dear Pam,

Plan Change 74 – Rezoning of Special Housing Areas (SHAs): Submission on behalf of Richmond West Development Company Ltd

Please find attached a submission from Richmond West Development Company Ltd (RWDC) in respect of Plan Change 74 – Rezoning of Special Housing Areas (SHAs). The following provides further information in relation to the submission.

Plan Change

Plan Change 74 proposes to rezone land within Tasman District which has been approved and consented for development through the Special Housing Areas Act 2013 (“HASHAA”) for residential development. The rezoning will therefore more accurately reflect the actual approved land uses which are currently being / have been established through subdivision consent SH180019V2.

Submission

RWDC supports the Plan Change in relation to land within Richmond West Development Area which forms ‘The Meadows’ subdivision and is proposed to be rezoned Residential. Specifically, the amendments to the planning maps 23, 57, 123 & 124 (Richmond West Development Area) (referred to as 3.1 and 3.2 within the ‘Schedule of Amendments’ to show:

- (a) Rural 1 deferred light industrial rezoned as Residential and Open Space
- (b) Rural 1 deferred Mixed Business rezoned as Residential, Open Space and Commercial.
- (c) Deletion of the indicative reserve.

This zoning will be most appropriate to reflect the future land use and development of the land.

RWDC has already confirmed to Council that the position of the commercial zoned land is correctly located.

4200

However, it should be noted that The Meadows subdivision does also benefit from a land use consent to construct dwellings within the subdivision and that land use consent allows for a dispensation from a number of bulk and location requirements. Accordingly, despite the rezoning, dwellings within the subdivision may be constructed in accordance with SH180022V2 (or any future variation) rather than the Residential zone permitted activity conditions. Notwithstanding this point though a Residential zoning is supported and considered most appropriate for The Meadows subdivision as this accurately reflects the future land use and will be most appropriate for future residents.

Other matters

The submitter is aware that a submission in opposition to part of the Plan Change amendment to planning maps 23, 57, 123 & 124 has been lodged by Mr. & Mrs. Sherlock regarding land (Lot 1000 of SH180019V3) they are purchasing from RWDC. RWDC are in support of this submission as being appropriate to accurately reflect the future use of that piece of land.

2

As landowners RWDC were privy to resource consent RM200739 to undertake an industrial (storage) activity on Lot 1000. Furthermore, RWDC have recently lodged a variation (SH180019V3) with Council to amend the subdivision scheme approved by SH180019V2 to create Lot 1000 and then to amalgamate this land with 25 McShane Road.

Summary

1. The submitter cannot gain an advantage in trade competition through this submission.
2. The submitter supports the Plan Change insofar as it relates to the amendments to planning maps 23, 57, 123 & 124 to rezone land within Richmond West Development Area to Residential, Open Space and Commercial.

1

If you have any queries about any matter relating to this submission please do not hesitate to contact me.

Yours sincerely,



Victoria Woodbridge
Landmark Lile Limited
Resource Management Consultancy

Submission on a Change to the Tasman Resource Management Plan (TRMP)

Return your submission by the advertised closing date to:

Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

OFFICE USE

Date received stamp:

Note:

1. 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.
2. It is not mandatory to use either the cover or content sheet of this form, however your submission must be in writing and provide the necessary information as indicated on the form, e.g., what is supported or opposed, the reason why and the decision sought, contact details, etc.
3. Council cannot accept a submission that does not clearly indicate what a submitter wishes Council to do (i.e. Council makes a decision to refuse, amend or accept the changes). Please include specific recommendations if amendments are sought. Council also cannot accept a submission that does not relate specifically to the Plan Change. In these cases, the submission may be considered 'Out of Scope' and may not be considered further.

Initials: _____

Submitter No. 4201

Submitter Name: Geoffrey and Sheree Sherlock

(organisation/individual)

Representative/Contact: Victoria Woodbridge, Landmark Lile

(if different from above)

Postal Address:

25 McShane Road
Richmond

Phone: 027 244 3366

Fax: _____

Email: victoria@landmarklile.co.nz

Date: 5 February 2021

Postal address for service of person making submission:

(if different from above)

Landmark Lile
PO Box 343
Nelson 7040

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

Signed: _____

Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.: 74

Change Title/Subject: Rezoning of Special Housing Areas (SHAs)

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.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

05/19

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Continue on another Content Sheet, if required, and then attach the Cover Sheet to all Content Sheets.

Sheet No.

of

OFFICE USE Submitter Number: 4201

The whole Plan Change (Please tick as applicable)

- I support the Plan Change and seek that the Council retains it in its entirety.
 I oppose the Plan Change and seek that the Council deletes it in its entirety.
 I support in part specific aspects/provisions of the Plan Change as indicated below.
 I oppose in part specific aspects/provisions of the Plan Change and seek amendments as indicated below.

Parts of the Plan Change (Please list each provision number of the TRMP you wish to submit on, together with its corresponding submission point, as indicated below)

Plan provision or map number(s): <i>State each specific provision (topic) number as addressed in the Plan Change</i>	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> support or oppose the provision or wish to have it amended; and the reasons for your view 	I seek that Council retains/deletes/replaces/amends the specific Plan Change provisions as follows: <i>For each submission point/provision number, state, specifically, what changes you would like to see.</i>
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Example:

17.5.3.1(ca)(iii)	I oppose the restriction of ... because ...	Delete and replace condition 17.5.3.1(ca)(iii) with:
Amendment to zone maps 23,57, 123 & 124 (Richmond West Development Area) to show Rural 1 deferred Light Industrial rezoned as Residential and Open Space and Rural 1 deferred Mixed Business as Residential, Open Space and Commercial	I oppose part of 37 McShane Road being rezoned Residential for the reasons outlined in the supporting letter.	The area of land identified within the supporting letter should have a zoning of deferred light industrial.

OFFICE USE:
Submission No.

1



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te tai o Aorere

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 9751

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

9 February 2021

Rec'd 9/2/21
[Signature]

Tasman District Council
189 Queen Street
Richmond, 7020

tasmanrmp@tasman.govt.nz

Dear Pam,

Plan Change 74 – Rezoning of Special Housing Areas (SHAs): Submission on behalf of Mr. & Mrs. Sherlock

Please find attached a submission from Mr. & Mrs. Sherlock, landowners of 25 McShane Road in respect of Plan Change 74 – Rezoning of Special Housing Areas (SHAs). The following provides further information in relation to the submission by way of background information, the reason for the submission and the relief sought.

Plan Change

Plan Change 74 proposes to rezone land within Tasman District which has been approved and consented for development through the Special Housing Areas Act 2013 (“HASHAA”) for residential development. The rezoning will therefore more accurately reflect the actual approved land uses, in particular as subdivision and land use consent SH180022V2 & SH180019V2 are in the process of being given effect to.

The principle of the Plan Change is supported by the submitter. However, the submitter opposes part of the Plan Change which involves rezoning to Residential of an area of land (shown as Lot 1000 in Figure 2) as proposed through an amendment to planning maps 23, 57, 123 & 124 to rezone land currently zoned deferred light industrial / mixed business to Residential.

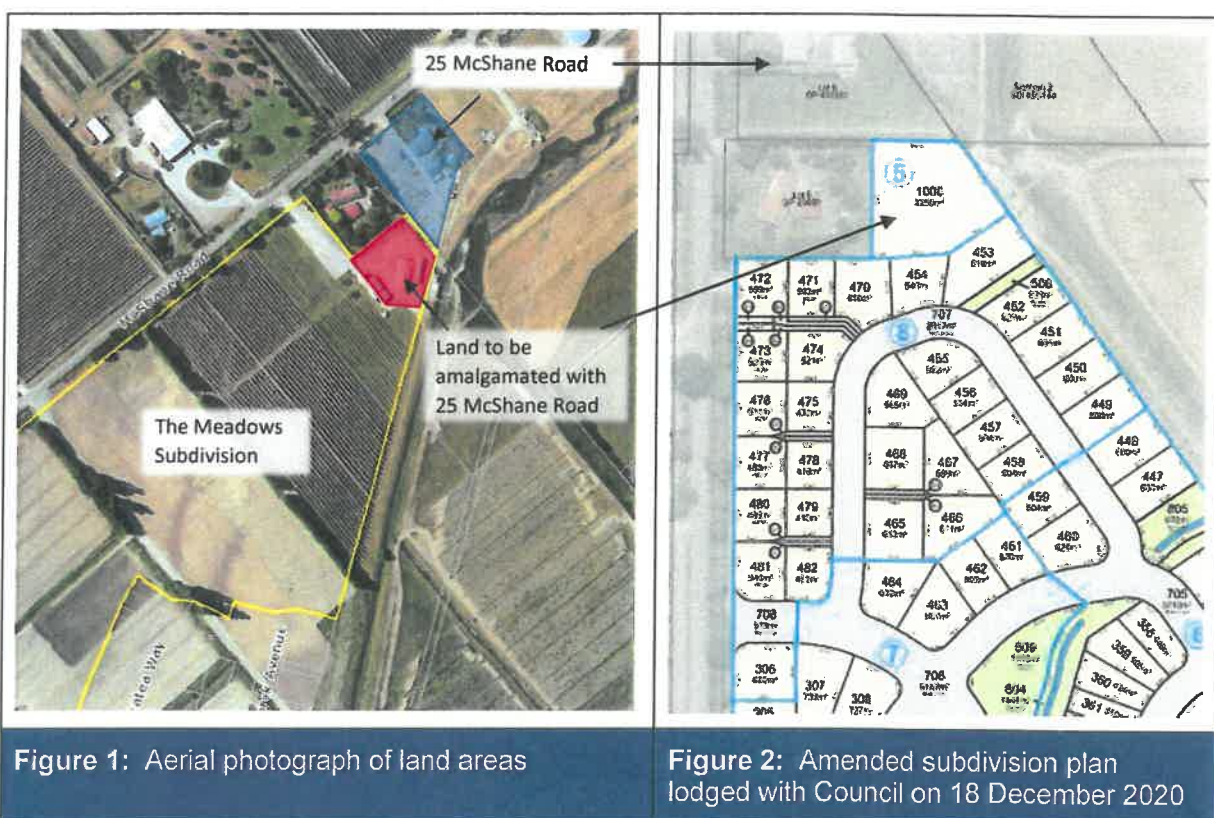
Background

The submitter currently owns and resides at 25 McShane Road (Lot 6 DP 470387) where they also operate a landscape and storage business. These activities are authorized by resource consents (RM150331V1 and RM170658) and are established and operational.

In 2020 the submitter entered into an agreement with Richmond West Development Company Ltd (RWDC) to purchase an area of land currently contained within 37 McShane Road (Lot 905 DP 552855). 37 McShane Road is being developed by RWDC as an approved residential subdivision under Special Housing Area consents SH180022 & SH180019 (and their subsequent variations). The area of land to be purchased by the submitter is shown in Figures 1 & 2 below. In November 2020 the submitter obtained

resource consent (RM200739) to undertake a storage activity on this piece of land in association with their existing storage operation at 25 McShane Road. A copy of that resource consent decision notice is appended.

On 18th December 2020 RWDC lodged an application with Council to vary SH180022V2 to amend the scheme plan to allow for the piece of land to be purchased by the submitter to be held in a single parcel, Lot 1000. A copy of the amended scheme plan is appended. A boundary adjustment application was also lodged at that time to seek amalgamation of Lot 1000 with Lot 6 DP 470387 (25 McShane Road) to facilitate use of the land as one entity. With access to the storage facility proposed to be through 25 McShane Road and the activities being associated with those existing activities at 25 McShane Road, a boundary adjustment to create a single title for these two parcels of land was deemed appropriate.



Reason for submission

The submitter, through their agent, contacted Council prior to the notification of Plan Change 74 regarding the future use of this piece of land. An acknowledgment of this contact is contained within Section 4.1 of the Section 32 assessment for Plan Change 74 in relation to Stakeholder / Community Engagement:

'One other issue was raised around the north-western corner of the Meadows site which may not be developed for residential purposes. This request has not been included in the Plan Change due to the new titles for this area not yet being available. In addition, the Plan Change is only

*amending sites where resource consents have been approved. Currently there is no approval for the proposed subdivision of the north western corner of the Meadows site separate from the remainder of the site.*¹

As noted above the submitter has now obtained resource consent to undertake an industrial activity, storage, on this land (Lot 1000) and has applied for a subdivision consent to separate this land from the remainder of the site. This application has been accepted by Council and is currently being processed. However, the principal of using this land for an industrial activity has been accepted by Council through the grant of resource consent RM200739 and for this reason the rezoning of that area of land to residential is inappropriate considering the future land use. The submitter is in the process of giving effect to that land use consent and therefore opposes the proposed Residential rezoning of that area of land.

Relief sought

Whilst the submitter supports the general principle of the Plan Change in relation to the rezoning of The Meadows subdivision land at 37 McShane Road they oppose the rezoning of the north western corner of that site (as identified in Figure 1) to Residential. Specifically, the opposition is to **part** of the amendment to planning maps 23, 57, 123 & 124 to change land shown as Lot 1000 in Figure 2 from deferred Light Industrial / Mixed Business to Residential.

The future use of that area of land will be industrial by virtue of the land use activity authorized by RM200739, which is currently being given effect to by the submitter, and through the future amalgamation of that area of land into the Record of Title for 25 McShane Road (currently being considered by Council through SH180019V3 and associated boundary adjustment).

The specific relief sought by the submitter is the rezoning of the identified area of land (as shown as Lot 1000 on the attached subdivision plan and Figure 2) to deferred light industrial in keeping with the proposed zoning for the submitter's property, 25 McShane Road.

Summary

1. The submitter cannot gain an advantage in trade competition through this submission.
2. The submitter opposes the Plan Change in part.
3. The submitter seeks relief in the form of rezoning of Lot 1000 of SH180022V3 to deferred light industrial. 1

¹ Section 32 Evaluation Report: Proposed Plan Change 74: Rezoning of SHA page 24

If you have any queries about any matter relating to this submission please do not hesitate to contact me.

Yours sincerely,



Victoria Woodbridge
Landmark Life Limited
Resource Management Consultancy

Attachment 1 – Resource Consent RM200739

Attachment 2 – Subdivision Scheme Plan SH180022V3 currently being processed by Council

25 November 2020

Geoff & Sheree Sherlock
C/- Landmark Lile Limited
PO Box 343
Nelson 7040

Dear Geoff and Sheree

Decision on Non-Notified Resource Consent Application RM200739 – Land use consent to undertake a commercial and industrial activity (storage units and outdoor storage), alteration of a building within 10 metres of an indicative reserve within the Rural 1 Deferred Light Industrial and Mixed Business Zones and no direct legal access and parking shortfall at 37 McShane Road, Richmond

Your application for resource consent has been granted. A copy of the Council's decision is attached. Please carefully read the conditions that have been attached to the consent and feel free to contact me if you have any questions about your consent or its conditions. My contact details are listed at the top of this letter.

Here are some matters that I need to highlight for you.

Section 357A of the Resource Management Act 1991 ("the Act") provides you with the right to lodge an objection with the Council against this decision including any of the conditions. Objections must be made in writing setting out the reasons for the objection together with a deposit fee of \$320.00 (GST inclusive), and must be lodged here within 15 working days of receiving this letter.

The final cost of processing your application has not been calculated yet. If the final cost exceeds the deposit already paid, then as we previously advised, you will be invoiced separately for the additional cost. If the final cost is less than the deposit already paid, then you will receive a refund. Where the costs are equal to the deposit already paid, no further action is required. You will receive a letter shortly about the final costs of processing your application.

Under Section 125 of the Act, your consent will lapse in 5 years unless you have given effect to it before then.

Yours sincerely



Tina Carlson-McColl
Consent Planner, Land

RESOURCE CONSENT DECISION

Resource consent number: RM200739

Pursuant to Section 104B of the Resource Management Act 1991 ("the Act"), the Tasman District Council ("the Council") hereby grants resource consent to:

Geoff Sherlock and Sheree Ann Sherlock
 (hereinafter referred to as "the Consent Holder")

Activity authorised: Land use consent to undertake a commercial and industrial activity (storage units and outdoor storage), alteration of a building within 10 metres of an indicative reserve within the Rural 1 Deferred Light Industrial and Mixed Business Zones and no direct legal access and parking shortfall.

Location details:

Address of property: 37 McShane Road and 25 McShane Road, Richmond
 Legal description: Lot 900 DP 546058 and Lot 6 DP 470387
 Record of title: 928728 and 636071
 Valuation number: 1957016019 and 1957015205
 Co-ordinates: Easting: 1614116.59 Northing: 5424645.43 (NZTM)

Pursuant to Sections 108 and 108AA of the Act, this consent is issued subject to the following conditions:

CONDITIONS

General

- 1 The activity shall be in accordance with the application submitted, as shown on the approved plans marked Plan A RM200739 dated 25 November 2020. Where there is any apparent conflict between the information provided with the application and any condition of this consent, the conditions shall prevail.

Noise

- 2 Noise generated by the activity when measured at or within the notional boundary of any dwelling in a Rural 1 Zone (other than any dwelling on the site from which the noise is being generated), Rural Industrial, Light Industrial, Mixed Business, or at or within the boundary of any site within a Residential Zone, does not exceed:

	Day	Night
L ^{eq}	55 dBA	40 dBA
L _{max}		70 dBA

Noise must be measured and assessed in accordance with the provisions of NZS 6801:2008 *Acoustics – Measurement of Environmental Sound* and NZS 6802:2008 *Acoustics – Environmental Noise*.

Lighting

- 3 Any site lighting shall be directed onto the site and shall not spill onto, or adversely impact on any public places or adjacent dwellings. The applicant shall provide a lighting plan prior to the commencement of the activity to the Team Leader - Monitoring & Enforcement to demonstrate compliance with the condition.

Cladding and Colour

- 4 Metal cladding, roofing or any fences shall be painted or otherwise coated with a non-reflective finish.

The exterior of the building shall be finished in the following colours:

Part of Building	Finish Material	Colour
Roof	Colorsteel	Gull grey
Walls/Doors	Colorsteel	Soft grey/ Ironsand

This condition is imposed to ensure the building colour and finish materials are recessive and merge into, rather than stand out from, the surrounding landscape.

The Consent Holder may use alternative colours provided the prior written approval of the Council has been obtained. In this case, prior to applying for building consent the Consent Holder shall submit to Council's Consent Planner, Richmond for approval the finish materials and colour for all exterior parts of the building.

The following information for each part of the building (including the roof, walls, joinery, decking, water tanks and any other exterior structures as applicable) is required to be submitted:

- (a) finish material;
- (b) manufacturer;
- (c) colour;
- (d) reflectance value (for paint finish);
- (e) a sample colour chip.

Advice Note:

Contact Council's duty planner for further information on approved hue ranges. As a guide, the Council will generally approve painted roof colours with a reflectance value of $\leq 25\%$ and painted wall colours with a reflectance value of $\leq 50\%$.

Landscaping

- 5 Amenity planting along the south-east boundary adjoining Borck Creek reserve as shown in the attached Plan A RM200739 dated 25 November 2020 shall consist of a planting strip of a minimum of 2 metres in width, with planting at 1.5 metre spacing utilising 30 plants as specified on the supplied Landscaping Plan. The planting shall contain trees and a hedge and shall include mature plants that provide screening upon establishment and shall consist of species that, at maturity, provide a solid screen to a height of at least 2 metres. Planting shall be managed to generally screen the activity from the Borck Creek greenway.

- 6 All landscape planting required by Condition 5 shall be implemented within the first planting season (May-November) following the commencement of the activity.
- 7 Photographic evidence of the completion of the landscape planting in Condition 6 shall be provided to Council's Team Leader - Monitoring & Enforcement within 2 weeks of the implementation.
- 8 All landscape planting shall be maintained for the duration of the activity on the site and any dead, damaged or diseased plants shall be replaced with the same or similar species or the same height and maturity.
- 9 No later than 6 months following the grant of consent the Consent Holder shall enter into a cash bond of \$2,000.00 with the Council to ensure all landscape plantings are successfully established on-site. The bond shall be refundable at the end of a 3 year period if all landscaping required by Condition 5 of this consent has been successfully established. If establishment has not been successful, the bond shall be retained until such time as the Team Leader - Monitoring & Enforcement is satisfied that the plantings are established.

The bond is to be prepared by the Consent Holder's solicitor and be submitted to the Team Leader - Monitoring & Enforcement for approval.
- 10 Fencing along the rear property boundary adjoining Borck Creek shall be a maximum height of 1.8 metres and consist of a wire fence.

Outdoor Storage Screening

- 11 The Consent Holder shall screen outdoor storage areas from the adjoining site to the north-west being Lot 5 DP20409 and any other adjoining private property (apart from Lot 6 DP 470387) with a solid wall or fence 1.8 metres high.

Advice Note:

Additional screening towards the Special Housing Area (authorised by SH180019) is not required based on the provision of the 2 metre high acoustic fence as shown on Plan A RM200739 dated 25 November 2020. Should this consent not be given effect to screening will be required along the south-western application site edge.

Hours of Operation

- 12 The storage activity shall operate between the hours of 7.30 am until 6.30 pm Monday to Sunday, however from 1 December until 31 March the activity shall operate between the hours of 7.30 am until 9.30 pm Monday to Sunday.

Access

- 13 The activity authorised by this consent shall use the existing vehicle access from 25 McShane Road, which also serves the existing storage activity on the property as authorised by RM170658, as shown on attached Plan A RM200739 dated 25 November 2020.

Advice Note:

The Consent Holder shall upgrade the vehicle crossing access as per Condition 11 of RM170658 prior to the commencement of the activity.

- 14 The registered proprietor of the land referred to in this application as Record of Title 636071 (Lot 6 DP 470387) shall register a covenant in favour of the Consent

Authority made pursuant to Section 108(2)(d) of the Resource Management Act 1991. Evidence of the successful registration of this covenant shall be presented to the Team Leader - Monitoring & Enforcement prior to the activity commencing on the site.

The operative part of the covenant shall state:

Record of Title 636071 shall be encumbered so that the access from McShane Road into that title is always available to provide access to the application site area defined by resource consent RM200739 Plan A dated 25 November 2020 whilst the activity authorised by RM200739 is undertaken. The registered proprietor of RT 636071 shall hereafter ensure that all access, car parks and loading bays remain in accordance with resource consent RM200739 Plan A dated 25 November 2020.

The Consent Holder shall meet all costs of the preparation, execution and registration of the covenant.

Advice Notes:

- (i) The above condition will ensure vehicle access and car parking areas that are located on two separate titles continue to be provided while the activity is present on the application site area. Should the application site area and the land referred to in this application as Record of Title 636071 become the one site (as per TRMP definitions) the encumbrance is no longer deemed necessary.
- (ii) This condition has been volunteered by the applicant.

Financial Contributions

- 15 The Consent Holder shall, no later than the time of within 6 months of the commencement of the activity, provide verifiable information of the value of the building alterations to the Council's Team Leader - Monitoring & Enforcement and pay a financial contribution to the Council if one has not already been paid. The amount of the financial contribution shall be assessed as a percentage of the value of the building works in accordance with the following:

Financial Contribution – Building	
Component	Contribution
Building Consent (\$0 to \$50,000 value)	0%
Building Consent (\$50,001 to \$200,000 value)	0.5%
Building Consent (above \$200,001 value)	0.25%
Notes:	
(1) The financial contribution is GST inclusive.	
(2) The building consent value is GST exclusive.	
(3) The contribution due on a building should be identified separately from other contributions set for any resource consent for an activity that includes buildings.	
(4) The financial contribution shall be determined by taking the total estimated value of the work required for a building consent and applying each component identified in the table to that value and the contribution is the sum of the components.	

Review

4201

- 16 Pursuant to Section 128(1)(a) of the Resource Management Act 1991, the Consent Authority may review any conditions of the consent at any time within 1 year of the date of issue of the resource consent for the activity and thereafter within 1 month of the anniversary of the date of this consent to deal with any adverse effect on the environment relating to any adverse effect on the environment including amenity along Borck Creek, dust, traffic, and/or noise which may arise from the exercise of the consent.

ADVICE NOTES

Council Regulations

- 1 This is not a building consent and the Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

Other Tasman Resource Management Plan Provisions

- 2 This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
1) comply with all the criteria of a relevant permitted activity rule in the Tasman Resource Management Plan (TRMP); 2) be allowed by the Resource Management Act; or 3) be authorised by a separate resource consent.

Consent Holder

- 3 This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents "attach to the land" and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "Consent Holder" in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent as there may be conditions that are required to be complied with on an ongoing basis.

Development Contributions

- 4 The Consent Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Plan (LTP). The amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid.

Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

Monitoring

- 5 Monitoring of this resource consent will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Consent Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.

Cultural Heritage

- 6 Council draws your attention to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014. In the event of discovering an archaeological find during the earthworks (eg, shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) you are required under the Heritage New Zealand Pouhere Taonga Act 2014 to cease the works immediately until, or unless, authority is obtained from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

Interests Registered on Property Title

- 7 The Consent Holder should note that this resource consent does not override any registered interest on the property title.

REASONS FOR THE DECISION

Proposed Activity

The greater site at 37 McShane Road is 10.9 hectares and primarily zoned Rural 1 Deferred Light Industrial Zone but with Rural 1 Deferred Mixed Business Zone extending into the site along the south-eastern boundary with Borck Creek, together with an Indicative Reserve area. The site is within the Richmond West Development Area and Land Disturbance Area 1 and forms part of the Special Housing Area known as the Meadows. It is authorised for residential subdivision and development under SH180019V1 and SH180022V1.

The proposed activity is to extend the existing commercial storage operation authorised by RM170658 on the adjoining property at 25 McShane Road to incorporate the north-eastern corner of the 37 McShane Road site, being approximately 2200 square metres in area.

The application site is split by the boundary of the Rural 1 Zone Deferred Light Industrial and Mixed Business Zones, with an Indicative Reserve extending over the area being Deferred Mixed Business Zone. The application site adjoins Borck Creek to the south-east, which is the purpose of the indicative reserve overlay, and which is also designated for the purpose of local reserve, stormwater and recreation (Designation D247).

The proposed storage activity is intended to incorporate indoor storage in an existing rural shed structure, which will remain on the site but altered to facilitate the change of use, but not extended, and outdoor storage. The outdoor storage will be distinct areas used for companies or individuals to store trade / building equipment, machinery or supplies as required. Each area will be fenced off and fully secure but will not contain any new buildings. Outdoor space will also be provided for storage of vehicles (boats, caravans, motorhomes and cars). The access to the site is proposed to be via the applicant's property at 25 McShane Road and no additional on-site parking spaces for the activity (apart from storage of vehicles) is intended to be provided.

The site at 25 McShane Road is currently developed with a residential dwelling, landscape supply business (approved under consent RM150331V1) and storage business (approved under consent RM170658). As part of establishing the storage operation a condition of consent was to upgrade the site access to be of sufficient width and formation standard to meet TRMP standards. The access is currently in the process of being upgraded.

Tasman Resource Management Plan ("TRMP") Zoning, Area, and Rules Affected

According to the TRMP the following apply to the subject property:

Zoning: Rural 1 deferred Mixed Business Zone; Rural 1 deferred Light Industrial Zone
 Areas: Richmond West Development Area, Indicative Reserve Area, Land Disturbance Area 1

The activity authorised by this resource consent does not comply with Permitted Activity Rules:

- 17.5.2.1(a)(i) industrial activity in the Rural 1 Zone;
- 17.5.2.1(a)(vi) commercial activity in the Rural 1 Zone;
- 17.5.3.1(a) alteration of a building within 10 metres of an indicative reserve in Richmond West;
- 16.2.2.2(c) legal road access;
- 16.2.2.3(c) on-site parking; and

is deemed to be a Restricted Discretionary Activity in accordance with Rules 17.5.3.3 and 16.2.2.6 and overall a Discretionary Activity in accordance with 17.5.2.9 of the TRMP.

The overall status of the application is assessed as a Discretionary Activity.

Principal Issues (Actual and Potential Effects on the Environment)

The principal issues associated with the proposed activity involve the actual and potential effects on the environment. For this application these were:

- (a) Deferred zone;
- (b) Character and amenity effects;
- (c) Effects on Borck Creek reserve;
- (d) On-site services access and traffic effects.

I consider that the application is able to be granted for the following reasons:

(a) **Deferred Zone**

In the assessment of the previous application RM170658 more weighting was placed on the Light Industrial Zone as proposed Plan Change 37 sought to remove the Deferred Mixed Business Zone from the site and the future zoning to be Light Industrial. The proposed plan change has since been withdrawn.

Although the zoning of the application site remains Rural 1 Deferred Light Industrial and Mixed Business Zones, Council's Senior Policy Planner has advised the recommendation to Council will be to not uplift the deferral, because of the Special Housing Area it is considered that the Light Industrial zoning is no longer appropriate. The Special Housing Area is intended to be rezoned Residential Zone in future, although this plan change has not yet been notified. Given that the deferral is not intended to be uplifted and the plan change has not been notified, it is considered most appropriate to give the underlying zone more weight in the assessment than for the previous application, but to have regard to the receiving environment in which the light industrial activity at 25 McShane Road is lawfully established and the residential development is consented.

(b) **Character and amenity effects**

4201

The rural character of the area has been permanently altered with the introduction of the Special Housing Areas in the Richmond West Development Area, and very little in the way of rural productive activities remain on the south-east side of McShane Road. The application site and greater site are authorised for residential development, and the residential development is proposed to extend directly up to the application site. The ground levels are intended to be raised by approximately 0.5 -0.7 metres for the residential development, and along this activity boundary a 2 metre high acoustic fence will be constructed on top of the retaining wall. The ground level difference in combination with the height and noise reduction qualities of the acoustic fence will limit the visibility of the proposed storage activity and potential adverse amenity effects.

The proposed activity is just storage and will not include any works being undertaken on the site, the only anticipated noise will be from the loading and unloading of goods from the outdoor storage areas and the sounds of cars entering and exiting the sites. The proposed activity is therefore not inherently noisy, in particular as far as industrial activities goes, and is proposed to comply with permitted activity noise levels. Potential amenity effects in relation to the adjoining residential activities is intended to be mitigated through limiting hours of operation, lighting spill and noise, as well as screening. Few physical changes to the site are proposed and no new buildings. The existing storage and landscaping activities at 25 McShane Road are an established part of the receiving environment and the applicant has volunteered that the conditions of consent for the existing storage activity to control amenity effects as authorised by RM170658 would be continued as an extension of that activity, and the effects of the interface with the residential activity are no different than what is already consented. For the above reasons, it is considered that amenity effects can be controlled to be no more than minor.

(c) **Effects on Borck Creek Reserve**

The application site adjoins the Borck Creek Reserve, which is the only publicly visible vantage point of the proposed activity. The existing farm shed structure on the site that is located within 10 metres of the reserve boundary (and on the indicative reserve as shown on the planning maps) is proposed to remain, but will be altered to facilitate the proposed indoor storage activity. The external alterations to the building will be with non-reflective cladding materials and recessive colours, of similar appearance to the existing building at 25 McShane Road, and have been included as a condition in this consent. Although light industrial activities generally are no longer considered appropriate for the area as the receiving environment has changed, the existing activity is already established and has to be viewed in that context. The applicant is proposing to erect a 1.8 metre permeable fence along the boundary with 2 metre landscape strip with dense planting behind to screen the site and activity from public view from Borck Creek. The fence and plantings are an extension of what has previously been authorised for the development at 25 McShane Road.

Council's Reserves Planner has reviewed the application information and considers that permeable fencing and a 2 metre wide landscaping buffer strip is appropriate as a continuation of the adjoining site and previous consented activity. A well-established 2 metre wide planting area will provide sufficient width for more diverse planting and in the longer term will protect the root zones and plantings from vehicle movements and other activities on the site. However, as the previous landscaping that has been planted as a condition of RM170658 does not some years later provide effective screening, a bond for a 3 year period has been imposed as a condition of

consent to ensure that the planting conditioned in this consent is properly established. This was recommended by the Council's Reserves Planner and I accept her advice.

Financial contributions in relation to reserves and community services are required in accordance with TRMP Section 16.5. However, Council's Reserves Planner has advised that in this case a formal valuer's report is not required and that the consent holder can instead be required to provide details of the value of the work for the financial contributions to be calculated based on, and I accept her advice.

(d) On-site services access and traffic effects

Few physical changes are proposed to the site, no new buildings are proposed and the site is not proposed to be sealed or filled. An existing shed located on the edge of the application site will be removed as the adjoining sites are prepared for residential development. The proposed activity is not reliant on connection in to Council wastewater or water reticulation. According to the applicant the existing shed is approximately 300 square metres in area and was constructed in the late 1990s, with approximately two-thirds of the roof area going to on-site soak pits and one-third discharges to Borck Creek. No change to the building coverage or site coverage or stormwater discharges are proposed. The existing storage unit building at 25 McShane Road discharges to Borck Creek as per the detail provided for building consent BC171090.

The existing access to 25 McShane Road is in the process of being upgraded as per condition of consent RM170658 to be 8 metres wide and sealed for a 10 metre length from the road edge, no further works to the crossing are intended to be undertaken. The application site does not have legal access and the applicant is intending in the long-term that the sites will be amalgamated, however, until that is the case, the applicant volunteers an encumbrance to be registered on the title for 25 McShane Road (Lot 6 DP 470387) to require that the access be made available at all times for the storage activity to provide certainty around the provision of legal access.

No additional on-site parking is intended to be provided for the activity and the applicant anticipates traffic movement to be low. Each outdoor storage area may generate around two vehicle movements (one in and one out) per day during the working week, although there may be times when this is slightly increased or times when levels are lower. Similarly, it is expected that parking demand will be low and that sufficient parking is already provided to meet the needs of the activity at 25 McShane Road. Moreover, the National Policy Statement Urban Development 2020 directs councils to remove parking requirements from their District Plans over the next 18 months. Given that the expected increase in traffic volume and parking demand will generally be low, and there is no on-street parking available along McShane Road, the effects of a parking shortfall will primarily be an effect internal to the site and activity.

Council's Development Engineer has reviewed the application information and is satisfied with the access being upgraded and the legal encumbrance to provide for legal access. He accepts no new stormwater discharges to Borck Creek, but since no changes are proposed to the stormwater discharges from the site, he accepts these as existing, and I accept his advice.

Relevant Statutory Provisions

In considering this application, I had regard to the matters outlined in Section 104 of the Act. In particular, I had regard to the relevant provisions of the following planning documents:

- (a) the Tasman Regional Policy Statement (TRPS);

- (b) the Tasman Resource Management Plan (TRMP);
- (c) National Policy Statement Urban Development (NPSUD).

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Most of the objectives and policies contained within the TRPS are mirrored in the TRMP. The activity is considered to be consistent with the relevant objectives and policies contained in Chapters 5 (Site Amenity Effects), 6 (Urban Environment Effects), 7 (Rural Environment Effects), 11 (Land Transport Effects) and 14 (Reserves and Open Space) of the TRMP.


Part II Matters

I have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act and it is considered that granting this resource consent achieves the purpose of the Act as presented in Section 5.

Notification and Affected Parties

The adverse environmental effects of the activity are considered to be no more than minor. The Council's Resource Consents Manager has, under the authority delegated to him, decided that the provisions of Section 95 of the Act have been met and therefore the application has been processed without notification.

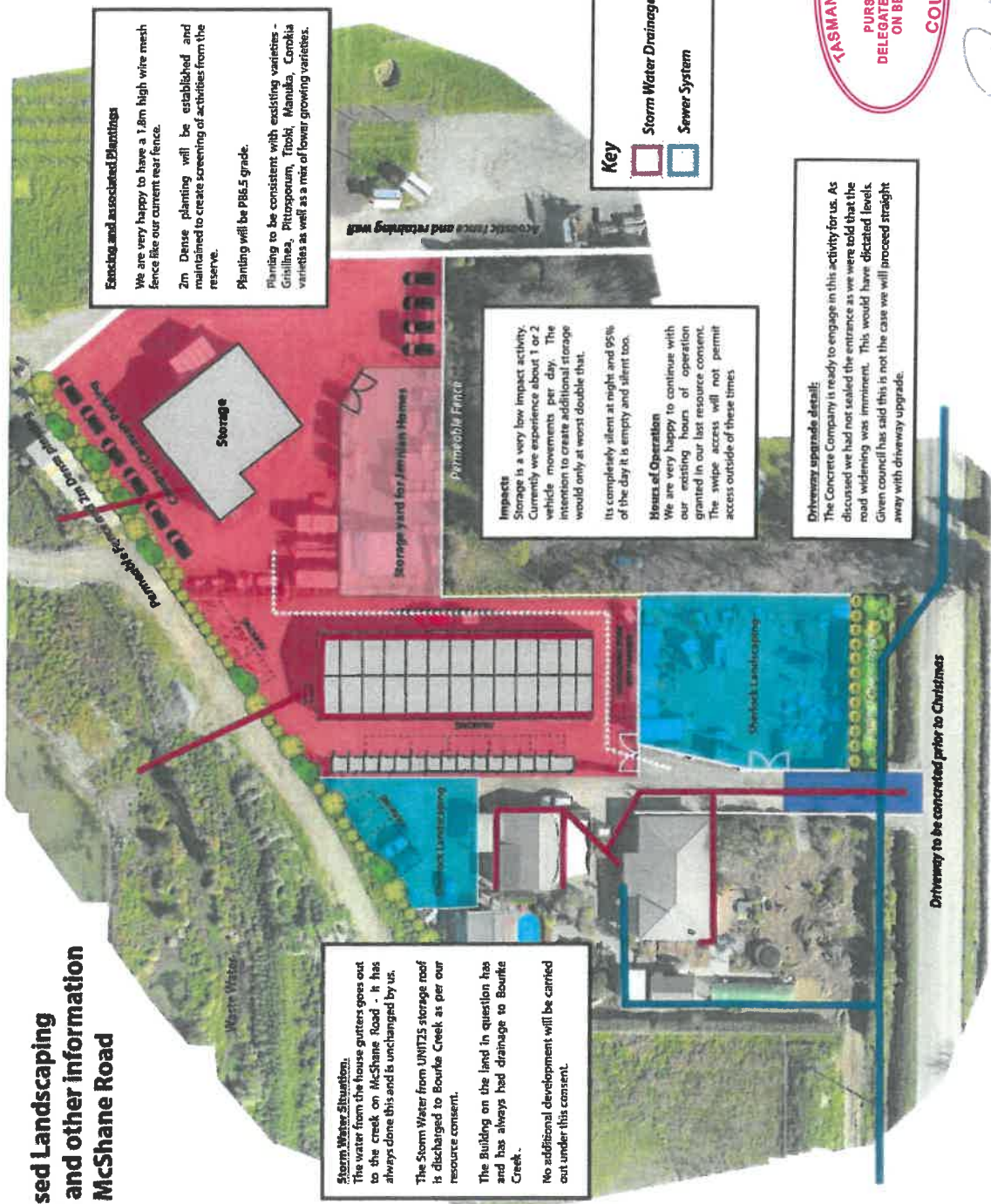
This consent is granted on 25 November 2020 under delegated authority from the Tasman District Council by:



Tina Carlson-McColl
Consent Planner, Land



Proposed Landscaping Detail and other information for 25 McShane Road



Fencing and associated Plantings
We are very happy to have a 1.8m high wire mesh fence like our current rear fence.
2m Dense planting will be established and maintained to create screening of activities from the reserve.
Planting will be PBE.5 grade.
Planting to be consistent with existing varieties - Griselinia, Pittosporum, Tiboki, Mamula, Corokia varieties as well as a mix of lower growing varieties.

Storm Water Situation.
The water from the house gutters goes out to the creek on McShane Road - it has always done this and is unchanged by us.
The Storm Water from UNIT175 storage roof is discharged to Bourke Creek as per our resource consent.
The Building on the land in question has and has always had drainage to Bourke Creek.
No additional development will be carried out under this consent.

Impacts
Storage is a very low impact activity. Currently we experience about 1 or 2 vehicle movements per day. The intention to create additional storage would only at worst double that.
It's completely silent at night and 95% of the day it is empty and silent too.
Hours of Operation
We are very happy to continue with our existing hours of operation granted in our last resource consent. The swipe access will not permit access outside of these times

Key

- Storm Water Drainage
- Sewer System

Driveway upgrade detail:
The Concrete Company is ready to engage in this activity for us. As discussed we had not sealed the entrance as we were told that the road widening was imminent. This would have dictated levels. Given council has said this is not the case we will proceed straight away with driveway upgrade.

KASMAN DISTRICT
PURSUANT TO
DELEGATED AUTHORITY
ON BEHALF OF
COUNCIL

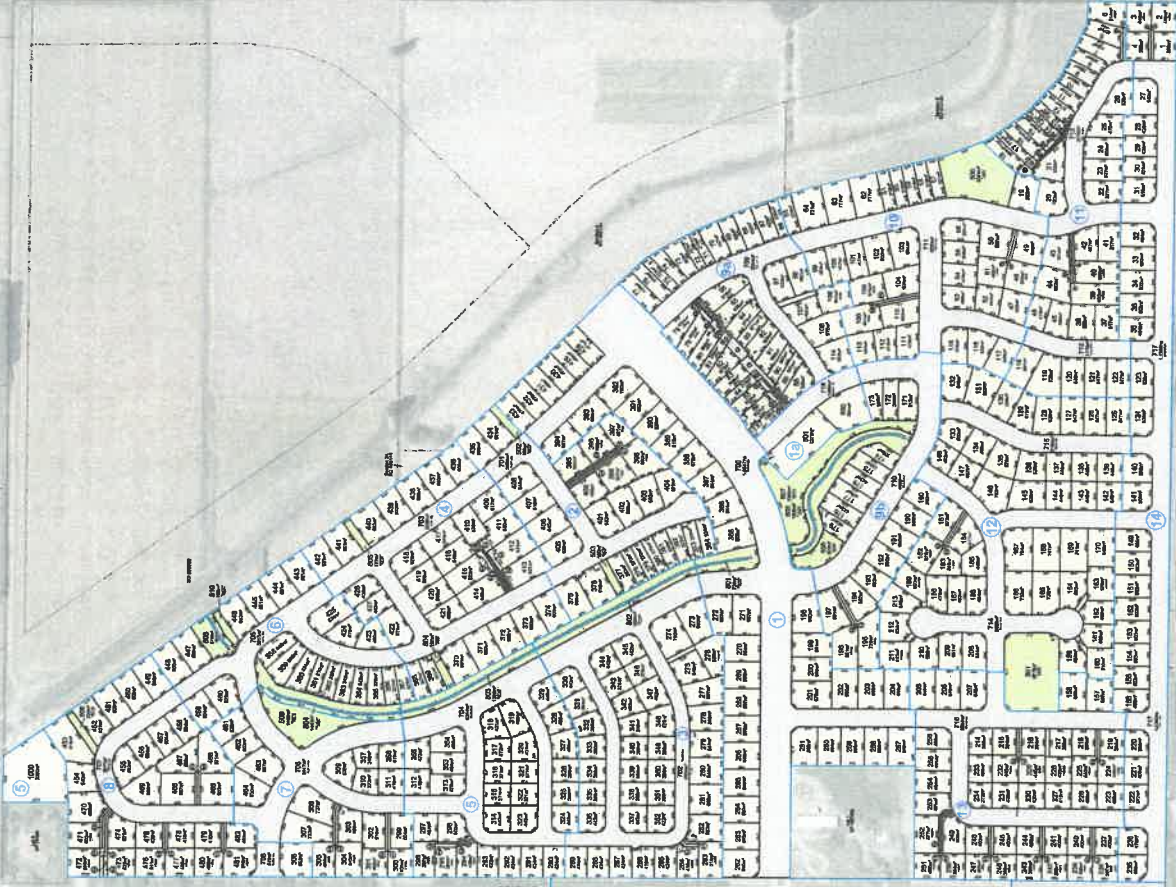
R. L. J. Jell

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Contractor to locate all existing services & verify all dimensions before commencing work

4201



CAD ref.: 37455 - Schema Plan (07/21/16).dwg

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11550 University Avenue, Suite 200
Edmonton, Alberta T6E 3L1
www.davisogilvie.com

The meadows
where life is better

Proposed Subdivision of Lot 2 DP 467493 and Sections 9, 12, 13 and 16 SO 455144
The Meadows - Overall Development

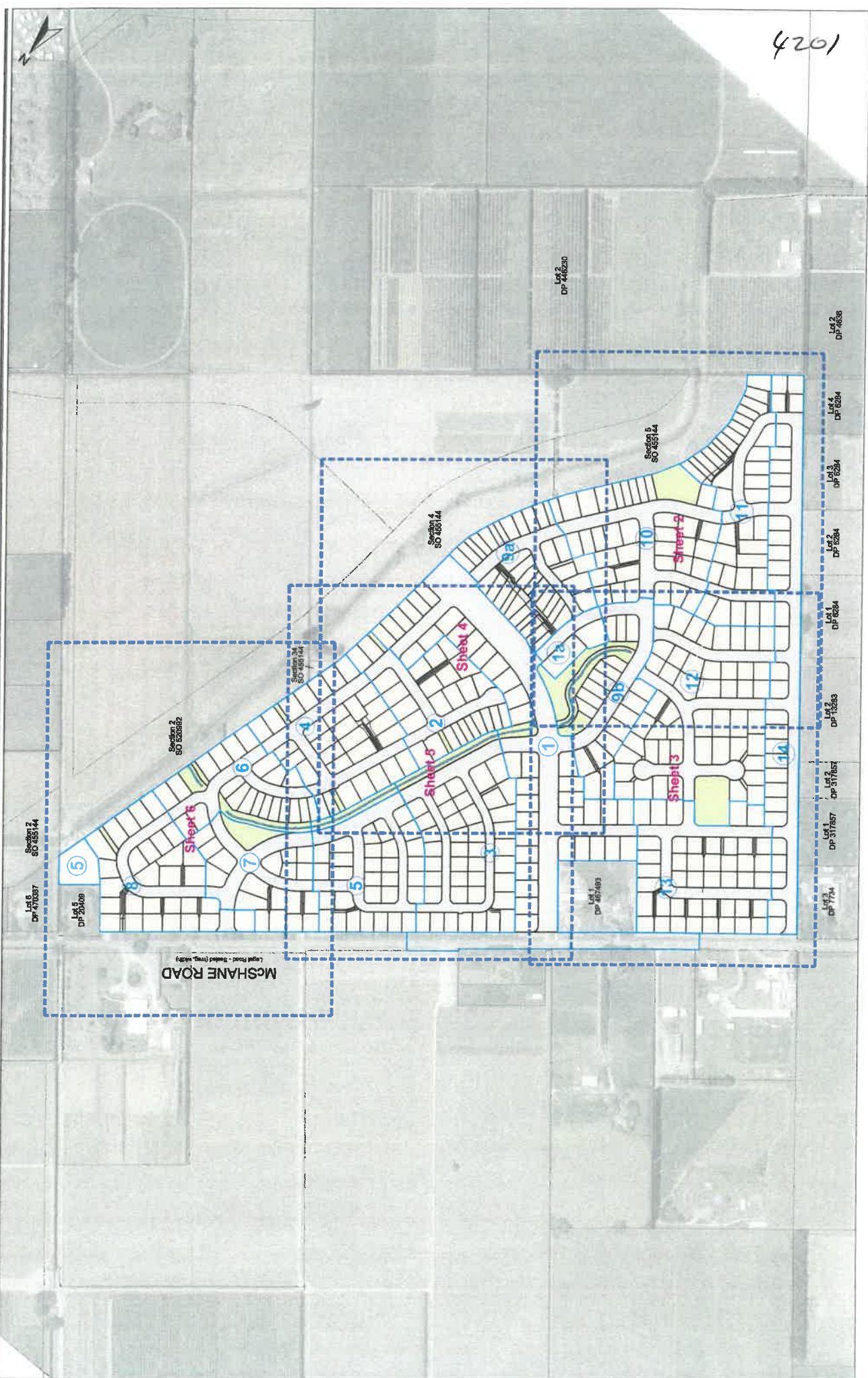
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Design: RB/BL
Scale: A1
1:2000

Client: RB
File: 16101

Issue: 3/17

RB / approved



GAD ref: 37435- Scheme Plan (201214).dwn

CAD ref: 37435- Scheme Plan (201214).dwn

AD: 12/20 / Lot 1000 Added / issue / date / reason

RB / approved / dwg

BLURB BL / design / draw / OA check / issue / date / file

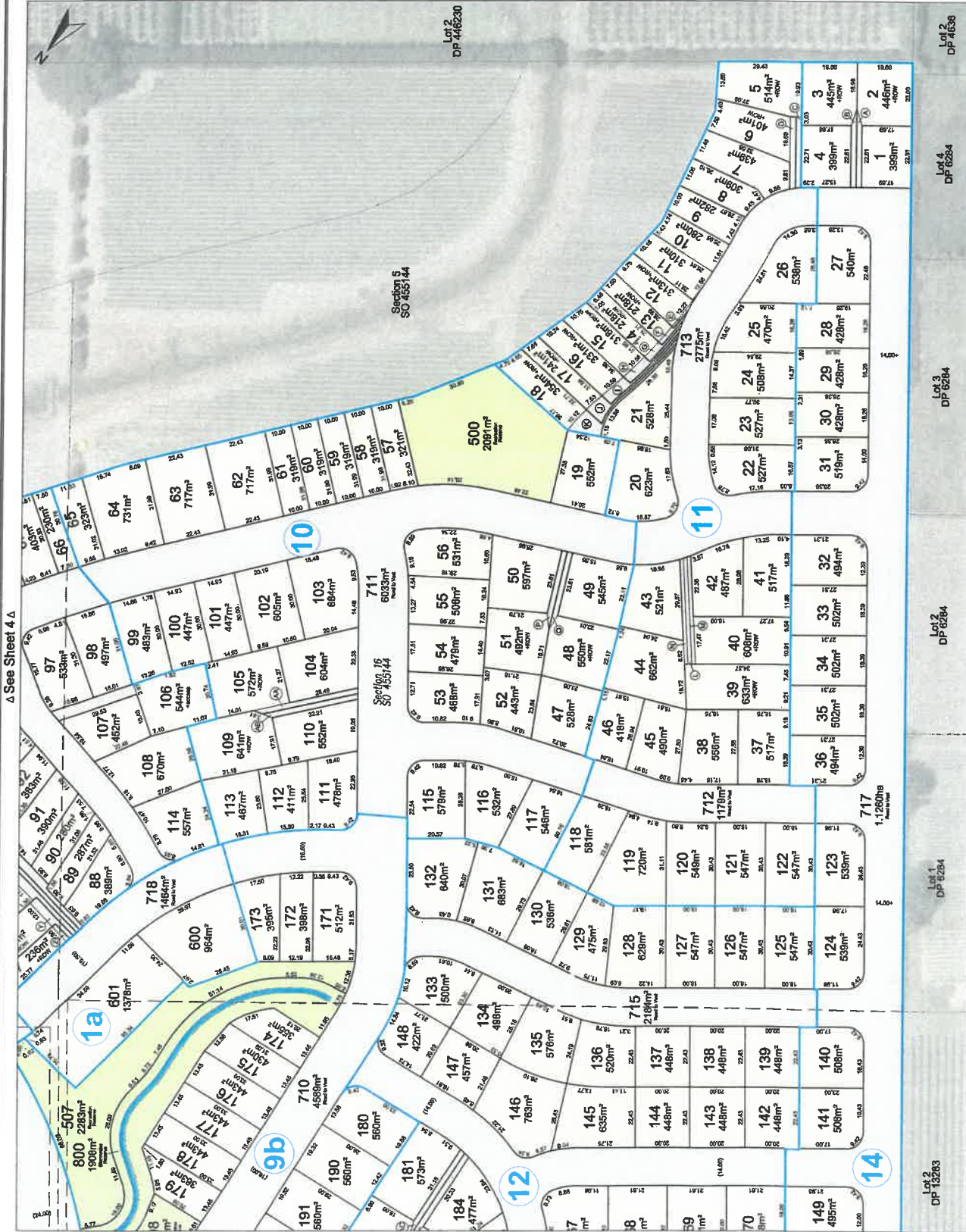
308 / 37435 / AD

1:3000 12/17 37435

Proposed Subdivision of Lot 2 DP 467493 and Sections 9, 12, 13 and 16 SO 455144
The Meadows - Overall Development (Sheet 1/6)

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110 Davis Street, Suite 200, West Perth, WA 6150
Direct: 0800 919 233 Email: info@do.com.au
www.do.com.au

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ENGINEERS / SURVEYORS / PLANNERS



91 McShane Road, Richmond, Nelson
 Section 12 SO 455144
 Part RT: 821356
 Area: 9.8353ha more or less
 Section 13 SO 455144
 RT: 821356
 Area: 3.1394ha more or less
 Lot 2 DP 467493
 RT: 636088
 Area: 9.5590ha more or less
 Section 16 SO 455144
 RT: 636088
 Area: 7.9625ha more or less
 37 McShane Road, Richmond, Nelson
 Section 9 SO 455144
 Part RT: 821356
 Area: 5.8167ha more or less
 Total Area: 36.3323ha more or less

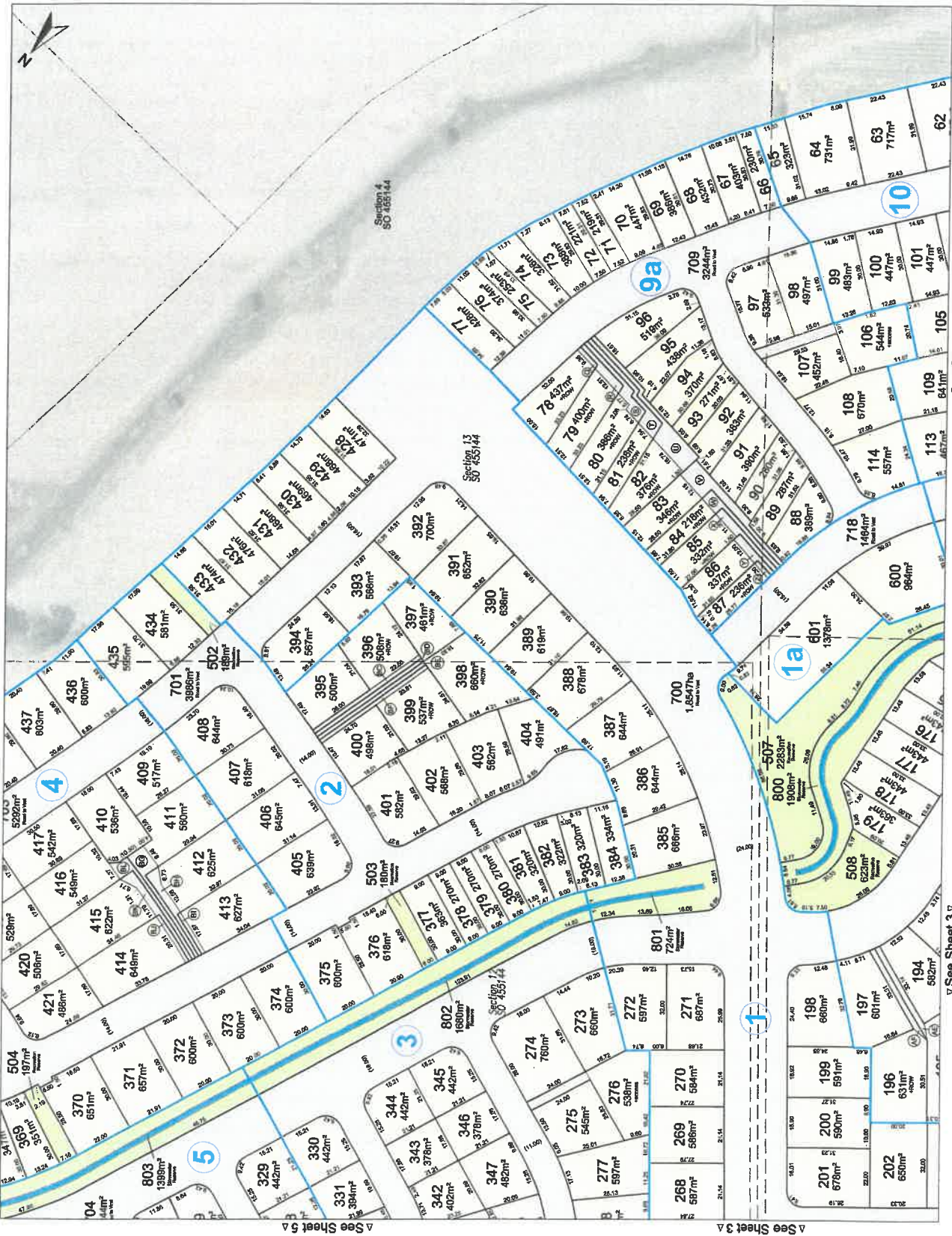
Sections 12-13 SO 455144 are subject to Consent Notice 396316.2 and Caveat 10838146.1. Section 16 SO 455144 and Lot 2 DP 467493 are subject to Consent Notices 396316.2 and 9608283.2, a right of way over part Lot 2 DP 467493 marked A, B and C on DP 467583 created by Easement Instrument 9606283.4 and Caveat 10838146.1. Section 9 SO 455144 is subject to Consent Notices 396316.2, 405074.2, Fencing Covenant in Transfer: 10803242.2 and Caveat 11039413.1.
 Easements created by Easement Instrument 9606283.4 to be cancelled.
 Areas, dimensions and boundaries are subject to final survey.
 A full assessment of easements* will be undertaken after any engineering is completed. This may result in additional easements.
 *See Sheets 3, 4 and 6 for easement schedules.
 Lots 500-510 are Recreation Reserves to be vested in Tasman District Council.
 Lots 700-718 are Roads to be vested in Tasman District Council.
 Lots 800-805 are Stormwater Reserve to be vested in Tasman District Council.
 There are no Lots 482-489, 511-599, 603-689, 719-799 or 806-889.
 Please note by way of Consent Notice Lots 235, 238, 239, 242, 243, 246, 247, 250, 251, 262, 283-286, 300, 301, 304-306, 481, 480, 487, 486, 473 and 472 are not to have access from McShane Road.

4201
 Scale 1:1000
 AD 12/20 Lot 1000 Added
 / issue / date / reason
 RB / approved /
 / design / draw / OA check / dwg
 BURB BL RB/TL 301 / issue
 / scale @A2 / date / file
 1:1000 12/17 37435 / AD

Proposed Subdivision of Lot 2 DP 467493 and Sections 9, 12, 13 and 16 SO 455144
 The Meadows - Overall Development (Sheet 2/6)

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 Davis Ogilvie Partners Limited
 11 Benson Avenue, Wellington, New Zealand 6110
 Office: 640 999 233 Email: info@do.co.nz
 www.do.co.nz
 CAD ref: 37435 - Scheme Plan P012143.dwg
 Lot 2 DP 13283
 Lot 1 DP 6264
 Lot 3 DP 6264
 Lot 4 DP 6264
 Lot 5 DP 6264
 Lot 6 DP 6264
 Lot 7 DP 6264
 Lot 8 DP 6264
 Lot 9 DP 6264
 Lot 10 DP 6264
 Lot 11 DP 6264
 Lot 12 DP 6264
 Lot 13 DP 6264
 Lot 14 DP 6264

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 Δ See Sheet 5 A



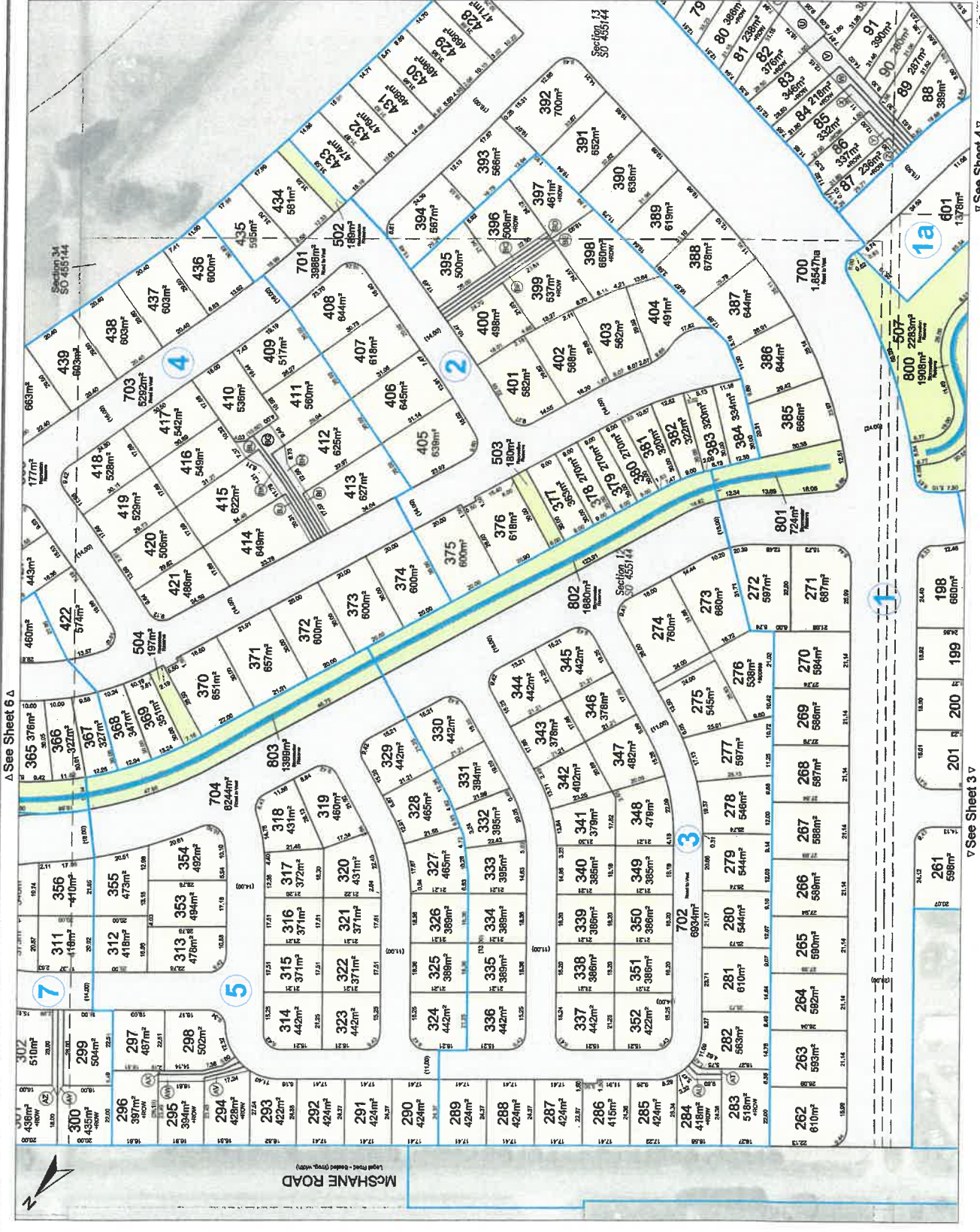
MEMORANDUM OF EASEMENTS		DOMINANT TENEMENT (BURDENED LAND)	SUBJECT TENEMENT (BURDENING LAND)	LOT NO (SHOWN/NOT SHOWN)	CHORUS
NATURE	RIGHT TO CONVEY TELECOMMUNICATIONS IN GROSSE				NEW ZEALAND
				2	A
				3	B
				5	C
				6	D
				12	E
				13	F
				14	G
				15	H
				16	I
				17	J
				18	K
				39	L
				40	M
				44	N
				48	O
				51	P
				78	Q
				79	R
				80	S
				81	T
				82	U
				83	V
				84	W
				85	X
				86	Y
				87	Z
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				225	AH
				226	AI
				229	AJ
				230	AK
				238	AL
				242	AM
				243	AN
				246	AO
				247	AP
				250	AQ
				251	AR
				252	AS
				283	AT
				284	AU
				294	AV
				295	AW
				296	AX
				300	AY
				301	AZ
				304	BA
				305	BB
				386	BC
				387	BD
				388	BE
				389	BF
				411	BG
				412	BH
				413	BI
				414	BJ
				415	BK
				416	BL
				488	BM
				467	BN
				471	BO
				472	BP
				473	BQ
				476	BR
				477	BS
				480	BT
				481	BU

See Sheet 3 A
 See Sheet 3 B
 See Sheet 3 C
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 See Sheet 3 BN
 See Sheet 3 BO
 See Sheet 3 BP
 See Sheet 3 BQ
 See Sheet 3 BR
 See Sheet 3 BS
 See Sheet 3 BT
 See Sheet 3 BU

AD 1220 / Lot 1000 Added
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 AD / issue / date / reason
 BL / draw / OK check / draw / OK check
 BL / issue / date / reason / issue / date / reason
 1:1000 12/17 37435 / AD
 303 / issue / date / reason
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Proposed Subdivision of Lot 2 DP 467493 and Sections 9, 12, 13 and 16 SO 455144
 The Meadows - Overall Development (Sheet 4/6)

do DAVIS OGILVIE
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 Wellington 6140
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 Email: info@davisogilvie.co.nz
 www.davisogilvie.co.nz



AD 1220 / issue / date
 Lot 1000 Added / reason / approved
 BL / design / drawn / O.A. check
 BLRB / issue / scale eA2 / file / file
 1:1000 / date / date / date
 12/17 / 37436 / AD

See Sheet 4 v

See Sheet 3 v

Proposed Subdivision of Lot 2 DP 467493 and Sections 9, 12, 13 and 16 SO 455144
The Meadows - Overall Development (Sheet 5/6)

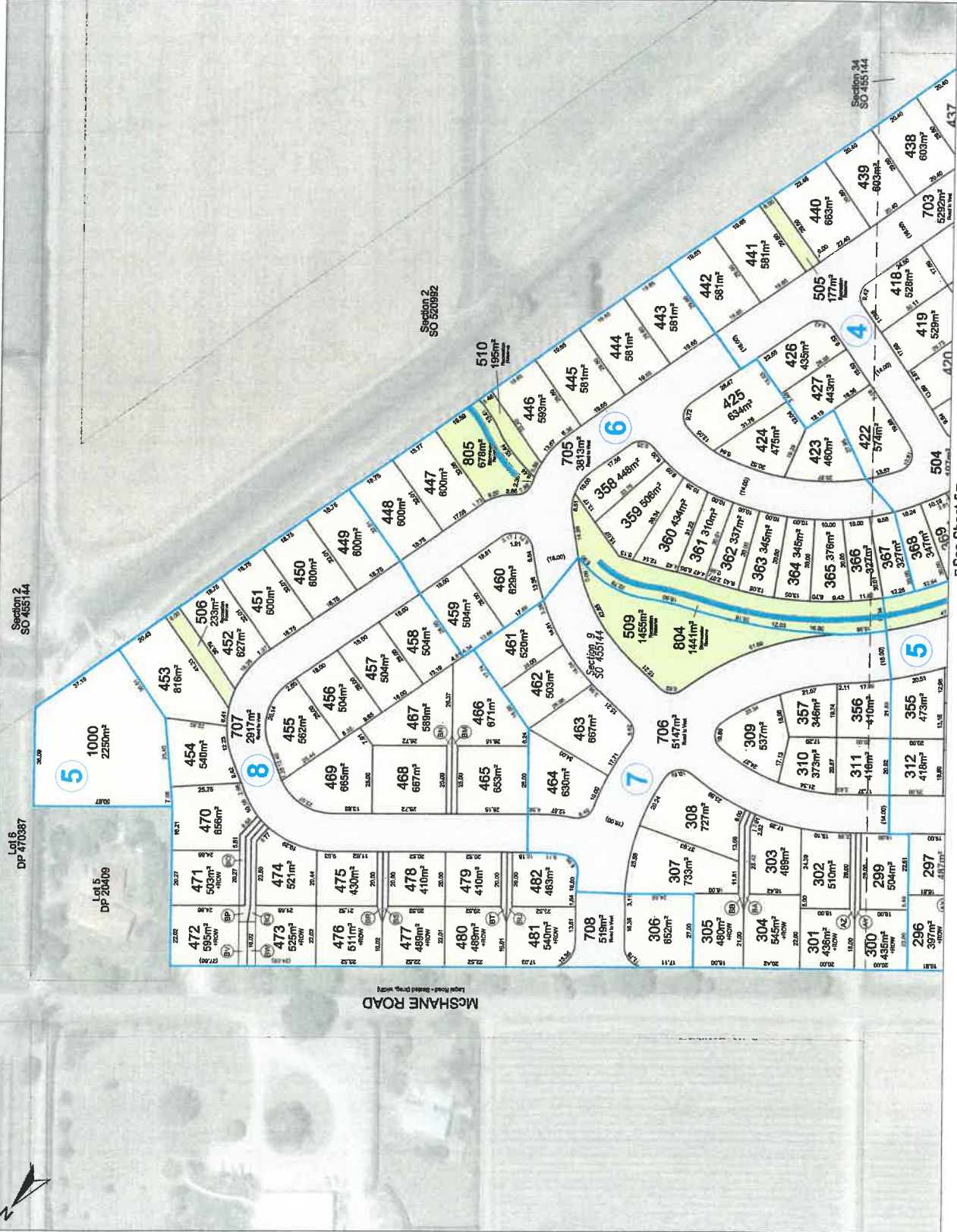
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 0800 999 533 Email: info@do.co.nz
 www.davisogilvie.co.nz

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MEMORANDUM OF EASEMENTS	
NATURE	SERVIENT TENEMENT (BURDENED LAND) / LOT NO (SHOWN)
RIGHT TO DRAIN STORMWATER IN GROSS	471 BO / 472 BV, BP / 473 BW, BO
DOMINANT TENEMENT (BENEFITED LAND) / TASMAR DISTRICT COUNCIL	

AMALGAMATION CONDITIONS	
That Lot 1000 and Lot 8 DP 470387 comprised in RT 636071 be held together and one Record of Title shall be issued to include both lots.	

**See Sheet 2 for scheme plan information



Scale 1:1000

0m 20m 40m 60m 80m

AD 12/20 Lot 1000 Added / issue / date / reason / approved / RB

1:1000 12/17 37435 / AD

BL / design / drawn / OA check / 305 / dwg

RB / TL / scale @ A2 / date / file / 37435 / issue

Proposed Subdivision of Lot 2 DP 467493 and Sections 9, 12, 13 and 16 SO 455144
The Meadows - Overall Development (Sheet 6/6)

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CAD ref: 37435 - Scheme Plan (201213).dwg

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RECEIVED
04 FEB 2021
TASMAN DISTRICT COUNCIL
TAKAKA SERVICE CENTRE

Submission on a Change to the Tasman Resource Management Plan (TRMP)

Note:

1. 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.
2. It is not mandatory to use either the cover or content sheet of this form, however your submission must be in writing and provide the necessary information as indicated on the form, e.g., what is supported or opposed, the reason why and the decision sought, contact details, etc.
3. Council cannot accept a submission that does not clearly indicate what a submitter wishes Council to do (i.e. Council makes a decision to refuse, amend or accept the changes). Please include specific recommendations if amendments are sought. Council also cannot accept a submission that does not relate specifically to the Plan Change. In these cases, the submission may be considered 'Out of Scope' and may not be considered further.

COVER SHEET

Return your submission by the advertised closing date to:
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
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OFFICE USE

Date received stamp:

RECEIVED
04 FEB 2021
TASMAN DISTRICT COUNCIL
TAKAKA SERVICE CENTRE

Initials: _____

Submitter No: 4202

Submitter Name: Mrs. JENNIFER TRELOAR
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

13 SANDRIDGE Tce.
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TAKAKA 7183

Phone: 03-525-7900

Fax: —

Email: jennygayt@gmail.com

Date: _____

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

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

Signed: J. G. Treloar
Signature of submitter (or person authorised to sign on behalf of submitter). NOTE: A signature is not required if you make your submission by electronic means.

IMPORTANT – Please state:

This submission relates to Change No.: 74

Change Title/Subject: REZONING OF SPECIAL HOUSING AREAS. - POHARA

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.

Could you gain an advantage in trade competition through this submission? (tick one) Yes No

If 'Yes' are you directly affected by an effect of the subject matter of this submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition?

(tick one) Yes No

Remember: Attach this Cover Sheet to as many Content Sheets as required.

05/19

Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

Continue on another Content Sheet, if required, and then attach the Cover Sheet to all Content Sheets.

Sheet No.

of

OFFICE USE Submitter Number

9202

The whole Plan Change (Please tick as applicable)

- I support the Plan Change and seek that the Council retains it in its entirety.
- I oppose the Plan Change and seek that the Council deletes it in its entirety.
- I support in part specific aspects/provisions of the Plan Change as indicated below.
- I oppose in part specific aspects/provisions of the Plan Change and seek amendments as indicated below.

OFFICE USE Submission No.

Parts of the Plan Change (Please list each provision number of the TRMP you wish to submit on, together with its corresponding submission point, as indicated below)

Plan provision or map number(s): <i>State each specific provision (topic) number as addressed in the Plan Change</i>	The aspect of the provisions I support or oppose, together with reasons, are: <i>State the nature of each submission point and indicate whether you:</i> <ul style="list-style-type: none"> • support or oppose the provision or wish to have it amended; and • the reasons for your view 	I seek that Council retains/deletes/replaces/amends the specific Plan Change provisions as follows: <i>For each submission point/provision number, state, specifically, what changes you would like to see.</i>
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Example:

17.5.3.1(ca)(iii)	I oppose the restriction of... because...	Delete and replace condition 17.5.3.1(ca)(iii) with:
	<p>During the time I have lived at 13 Sandridge Tee. (2 yrs.) I have had problems with water running down the paddock outside my boundary and over the edge of the bank into my property.</p> <p>An historic swale had overgrown. With the permission of the land-owner, I had the swale re-dug, at my expense. This has stopped the problem.</p>	<p>I do not see, on the 150 Contour plan of "Richmond Pohara Holdings Ltd.", - any marking of the swale. Also, there is a plan for a drop-off from "fill" to meet the ground exactly at the corner of my section where the problem occurred before.</p> <p>(RDP 349655) Will I get heavy rain run-off there again?</p>



Te Kaunihera o te tai o Aorere

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24 hour assistance

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