

# **Tasman Resource Management Plan - Change 60**

**Notified : Saturday, 30 January 2016**

## **Summary of Decisions Requested In Change 60**

**In Submitter Name Order**

## Summary of Decisions Requested In Change 60 Submissions

### Adam, Vicki

1085 Motueka River Westbank Road R D 1 Motueka

■ **C60.3957.1** 16.3.5.1 - **Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**

3957

Remedy: Amend Rural 1 Zone subdivision condition 16.3.5.1(a) that refers to titles created after 31 January 2016, where the created title is the consequence of a previous amalgamation.

### Aggregate and Quarry Assn of NZ (AQA)

C/o Environmental Management Services Ltd PO Box 97431 Manukau

■ **C60.3974.1** 2.2 - **Defined Words**

3974

Remedy: Amend the current definition of "quarrying" as follows:  
"... or processing of any mineral extracted on site, blasting, distributing and selling mineral products, removing and depositing overburden, treating stormwater and waste water, landscaping and rehabilitation works, including cleanfilling, recycling or reusing aggregate from demolition waste such as concrete, masonry, or asphalt, accessory buildings and structures, ancillary residential accommodation for caretaking and on-site security; and site offices" and delete all other words after "on the site".

■ **C60.3974.2** 2.2 - **Defined Words**

Remedy: Amend the proposed definition of "rural industrial activity" by deleting the words "and the processing of minerals and quarry products."

■ **C60.3974.3** 7.1.2 - **Objective**

Remedy: Insert new objective 7.1.2.4:  
"To ensure there is a sustainable supply of minerals and aggregates to enable people and communities to provide for their economic, social and cultural wellbeing."

■ **C60.3974.4** 7.1.2 - **Objective**

Remedy: Insert new objective 7.1.2.5:  
"To ensure that existing and future quarrying activities are not unnecessarily compromised."

■ **C60.3974.5** 7.1.2.1 - **Avoiding the Loss of Productive Value**

Remedy: Amend proposed objective 7.1.2.1 to:  
"Except where rural land is deferred for urban use or requiring for an activity that has a functional need to locate in rural areas (e.g. quarrying), avoiding..."

■ **C60.3974.6** 7.1.2.2 - **Retention and Enhancement of Land of High Productive Value**

Remedy: Amend proposed objective 7.1.2.2 to:  
"... identified as the Rural 1 Zone, except where rural land is required for an activity that has a functional need to locate in rural areas (e.g. quarrying)."

■ **C60.3974.7** 7.1.2.3 - **Retention of Land of Varying Productive Value**

Remedy: Amend proposed objective 7.1.2.3 to:  
"... identified as the Rural 2 Zone, except where rural land is required for an activity that has a functional need to locate in rural areas (e.g. quarrying)."

■ **C60.3974.8** 7.1.3.2 - **Avoidance of Reduced Area of Land for Productive Purposes**

Remedy: Amend proposed policy 7.1.3.2 to:  
"... purposes in rural areas, unless there is a functional need for the activity to locate in rural areas (e.g. quarrying)."

■ **C60.3974.9** 7.1.3.6 - **Reduction of Further Land Fragmentation**

Remedy: Insert a new policy 7.1.3.6G:  
"To enable quarrying in rural areas to access underlying aggregate resources, subject to reinstatement of the land to the same (or similar) high productive value following aggregate extraction (if practicable)."

■ **C60.3974.10** 7.1.3.7 - **Protection of Specific Resource Value**

Remedy: Amend proposed policy 7.1.3.7 to:  
"To protect areas of specific resource value, such as quarry resources for existing and future quarrying purposes, and to locate..."

■ **C60.3974.11** 7.1.3 - **Policies**

Remedy: Insert new policy 7.1.3.7A:  
"Council will work with the regional council, industry representatives and other relevant agencies to identify and map the location of significant aggregate resources for future use."

■ **C60.3974.12** 7.1.3 - **Policies**

Remedy: Insert new policy 7.1.3.7B:  
"The efficient investigation, extraction, processing and transportation of the District's aggregate resources will be provided for, while avoiding, remedying, or mitigating significant adverse environmental effects."

## Summary of Decisions Requested In Change 60 Submissions

### **Aggregate and Quarry Assn of NZ (AQA)**

#### ■ **C60.3974.13 7.1.3 - Policies**

Remedy:

Insert new policy 7.1.3.7C:

“When assessing the environmental effects of any new quarrying activities, the following is taken into consideration:

(a) Aggregates are a site-specific resource, which means that aggregate extraction can only occur where the resource is found and can be economically extracted and transported to location markets.

(b) Due to the nature of the activity there could be temporary adverse environmental effects, but these can be addressed through progressive rehabilitation and final reinstatement of the site where practicable;

(c) The extraction and processing of aggregate resources may be appropriate within areas identified as having land of high productive value if there are no suitable and economically feasible alternative sites available.”

#### ■ **C60.3974.14 7.2.2 - Objectives**

Remedy:

Insert a new objective 7.2.2.4:

“Provision of opportunities for quarrying in rural areas (including on land of high productive value) to enable access to underlying mineral and aggregate resources.”

#### ■ **C60.3974.15 7.2.3.1 - Enabling Activities Not Dependent on Plant and Animal Production**

Remedy:

Amend proposed policy 7.2.3.1 to:

“To enable activities which are not dependent on plant and animal production, to be located on land which is not of high productive value, unless there is a functional need for the activity to locate in rural areas (e.g. quarrying).”

#### ■ **C60.3974.16 7.2.3 - Policies**

Remedy:

Insert a new policy 7.2.3.1H:

“In some circumstances, quarrying may need to establish on land which is of high productive value to extract mineral aggregate resources (prior to reinstatement).”

#### ■ **C60.3974.17 7.50.3 - Continuing Availability and Accessibility of Rural Resources**

Remedy:

Amend proposed Environmental Result Anticipated 7.50.3 to:

“Continued access to a sustainable supply of particular rural resources, such as quarry resources, to meet present and future needs.”

#### ■ **C60.3974.18 7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy:

Amend proposed policy 7.1.3.6E to:

“To accommodate rural living, commercial, and industrial [activities] in the Rural 1 Zone where the activity is wholly undertaken within existing buildings.”

#### ■ **C60.3974.19 7.2.3.1E - Minimisation of Conflict between Rural and Residential Activities**

Remedy:

Retain proposed policy.

#### ■ **C60.3974.20 Chapter 17 - Zone Rules**

Remedy:

Amend proposed conditions 17.5.3.2(f), 17.5.6.3.1(ga), 17.6.3.1(o) and 17.8.2.1(j) to:

“Dwellings and habitable buildings are set back at least 500 metres from any boundary of an existing quarry site except for a quarry permitted under condition...”

#### ■ **C60.3974.21 17.7.3.2 - Controlled Activities**

Remedy:

Amend proposed condition 17.7.3.2(f) to:

“Dwellings and habitable buildings are set back at least: ...

(iii) 500 metres from any boundary of an existing quarry site except for a quarry permitted under condition...”

#### ■ **C60.3974.22 18.7.2.1 - Restricted Discretionary Activity**

Remedy:

Amend proposed condition 18.7.2.1(a) to:

“Dwellings and habitable buildings are set back 500 metres from any existing quarry site except for a quarry permitted under condition...”

#### ■ **C60.3974.23 18.7.2.1 - Restricted Discretionary Activity**

Remedy:

Delete proposed changes to matters of restricted discretion (1), (3) and (4) of proposed rule 18.7.2.1 which insert references to “hard rock.”

#### ■ **C60.3974.24 18.7.20 - Principal Reasons for Rules**

Remedy:

Delete the proposed changes to Principal Reasons for Rules 18.7.20 which insert references to “hard rock”.

## Summary of Decisions Requested In Change 60 Submissions

### Anderson, Stuart

PO Box 864 Nelson

- **C60.3986.1**    **2.2 - Defined Words** 3986  
*Remedy:* Amend definition of 'high productive value' to include reference to economic productivity, so that the definition takes into account the relationship between land use and economic value.
- **C60.3986.2**    **2.2 - Defined Words**  
*Remedy:* Amend definition of 'productive value' to include reference to economic productivity, so that the definition takes into account the relationship between land use and economic value.
- **C60.3986.3**    **2.2 - Defined Words**  
*Remedy:* Amend definition of 'rural character' to include a reference to the value of permanent bush and woodland as an important component of the definition.

### Angelo, Joseph

1891 Collingwood Highway Takaka

- **C60.3987.1**    **C60 GEN - Change 60** 3987  
*Remedy:* Retain Plan Change 60.
- **C60.3987.2**    **16.3 - Subdivision**  
*Remedy:* Amend 16.3.5 and 16.3.6 subdivision rules to allow for small lots to be further subdivided into smaller allotments.
- **C60.3987.3**    **Chapter 17 - Zone Rules**  
*Remedy:* Amend 17.5 and 17.6 land use and building and construction rules to allow multiple dwellings on a single title without restriction on the number, subject to wastewater management.
- **C60.3987.4**    **C60 GEN - Change 60**  
*Remedy:* Amend Plan Change 60 to simplify rules and regulations.
- **C60.3987.5**    **C60 GEN - Change 60**  
*Remedy:* Amend to provide for Golden Bay-specific provisions.
- **C60.3987.6**    **C60 GEN - Change 60**  
*Remedy:* Retain provisions that encourage community living.
- **C60.3987.7**    **16.3 - Subdivision**  
*Remedy:* Amend subdivision rules to allow for the creation of smaller landholdings to increase productive use in the form of small farms and gardens.
- **C60.3987.8**    **Chapter 17 - Zone Rules**  
*Remedy:* Amend 17.5, 17.6 and 17.8 to allow for more flexibility around alternative forms of housing such as trucks and yurts.

### Angus, Penny

1153 Takaka-Collingwood Highway Onekaka Takaka

- **C60.3988.1**    **17.8 - Rural Residential Zone Rules** 3988  
*Remedy:* Amend 17.8 Rural Residential building construction and alteration rules to allow second minor dwelling to apply to smaller (less than 2 ha) lots.
- **C60.3988.2**    **Chapter 17 - Zone Rules**  
*Remedy:* Amend 17.5, 17.6 and 17.8 to allow for more flexibility around housing forms that are affordable.

### Anonymous

- **C60.3939.1**    **C60 GEN - Change 60** 3939  
*Remedy:* Retain protection of Rural 1 land from inappropriate fragmentation.
- **C60.3939.2**    **C60 GEN - Change 60**  
*Remedy:* Amend to include rezoning of rural land that is inappropriate due to historical pattern of land use and lot sizes, from Rural 1 or Rural 2 zone to Rural Residential zoning.

### Arapeta Trust

C/o B N or P A Jones P O Box 55 TAKAKA

- **C60.1804.1**    **C60 GEN - Change 60** 1804  
*Remedy:* [Out of scope]

## Summary of Decisions Requested In Change 60 Submissions

### Astill, Rosie

1089 Takaka-Collingwood Road Onekaka Takaka

- **C60.3989.1** **C60 GEN - Change 60** 3989
- Remedy: Retain proposed provisions:
- Minor dwelling that is not connected to main dwelling
  - Cooperative living
  - Low impact design
- **C60.3989.2** **17.8 - Rural Residential Zone Rules**
- Remedy: Amend Rural Residential land use rules to include the same cooperative living provisions that are provided for elsewhere in the rural zones.
- **C60.3989.3** **16.3 - Subdivision**
- Remedy: Amend to reduce reliance on minimum lot sizes as the main condition in the consents' hierarchy, and introduce greater emphasis on land use and existing character of land to determine appropriateness of the subdivision.
- **C60.3989.4** **Chapter 17 - Zone Rules**
- Remedy: Amend land use rules 17.5, 17.6 and 17.8 to allow for greater flexibility around use of temporary dwellings, such as trucks, buses, yurts or baches.
- **C60.3989.5** **C60 GEN - Change 60**
- Remedy: Amend to provide for Golden Bay-specific provisions.
- **C60.3989.6** **16.3 - Subdivision**
- Remedy: Retain provisions that allow for alternative land tenure such as unit titles.
- **C60.3989.7** **C60 GEN - Change 60**
- Remedy: Amend Plan Change to simplify it so that it can be understood by the lay person.

### Awaroa Inlet Group

C/o Stephen Franks PO Box 10388 The Terrace Wellington

- **C60.3990.1** **C60 GEN - Change 60** 3990
- Remedy: [Out of scope]

### Batten, Garrick

P O Box 102 BRIGHTWATER

- **C60.336.1** **2.2 - Defined Words** 336
- Remedy: Amend the proposed definition of 'high productive value' feature (b) from "13 degrees" to "15 degrees".
- **C60.336.2** **2.2 - Defined Words**
- Remedy: Amend the proposed definition of 'high productive value' to include Class D soils in the category of soils of high productive value.
- **C60.336.3** **2.2 - Defined Words**
- Remedy: Delete the proposed change to the definition of 'productive value' and retain the operative definition.
- **C60.336.4** **7.1 - Cumulative Effects of Land Fragmentation on Productive Opportunities**
- Remedy: Amend the proposed text in 7.1.30 and 7.1.20.1 to delete the word "highest" and use consistent terminology to refer to land of high productive value.
- **C60.336.5** **7.1.30 - Principal Reasons and Explanation**
- Remedy: Include Class C in the description of land of 'high' quality in paragraph 1.
- **C60.336.6** **7.1.2.1 - Avoiding the Loss of Productive Value**
- Remedy: Amend proposed objective to insert the word "currently" to read as follows:  
"Except where rural land is currently deferred for urban use ..."

### Bensemman, Alan

1675 Motueka Valley Highway R D 1 Motueka

- **C60.3991.1** **C60 GEN - Change 60** 3991
- Remedy: Retain provisions that protect productive land in the rural zones.
- **C60.3991.2** **17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**
- Remedy: Amend 17.6.3.1(n) that requires dwellings to be set back from internal boundaries in the Rural 2 Zone, reverting to existing provision that requires only a 5m setback.
- **C60.3991.3** **17.6.2.8A - Restricted Discretionary Activities (Co-operative Living)**

## Summary of Decisions Requested In Change 60 Submissions

### Bensemman, Alan

Remedy: Amend 17.6.2.8A cooperative living to tighten up the requirements around "legal arrangement" of a cooperative living group.

■ **C60.3991.4 Chapter 17 - Zone Rules**

Remedy: Amend cooperative living rule so that a cooperative living activity is a Non-Complying Activity.

### Bensemman, Roy

470 Sherry River Road R D 2 Wakefield

■ **C60.3992.1 C60 GEN - Change 60**

3992

Remedy: Retain provisions that protect productive land in the rural zones.

■ **C60.3992.2 Chapter 17 - Zone Rules**

Remedy: Amend 17.5 and 17.6 Rural 1 and Rural 2 rules that allow a house to be built on any title as a permitted or controlled activity, so that houses cannot be built "as of right" on existing titles.

■ **C60.3992.3 Chapter 17 - Zone Rules**

Remedy: Amend cooperative living rule so that a cooperative living activity is a Discretionary or Non-complying Activity.

### Bickley, M Alison

4 Te Iti Place Motueka

■ **C60.3993.1 C60 GEN - Change 60**

3993

Remedy: [Out of scope]

### Blackstock, Patsy

8 Wellspring Place Motueka

■ **C60.3994.1 17.5.3.2 - Controlled Activities**

3994

Remedy: Amend 17.5.3.2(ka) to allow workers' accommodation opportunity as a Controlled Activity where there is an existing cooperative living activity on the same site.

■ **C60.3994.2 17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngaurua Caves)**

Remedy: Amend 17.6.3.4 (b) to allow any sized site to contain more than one dwelling (that is not a minor dwelling).

■ **C60.3994.3 17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngaurua Caves)**

Remedy: Amend 17.6.3.4 (a) to clarify that two main dwellings can contain a secondary attached unit.

■ **C60.3994.4 Chapter 17 - Zone Rules**

Remedy: Retain 17.5.3.3, 17.6.3.2 and 17.8.3.1A minor dwelling provision, where a minor dwelling is detached and may be 80 sqm, or 120 sqm with an attached garage

■ **C60.3994.5 7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Retain 7.1.3.6E which enables the use of existing buildings to be converted to dwellings. [Note: Rules do not refer to conversions of existing buildings].

■ **C60.3994.6 Chapter 17 - Zone Rules**

Remedy: Retain 17.5.2.8A and 17.6.2.8A cooperative living provisions.

■ **C60.3994.7 Chapter 17 - Zone Rules**

Remedy: Amend 17.5.2.8A and 17.6.2.8A matter of discretion (8), which refers to rural landscape and amenity values.

■ **C60.3994.8 Chapter 17 - Zone Rules**

Remedy: Amend 17.5.3.1(ca) and 17.6.3.1(ea) to allow four sleepouts per dwelling and two sleepouts per minor dwelling.

■ **C60.3994.9 17.5.3.2 - Controlled Activities**

Remedy: Amend 17.5.3.2(ea) to allow sleepout opportunities as Permitted Activities where there is an existing cooperative living activity on the same site.

### Blithe, Thora

80 Onekaka Iron Works Road Takaka

■ **C60.3995.1 Chapter 17 - Zone Rules**

3995

Remedy: Retain provisions that clarify regulations around noise from associated events that are temporary activities.

■ **C60.3995.2 17.6.2.1 - Permitted Activities**

## Summary of Decisions Requested In Change 60 Submissions

### Blithe, Thora

Remedy: Amend rule 17.6.2.1 to limit noisy activities such as motor cross where the activity involves regular use of a constructed practice track without neighbours consent.

### Boomerang Farm Ltd/M Wratten

C/o McFadden McMeeken Phillips PO Box 656 Nelson

- 3996**
- **C60.3996.1**    **7.2.2.2 - Provision of Residential Living Options within Rural Residential Zones**  
Remedy: Amend objective 7.2.2.2 to add the words “and the Rural 3 Zone” after “...Rural Residential Zone”.
  - **C60.3996.2**    **7.2.3.1A - Identification of Locations for Rural Lifestyle Living Choice**  
Remedy: Amend policy 7.2.3.1A to add the words “and the Rural 3 Zone” after “...Rural Residential Zone”.
  - **C60.3996.3**    **7.2.3.1F - Discouragement of Residential Activity outside Rural Residential Zone**  
Remedy: Amend policy 7.2.3.1F to add the words “and the Rural 3 Zone” after “...Rural Residential Zone”.
  - **C60.3996.4**    **Chapter 17 - Zone Rules**  
Remedy: Delete proposed conditions 17.5.2.1(a)(xiv) and 17.7.2.1(b).
  - **C60.3996.5**    **Chapter 17 - Zone Rules**  
Remedy: Amend 17.5.3.2(e) and 17.7.3.1(ga)(i) to replace 30 metres with 10 metres; or delete 17.5.3.2(e).
  - **C60.3996.6**    **17.5.3.2 - Controlled Activities**  
Remedy: Amend 17.5.3.2(f) and where it similarly appears elsewhere in the Plan, to add “lawfully established and operating as at 20 January 2016” after the words “quarry site”.
  - **C60.3996.7**    **17.5.3.2 - Controlled Activities**  
Remedy: Amend 17.5.3.2(f) and where it similarly appears elsewhere in the Plan, to remove the words “hard rock”.
  - **C60.3996.8**    **17.5.3.3 - Restricted Discretionary Activities (Building Construction, Alteration or Use)**  
Remedy: Amend 17.5.3.3(bc), and where it similarly appears elsewhere in the Plan, to achieve consistency with 17.5.3.2(f) in respect of the reference to “existing quarry site”.

### Borlase Transport Ltd

C/o Staig & Smith Ltd PO Box 913 Nelson

- 3997**
- **C60.3997.1**    **7.0 - Introduction**  
Remedy: Amend paragraph 12 to add the words “particularly those that support the processing and transport needs of plant and animal production” between the words “established activities,” and “and a range”.
  - **C60.3997.2**    **Chapter 7 - Rural Environmental Effects**  
Remedy: Amend the first of the proposed new paragraphs to add the words “unless the activity is a rural industry directly associated with plant and animal production” after “that value is high”.
  - **C60.3997.3**    **7.1.3.6D - Discouragement of Non-Productive Activities in Rural 1 Zone**  
Remedy: Amend 7.1.3.6D to add the words “in the District” after “animal production”.
  - **C60.3997.4**    **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
Remedy: Amend 7.1.3.6E to replace the words “wholly undertaken within existing buildings” with “undertaken within existing buildings and addition to those existing buildings”.
  - **C60.3997.5**    **7.2.3.2 - Enabling of Specific Sites to be used for Certain Purposes**  
Remedy: Amend 7.2.3.2(ea) to add the words “existing rural industrial buildings, infrastructure, the transport network including roading, Airport, Port and distribution networks” after the words “or production”.
  - **C60.3997.6**    **7.2.30 - Principal Reasons and Explanation**  
Remedy: Amend Principal Reasons and Explanation 7.2.30 to add a new second paragraph:  
“Opportunities for rural industry which supports and/or processes plant and animal production are provided for in the district. There is a need to provide and support the expansion of rural industries where it is appropriately located in the rural area. As plant and animal production increases, so does the demand for the expansion of established rural industrial processing and transport activities. Providing for Rural Industrial zones is one method of achieving this, however not all demands will be able to be accommodated within the existing confines of such zoning and the policy framework provides the opportunity for Council to consider such needs over time, or assess consent applications or Plan changes proposed by others”.
  - **C60.3997.7**    **17.5.20 - Principal Reasons for Rules**  
Remedy: Amend Principal Reasons for Rules 17.5.20 under the subheading ‘Industrial and Commercial Activities’ to read as follows:  
“The Rural 1 Zone is not generally appropriate to contain or manage the cumulative effects of business activities where these activities are better located in Commercial or Industrial Zones. This is

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### Borlase Transport Ltd

because the primary purpose of the Rural 1 Zone is to protect the site of productive land for plant and animal production activities. Where the proposed activity is related to plant and animal production, including transport and processing of such production, or the activity reuses existing buildings and expansion to those buildings, it may be appropriate."

### Bourhis, Beatrice

65 Battery Road R D 2 Takaka

- **C60.3998.1 Chapter 17 - Zone Rules** 3998  
*Remedy:* Amend 17.5.3.3, 17.6.3.2 and 17.8.3.1A to increase the size of the additional [minor] dwelling.
- **C60.3998.2 C60 GEN - Change 60**  
*Remedy:* Retain references to cooperative living and low impact design.
- **C60.3998.3 Chapter 17 - Zone Rules**  
*Remedy:* Amend to allow more opportunities for more than one dwelling on a site.

### Bradley, Ralph

463 Wakefield-Kohatu Highway R D 1 Wakefield

- **C60.3999.1 C60 GEN - Change 60** 3999  
*Remedy:* Retain proposed Plan Change 60.
- **C60.3999.2 Chapter 17 - Zone Rules**  
*Remedy:* Amend 17.5.3.1(kb), 17.5.3.2(e)(i), 17.6.3.1(n)(i) to revert back to a 5m setback, or, allow a 5m setback where adjacent land is bare for at least 30m; and/or, adjust the setback to 10m where there is building on the neighbouring side within 30m.

### Bryant, Murray & Stephanie

34 Broadsea Ave Ruby Bay Mapua

- **C60.4000.1 C60 GEN - Change 60** 4000  
*Remedy:* Retain protection of Rural 1 and 2 zones.
- **C60.4000.2 Chapter 17 - Zone Rules**  
*Remedy:* Retain changes to provision for additional dwellings.
- **C60.4000.3 7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Retain policy 7.1.3.6E.
- **C60.4000.4 Chapter 17 - Zone Rules**  
*Remedy:* Amend to provide support in rules framework for conversion of existing buildings into dwellings.

### Butts, Joan E

517 Abel Tasman Drive Takaka

- **C60.4001.1 C60 GEN - Change 60** 4001  
*Remedy:* Retain proposed Plan Change 60.
- **C60.4001.2 Chapter 17 - Zone Rules**  
*Remedy:* Amend minor dwelling provision to allow for a second dwelling of any size, subject to good design and appropriate screening.
- **C60.4001.3 Chapter 7 - Rural Environmental Effects**  
*Remedy:* Amend to include Golden-Bay specific policies that meet the needs of its diverse community, including flexibility in housing.
- **C60.4001.4 Chapter 17 - Zone Rules**  
*Remedy:* Amend to allow for additional housing on any site, independent of lot size.
- **C60.4001.5 Chapter 17 - Zone Rules**  
*Remedy:* Retain provisions for cooperative and family living opportunities on any sized land title.
- **C60.4001.6 16.3 - Subdivision**  
*Remedy:* Delete provisions that allow "as of right" controlled activity subdivision of large land lots.
- **C60.4001.7 16.3 - Subdivision**  
*Remedy:* Amend provisions to allow for subdivision of small lots.
- **C60.4001.8 Chapter 7 - Rural Environmental Effects**



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### Butts, Joan E

*Remedy:* Retain policies that support densification of existing developed areas.

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### Butts, Robert J

517 Abel Tasman Drive Takaka

■ **C60.4002.1** 2.2 - **Defined Words**

*Remedy:* Retain definition of "reverse sensitivity".

4002

■ **C60.4002.2** 2.2 - **Defined Words**

*Remedy:* Retain definition of "plant and animal production".

■ **C60.4002.3** 2.2 - **Defined Words**

*Remedy:* Amend definition of "rural industrial activity" to delete the words "or the sea".

■ **C60.4002.4** 7.1.3.6D - **Discouragement of Non-Productive Activities in Rural 1 Zone**

*Remedy:* Amend 7.1.3.6D to add the words "and Rural 2" between the words "Rural 1" and "Zone".

■ **C60.4002.5** 2.2 - **Defined Words**

*Remedy:* Amend to introduce a new definition for "marine industrial activity".

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### Carson, Colin

244 Main Road Hope Richmond

■ **C60.4003.1** Chapter 16 - **General Rules**

*Remedy:* Increase flexibility for subdivision where:  
(a) productive land is not being subdivided; and  
(b) no further or additional Council services are required as no additional building can take place and existing buildings are already serviced.

4003

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### Cartwright, James E

91 Excellent St R D 1 Collingwood

■ **C60.4004.1** C60 GEN - **Change 60**

*Remedy:* Retain the proposed changes for low impact development, increasing dwelling sizes and providing for cooperative living.

4004

■ **C60.4004.2** C60 GEN - **Change 60**

*Remedy:* Retain the proposed changes that increase flexibility for subdivision and land use.

■ **C60.4004.3** C60 GEN - **Change 60**

*Remedy:* Request specific Plan provisions for Golden Bay.

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### Charlett, V Joan

C/o Shane Harwood 18 Edinburgh St Takaka

■ **C60.4005.1** C60 GEN - **Change 60**

*Remedy:* Retain the proposed changes that allow or enable multiple dwellings on a site.

4005

■ **C60.4005.2** 7.2.3.1B - **Encouragement of Low Impact Design Solutions**

*Remedy:* Retain the proposed policy encouraging low impact design.

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### Cotton & Light Surveyors

PO Box 3406 Richmond

■ **C60.855.1** 17.8.3.1 - **Permitted Activities (Building Construction, Alteration or Use)**

*Remedy:* Delete proposed condition (h)(i) that requires dwellings and habitable buildings in the Rural Residential zone to be set back 30m from an internal boundary to the Rural 1, 2 and 3 zones.

855

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### Cousins, John & Anstey, Colleen

C/o Peter Hall 170 Springfield Road Christchurch

■ **C60.4006.1** Chapter 17 - **Zone Rules**

*Remedy:* Retain the proposed rule 17.6.2.1(c) and 17.5.2.1(c) for noise that clarifies exemptions for intermittent or temporary rural plant and animal production activities.

4006

■ **C60.4006.2** Chapter 17 - **Zone Rules**

*Remedy:* Insert a new condition for regulating recreational motorcycle use:  
"Recreational Motorcycle Use  
Where the activity is recreational motorcycle use then it must achieve the following setbacks:  
(i) Distance from a Residential Zone boundary – 2,000 metres.

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## Summary of Decisions Requested In Change 60 Submissions

### Cousins, John & Anstey, Colleen

- (ii) Distance from a Rural Residential Zone or Papakainga Zone boundary, school, church, public hall, marae, recreation ground, or other area with frequent public use – 1,500 metres.  
(iii) Distance from a dwelling on another site in a Rural 1, Rural 2 or Rural 3 zone, or in relation to Rural 3 Zone, distance from any building location as approved on a survey plan of subdivision – 600 metres.”

### Crummer, Ani

302 Pomona Road R D 1 Upper Moutere

- **C60.4007.1** **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)** 4007  
*Remedy:* Delete the current minimum area of 50 hectares in condition (a) and insert a new minimum area of 0.4 hectares.
- **C60.4007.2** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
*Remedy:* Delete the current minimum area of 50 hectares in condition (b) and insert a new minimum area of 0.4 hectares.

### Davis Ogilvie & Partners Ltd

277 Hardy St NELSON

- **C60.1227.1** **17.5.3.2 - Controlled Activities** 1227  
*Remedy:* Amend rule 17.5.3.2(e)(i), and where it similarly appears elsewhere in the plan, to delete the requirement for dwellings and habitable buildings to be setback 30m from internal boundaries.
- **C60.1227.2** **17.5.3.2 - Controlled Activities**  
*Remedy:* Amend rule 17.5.3.2(e)(ii), and where it applies elsewhere in the plan, to delete the requirement for a dwelling to be 300m from an existing poultry activity.
- **C60.1227.3** **Chapter 17 - Zone Rules**  
*Remedy:* Amend provision for minor dwellings to enable them as permitted activities.
- **C60.1227.4** **16.3 - Subdivision**  
*Remedy:* Amend subdivision provisions to make it a prohibited activity to subdivide off a minor dwelling.

### Drummond, Stuart

C/o McFadden McMeeken Phillips PO Box 656 Nelson

- **C60.4008.1** **7.1.3.6A - Limiting Further Development of Existing Small Allotments** 4008  
*Remedy:* Amend the proposed policy to:  
“To limit further subdivision and residential development of existing small allotments in the Rural 1 and Rural 2 zones to avoid the potential for reverse sensitivity and increasing value of surrounding land, if they cumulatively adversely affect the potential of the land sought to be subdivided to be used for plant and animal production.”
- **C60.4008.2** **16.3.6.5A - Non-Complying Subdivision**  
*Remedy:* Delete the proposed rule.

### Drummond, Wendy

P O Box 30 COLLINGWOOD

- **C60.1188.1** **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)** 1188  
*Remedy:* Reduce the minimum lot size in condition (a) for Rural 2 subdivision with Controlled activity status.
- **C60.1188.2** **17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete proposed condition (n)(i) that requires dwellings and habitable buildings to be set back 30m from an internal boundary for narrow sites in Rural 2.
- **C60.1188.3** **C60 GEN - Change 60**  
*Remedy:* Include planning provisions suitable for Golden Bay.
- **C60.1188.4** **7.2.3.1G - Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain proposed policy that enables co-operative living.
- **C60.1188.5** **Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A.
- **C60.1188.6** **7.2.3.1B - Encouragement of Low Impact Design Solutions**  
*Remedy:* Retain proposed policy that encourages Low Impact Development.
- **C60.1188.7** **C60 GEN - Change 60**

## Summary of Decisions Requested In Change 60 Submissions

### Drummond, Wendy

*Remedy:* Request flexibility in decision making in the absence of a zoning review.

■ **C60.1188.8 2.2 - Defined Words**

*Remedy:* Include a definition of productive land.

### Eastman, Liza

PO Box 35 Collingwood

■ **C60.4009.1 C60 GEN - Change 60**

4009

*Remedy:* Request specific plan provisions for Golden Bay.

■ **C60.4009.2 Chapter 17 - Zone Rules**

*Remedy:* Increase opportunities for discretionary decision-making by Council where rural land is zoned Rural 1 or Rural 2 and is non-productive.

■ **C60.4009.3 Chapter 17 - Zone Rules**

*Remedy:* Restrict or discourage intrusive street lighting on subdivision for residential purposes in rural areas.

■ **C60.4009.4 C60 GEN - Change 60**

*Remedy:* Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents where suitable sanitary facilities are easily accessible.

■ **C60.4009.5 C60 GEN - Change 60**

*Remedy:* Retain the proposed changes for low impact development, increasing dwelling sizes and providing for cooperative living.

### Eastman, Vic

PO Box 35 Collingwood

■ **C60.4010.1 C60 GEN - Change 60**

4010

*Remedy:* Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents where suitable sanitary facilities are easily accessible.

■ **C60.4010.2 7.2.3.1B - Encouragement of Low Impact Design Solutions**

*Remedy:* Retain the proposed policy encouraging low impact design.

■ **C60.4010.3 C60 GEN - Change 60**

*Remedy:* Request specific plan provisions for Golden Bay.

### Egg Producers Federation of NZ

C/o Harrison Grierson Consultants Ltd PO Box 5760 Auckland

■ **C60.4011.1 2.2 - Defined Words**

4011

*Remedy:* Retain proposed definition of "plant and animal production."

■ **C60.4011.2 2.2 - Defined Words**

*Remedy:* Retain proposed definition of "reverse sensitivity".

■ **C60.4011.3 7.2.3.1E - Minimisation of Conflict between Rural and Residential Activities**

*Remedy:* Retain proposed policy.

■ **C60.4011.4 7.2.3.1F - Discouragement of Residential Activity outside Rural Residential Zone**

*Remedy:* Retain proposed policy.

■ **C60.4011.5 7.2.2 - Objectives**

*Remedy:* Insert a new objective 7.2.2.4 as follows:  
"Restrict new development to appropriate locations to minimise conflict between incompatible land uses."

■ **C60.4011.6 7.1.2.2 - Retention and Enhancement of Land of High Productive Value**

*Remedy:* Retain proposed objective.

■ **C60.4011.7 7.1.2.3 - Retention of Land of Varying Productive Value**

*Remedy:* Retain proposed objective.

■ **C60.4011.8 7.1.3 - Policies**

*Remedy:* Retain proposed policy.

■ **C60.4011.9 7.4.2 - Objective**

## Summary of Decisions Requested In Change 60 Submissions

### **Egg Producers Federation of NZ**

Remedy: Retain current objective.

■ **C60.4011.10 7.4.3.2 - Provision for Rural Activities involving Noise, Dust, Smoke, etc.**

Remedy: Retain current policy 7.4.3.2.

■ **C60.4011.11 Chapter 17 - Zone Rules**

Remedy:

Include a new rule 17.5.2.8B:

“17.5.2.8B Restricted Discretionary Activities (Intensive livestock farming o[r] poultry farming)  
Intensive livestock farming o[r] poultry farming that does not comply with the conditions of Rule 17.5.2.1 is a Restricted Discretionary Activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

(1) Effects on amenity, including:

- (a) The ability to mitigate offensive odour,
- (b) The ability to mitigate visual effects by screening of activities from adjoining roads and sites,
- (c) Adverse effects of the activity in terms of traffic and parking congestion on site and safety and efficiency of roads giving access to the site,
- (d) The ability to manage effluent and waste generated as part of the operation.”

■ **C60.4011.12 Chapter 17 - Zone Rules**

Remedy:

Include a new rule 17.6.2.8B:

“17.6.2.8B Restricted Discretionary Activities (Intensive livestock farming o[r] poultry farming)  
Intensive livestock farming o[r] poultry farming that does not comply with condition (n) of rule 17.6.3.1 is a Restricted Discretionary Activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

(1) Effects on amenity, including:

- (a) The ability to mitigate offensive odour,
- (b) The ability to mitigate visual effects by screening of activities from adjoining roads and sites,
- (c) Adverse effects of the activity in terms of traffic and parking congestion on site and safety and efficiency of roads giving access to the site,
- (d) The ability to manage effluent and waste generated as part of the operation.”

■ **C60.4011.13 Chapter 17 - Zone Rules**

Remedy:

Include a new rule 17.7.2.5B:

“17.7.2.5B Restricted Discretionary Activities (Intensive livestock farming o[r] poultry farming)  
Intensive livestock farming o[r] poultry farming that does not comply with condition (h)(j) of rule 17.7.2.1 is a Restricted Discretionary Activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

(1) Effects on amenity, including:

- (a) The ability to mitigate offensive odour,
- (b) The ability to mitigate visual effects by screening of activities from adjoining roads and sites,
- (c) Adverse effects of the activity in terms of traffic and parking congestion on site and safety and efficiency of roads giving access to the site,
- (d) The ability to manage effluent and waste generated as part of the operation.”

■ **C60.4011.14 17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy:

Amend proposed condition 17.5.3.1(l) to:

“Except as provided for in Schedule 17.5A (Hope Depot Site), the total area of all buildings on the site excluding greenhouses and poultry sheds or enclosures is...”

■ **C60.4011.15 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy:

Amend proposed condition 17.6.3.1(p) to:

“The total area of all buildings on any site which is 25 hectares or less in area, excluding greenhouses and poultry sheds or enclosures is...”

■ **C60.4011.16 17.7.3.1 - Permitted Activities**

Remedy:

Amend proposed condition 17.7.3.1(k) to:

“The total area of all buildings on any site, excluding greenhouses and poultry sheds or enclosures is...”

■ **C60.4011.17 Chapter 17 - Zone Rules**

Remedy:

Amend proposed conditions 17.5.2.1(n), 17.6.2.1(n) and 17.7.2.1(i) to:

“Intensive livestock farming which is poultry farming sheds or enclosures are set back at least 200 metres from any habitable building or community or recreational activity.”

■ **C60.4011.18 Chapter 17 - Zone Rules**

Remedy:

Amend proposed conditions 17.5.3.1(kb), 17.6.3.1(n) and 17.7.3.1(ga) to:

“Habitable buildings, community activities and recreational activities are set back:

- (i) at least 30 metres from any internal boundary, except where the activity is an alteration to a dwelling, and the set back to the boundary is not thereby reduced;
- (ii) at least 200 metres from any building or enclosure that houses poultry that is on an existing lawfully established intensive livestock farm which is a poultry farm on or before 30 January 2016.”

## Summary of Decisions Requested In Change 60 Submissions

### Egg Producers Federation of NZ

#### Ewing Poultry Ltd/Lloyd Ewing

C/o McFadden McMeeken Phillips P O Box 656 Nelson

- **C60.2635.1** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)** 2635  
*Remedy:* Amend 17.5.3.1(kb)(ii) and where it similarly appears elsewhere in the Plan, from a 300m setback to 100m.
- **C60.2635.2** **17.5.3.2 - Controlled Activities**  
*Remedy:* Amend 17.5.3.2(e)(i) and where it similarly appears elsewhere in the Plan, to delete the word “dwellings” and replace it with, or retain references to, “habitable buildings”.
- **C60.2635.3** **17.5.3.2 - Controlled Activities**  
*Remedy:* Amend 17.5.3.2(f) and where it similarly appears elsewhere in the Plan, to add “lawfully established and operating as at 20 January 2016” after the words “quarry site”.
- **C60.2635.4** **17.5.3.2 - Controlled Activities**  
*Remedy:* Amend 17.5.3.2(f) to remove the words “hard rock”.
- **C60.2635.5** **17.5.3.3 - Restricted Discretionary Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend 17.5.3.3(bc), and where it similarly appears elsewhere in the Plan, to achieve consistency with 17.5.3.2(f) in respect of the reference to “existing quarry site”.

#### Federated Farmers of NZ (Inc.)

PO Box 5242 Dunedin

- **C60.1521.1** **2.2 - Defined Words** 1521  
*Remedy:* Amend the proposed definition of “low impact building design” to:  
“Low impact building design – means the design of a building or structure to minimise the visual impact of the building or structure within the landscape, and the effects of servicing the building or structure in terms of access, water supply, energy efficiency, stormwater and wastewater management.”
- **C60.1521.2** **2.2 - Defined Words**  
*Remedy:* Amend the proposed definition of “plant and animal production” by to:  
“Plant and animal production – means the use of land and buildings primarily for or associated with the production (but not large-scale processing) of plant or animal products, including agricultural, pastoral, horticultural and forestry products.”
- **C60.1521.3** **2.2 - Defined Words**  
*Remedy:* Retain the proposed definitions of “reverse sensitivity” and “rural residential character”.
- **C60.1521.4** **7.0 - Introduction**  
*Remedy:* Retain proposed changes to the introduction in section 7.0.
- **C60.1521.5** **7.1.3 - Policies**  
*Remedy:* Amend proposed policies 7.1.3.6B and 7.1.3.6C to support flexibility in subdividing and rules that reduce barriers to small-lot subdivision.
- **C60.1521.6** **7.1.2 - Objective**  
*Remedy:* Retain proposed objectives 7.1.2.2 and 7.1.2.3.
- **C60.1521.7** **7.1.3.6A - Limiting Further Development of Existing Small Allotments**  
*Remedy:* Retain proposed policy 7.1.3.6A which limits subdivision of Rural 1 and Rural 2 Zone.
- **C60.1521.8** **7.1.3.6 - Reduction of Further Land Fragmentation**  
*Remedy:* Amend proposed policy 7.1.3.6 to better manage reverse sensitivity.
- **C60.1521.9** **7.1.3.6F - Retention of Productive Value of Land with Rural Living**  
*Remedy:* Amend proposed policy 7.1.3.6F to:  
“To enable rural living opportunities in Rural 1 and Rural 2 zones, where appropriate.”
- **C60.1521.10** **7.2.2 - Objectives**  
*Remedy:* Retain objectives 7.2.2.2 and 7.2.2.3.
- **C60.1521.11** **C60 GEN - Change 60**  
*Remedy:* Amend proposed changes to support more flexible subdivision rules and enable small-lot subdivision in rural zones.
- **C60.1521.12** **7.2.3.1A - Identification of Locations for Rural Lifestyle Living Choice**

## Summary of Decisions Requested In Change 60 Submissions

### **Federated Farmers of NZ (Inc.)**

*Remedy:* Retain proposed policy 7.2.3.1A.

■ **C60.1521.13 C60 GEN - Change 60**

*Remedy:* Amend proposed changes to enable managed growth in rural communities.

■ **C60.1521.14 7.2.3.1C - Enabling Further Development within Existing Rural Residential Zone**

*Remedy:* Amend proposed policy 7.2.3.1C by inserting in clause (b), "significant" before "adverse effects".

■ **C60.1521.15 7.2.3.1E - Minimisation of Conflict between Rural and Residential Activities**

*Remedy:* Retain proposed policy 7.2.3.1E.

■ **C60.1521.16 C60 GEN - Change 60**

*Remedy:* Amend the proposed changes to better manage the risks of reverse sensitivity.

■ **C60.1521.17 7.2.3.1F - Discouragement of Residential Activity outside Rural Residential Zone**

*Remedy:* Retain proposed policy 7.2.3.1F.

■ **C60.1521.18 7.4.3.5A - Discouraging Subdivision of Small Allotments in Rural 1 and 2**

*Remedy:* Retain proposed policy 7.4.3.5A.

■ **C60.1521.19 7.4.3.5B - Avoiding Subdivision of Large Allotments**

*Remedy:* Amend proposed policy 7.4.3.5B by deleting the word "avoid" and reconsidering less restrictive and more enabling alternatives.

■ **C60.1521.20 7.4.3.5C - Discouraging Dwelling Development on Existing Small Allotments**

*Remedy:* Retain proposed policy 7.4.3.5C.

■ **C60.1521.21 16.3.5.3A - Restricted Discretionary Subdivision**

*Remedy:* Amend proposed condition (b) by reducing the average net area of all allotments to 2 hectares.

■ **C60.1521.22 16.3.5.5A - Non-Complying Subdivision (Rural 1 Zone)**

*Remedy:* Amend proposed rule 16.3.5.5A by deleting the non-complying activity status and inserting a discretionary activity status.

■ **C60.1521.23 Chapter 16 - General Rules**

*Remedy:* Amend proposed changes to make subdivision of a Rural 1 zone site to allotments of less than 12 hectares a discretionary activity.

■ **C60.1521.24 16.3.6.3A - Restricted Discretionary Subdivision (Rural 2 Zone)**

*Remedy:* Amend proposed rule 16.3.6.3A to provide flexibility in the number and size of allotments, depending on what is appropriate for the location and surrounding landscape.

■ **C60.1521.25 16.3.6.5A - Non-Complying Subdivision**

*Remedy:* Amend proposed rule 16.3.6.5A by deleting the non-complying activity status and inserting a discretionary activity status.

■ **C60.1521.26 16.3.8.4A - Restricted Discretionary Subdivision (Rural Residential Zone)**

*Remedy:* Amend matter (4) of proposed rule 16.3.8.4A to:  
"Any matter relating to the significant adverse effect of the development on rural landscape or coastal amenity values in the surrounding environment."

■ **C60.1521.27 17.5.2.1 - Permitted Activities**

*Remedy:* Retain proposed condition (a)(xiv).

■ **C60.1521.28 17.6.2.1 - Permitted Activities**

*Remedy:* Retain proposed condition (a)(xii).

■ **C60.1521.29 17.7.2.1 - Permitted Activities**

*Remedy:* Retain proposed condition (b)(xii).

■ **C60.1521.30 17.5.2.1 - Permitted Activities**

*Remedy:* Retain proposed deletion of current condition (b).

■ **C60.1521.31 17.6.2.1 - Permitted Activities**

*Remedy:* Retain proposed deletion of current condition (b).

■ **C60.1521.32 17.7.2.1 - Permitted Activities**

*Remedy:* Retain proposed deletion of current condition (c).

## Summary of Decisions Requested In Change 60 Submissions

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### **Federated Farmers of NZ (Inc.)**

- **C60.1521.33 Chapter 17 - Zone Rules**  
*Remedy:* Amend proposed conditions 17.5.2.1(iv), 17.6.2.1(b)(iv) and 17.7.2.1(c)(iv) by deleting the words “or animal body part processing”.
- **C60.1521.34 17.5.3.3C - Non-Complying Activities**  
*Remedy:* Amend proposed rule 17.5.3.3C by deleting the non-complying activity status and inserting a discretionary activity status.
- **C60.1521.35 19.2 - Information Required for Land Use or Subdivision Consent Applications**  
*Remedy:* Delete proposed ‘Productive Value Report’ section in 19.2.1 and amend proposed ‘Productive Value Report’ section in 19.2.2 so that only applications for significant subdivision consents are required to include this Report.

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### **Ford, Lillemor M**

678 Abel Tasman Drive R D 1 Takaka

- **C60.4012.1 C60 GEN - Change 60** 4012  
*Remedy:* Increase flexibility of land use rules for smaller lots, especially those smaller than 25 hectares.
- **C60.4012.2 C60 GEN - Change 60**  
*Remedy:* Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents where suitable sanitary facilities are easily accessible.
- **C60.4012.3 Chapter 17 - Zone Rules**  
*Remedy:* Delete the current minimum area of 25 hectares in Rural 2 Zone and insert a new minimum area of less than 25 hectares.
- **C60.4012.4 17.8 - Rural Residential Zone Rules**  
*Remedy:* Provide for second dwellings on small Rural Residential sections.

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### **Forest, Sage Joy**

182 Abel Tasman Drive R D 1 Takaka

- **C60.4013.1 C60 GEN - Change 60** 4013  
*Remedy:* Provide for land sharing multiple dwellings on a single site.
  - **C60.4013.2 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain proposed policy that enables co-operative living in Rural 1 and 2 zones.
  - **C60.4013.3 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Extend proposed co-operative living policy to all rural zones.
  - **C60.4013.4 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain policy encouraging low impact development.
  - **C60.4013.5 Chapter 17 - Zone Rules**  
*Remedy:* Allow for multiple dwellings in Rural 2 Zone.
  - **C60.4013.6 Chapter 16 - General Rules**  
*Remedy:* Reduce the Rural 2 Zone minimum lot size from 12 hectares to 2 hectares.
  - **C60.4013.7 Chapter 17 - Zone Rules**  
*Remedy:* Provide for multiple dwellings in Rural Zone 1.
  - **C60.4013.8 C60 GEN - Change 60**  
*Remedy:* Provide for papakainga developments.
  - **C60.4013.9 Chapter 16 - General Rules**  
*Remedy:* Reduce the Rural 1 Zone minimum lot size.
  - **C60.4013.10 Chapter 16 - General Rules**  
*Remedy:* Provide for smaller un-productive lots to be subdivided.
  - **C60.4013.11 C60 GEN - Change 60**  
*Remedy:* Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents.
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## Summary of Decisions Requested In Change 60 Submissions

### Fulton Hogan Ltd

c/o Landmark Lile Ltd PO Box 343 NELSON

830

- **C60.830.1**    **2.2 - Defined Words**  
Remedy: Amend proposed definition of “reverse sensitivity” to:  
“Reverse sensitivity – means the risk to, and adverse effects on, an existing activity that may generate actual or perceived adverse effects as a result of receiving complaints or other expressions of sensitivity from any new activity locating nearby.”
- **C60.830.2**    **2.2 - Defined Words**  
Remedy: Amend proposed definition of “temporary activity” by inserting a new point (c) to:  
“(c) works relating to the construction or maintenance of infrastructure (for example, roads, cycleways, footpaths and associated earthworks), and contracting works on private land.”
- **C60.830.3**    **2.2 - Defined Words**  
Remedy: Retain the proposed definition of “rural industrial activity.”
- **C60.830.4**    **7.1.3.6D - Discouragement of Non-Productive Activities in Rural 1 Zone**  
Remedy: Amend proposed policy 7.1.3.6D to:  
“To discourage commercial, industrial and rural industrial activities in the Rural 1 zone, except where the activity is directly associated with plant and animal production or with specific productive natural resources, such as aggregates or other mineral sources.”
- **C60.830.5**    **17.5.2.1 - Permitted Activities**  
Remedy: Delete proposed unpermitted activity 17.5.2.1(a)(xiv).
- **C60.830.6**    **17.6.2.1 - Permitted Activities**  
Remedy: Delete proposed unpermitted activity 17.6.2.1(a)(xii).
- **C60.830.7**    **17.7.2.1 - Permitted Activities**  
Remedy: Delete proposed unpermitted activity 17.7.2.1(a)(xii).
- **C60.830.8**    **17.8.2.1 - Permitted Activities (Land Use - General)**  
Remedy: Delete proposed unpermitted activity 17.8.2.1(a)(vi).
- **C60.830.9**    **17.5.2.1 - Permitted Activities**  
Remedy: Amend proposed conditions 17.5.2.1(p), (q) and (r) by clarifying the differences in application of these conditions against the application of current rule 16.8.2.1.
- **C60.830.10**    **17.6.2.1 - Permitted Activities**  
Remedy: Amend proposed conditions 17.6.2.1(p), (q) and (r) by clarifying the differences in application of these conditions against the application of current rule 16.8.2.1.
- **C60.830.11**    **Chapter 17 - Zone Rules**  
Remedy: Amend proposed rules 17.5.3.2(f), 17.6.3.1(o), 17.7.3.1(ga)(iii), 17.8.2.1(j), by deleting the words “existing hard rock.”
- **C60.830.12**    **18.7.2.1 - Restricted Discretionary Activity**  
Remedy: Amend condition (a) and proposed matters (1), (3), and (4) of restricted discretion of proposed rule 18.7.2.1 by deleting the words “hard rock.”

### Gall, Natasha

264 McShane Road R D 1 Takaka

4014

- **C60.4014.1**    **Chapter 16 - General Rules**  
Remedy: Enable subdivision of unproductive Rural 1 Zone and Rural 2 Zone lots into 2 acre minimum sections.
- **C60.4014.2**    **Chapter 17 - Zone Rules**  
Remedy: Provide for cooperative housing in Rural 1 Zone and Rural 2 Zone where:  
(a) it only occurs on non-productive land; or  
(b) it occurs on productive land where common ownership and productive land use is proven.
- **C60.4014.3**    **C60 GEN - Change 60**  
Remedy: Provide for two dwellings on a single site where those houses are reasonably sized for 3-4 bedrooms and connected directly, for instance by a walkway.

### Garside, Christopher J

C/o 41 Tukurua Road Takaka

4015

- **C60.4015.1**    **Chapter 17 - Zone Rules**  
Remedy: Provide for multiple dwellings on smaller sites, such as a minimum 0.5 acre lot.



## Summary of Decisions Requested In Change 60 Submissions

### Golden Bay Community Board

C/o Golden Bay TDC Service Centre PO Box 74 TAKAKA

- **C60.3592.1 Chapter 17 - Zone Rules** 3592  
*Remedy:* Retain provisions [policies & rules] for cooperative housing.
- **C60.3592.2 Chapter 17 - Zone Rules**  
*Remedy:* Retain provisions [policies & rules] for low impact development.
- **C60.3592.3 Chapter 17 - Zone Rules**  
*Remedy:* Amend to include cooperative housing opportunities in all appropriate zones.
- **C60.3592.4 Chapter 17 - Zone Rules**  
*Remedy:* Retain opportunities for second dwellings on Rural 1 and Rural 2 zone lots of any size.
- **C60.3592.5 16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**  
*Remedy:* Amend rule 16.3.6.1 to allow for Rural 2 subdivision of smaller unproductive lots.
- **C60.3592.6 Chapter 17 - Zone Rules**  
*Remedy:* Amend land use rules 17.5 and 17.6 to allow for temporary dwellings, 2 - 5 year renewable tenure, on Rural 1 and Rural 2 zone lots of any size, as a restricted discretionary activity status.
- **C60.3592.7 C60 GEN - Change 60**  
*Remedy:* Amend to provide for more opportunities for affordable housing that are specific to Golden Bay.
- **C60.3592.8 Chapter 17 - Zone Rules**  
*Remedy:* Amend temporary activities provisions to exclude motocross practise activity or the establishment of casual racing tracks as a permitted activity.

### Golden Bay Surveyors

844 East Takaka Road R D 1 Takaka

- **C60.4016.1 2.2 - Defined Words** 4016  
*Remedy:* Amend the proposed definition of "cooperative living" to include private, individual ownership within a cooperative housing development.
- **C60.4016.2 2.2 - Defined Words**  
*Remedy:* Request to update the current definition of "plantation forest" to ensure clarity and usefulness.
- **C60.4016.3 16.3 - Subdivision**  
*Remedy:* Amend proposed conditions 16.3.5.1(a) and 16.3.6.1(b) to relate to the purpose of a subdivision rather than a date of a subdivision.
- **C60.4016.4 Chapter 16 - General Rules**  
*Remedy:* Amend proposed rules 16.3.5.5A and 16.3.6.5A to exclude boundary adjustments from the Non-Complying activity status.
- **C60.4016.5 Chapter 17 - Zone Rules**  
*Remedy:* Amend proposed condition (i) in 17.5.3.1(kb), 17.5.3.2(e) and 17.6.3.1(n) to reduce the setback required from internal boundaries.

### GP Investments Ltd

C/o Landmark Lile Ltd PO Box 343 Nelson

- **C60.4017.1 7.2.2.1 - Retention of Opportunities for Activities other than for Plant and Animal Production** 4017  
*Remedy:* Delete proposed objective 7.2.2.1.
- **C60.4017.2 7.2.2.3 - Retention of Existing Rural Industrial Locations as Rural Industrial Zone**  
*Remedy:* Delete proposed objective 7.2.2.3.
- **C60.4017.3 7.2.3.2 - Enabling of Specific Sites to be used for Certain Purposes**  
*Remedy:* Delete proposed policy 7.2.3.2.
- **C60.4017.4 2.2 - Defined Words**  
*Remedy:* Retain the proposed definition of "rural industrial activity."

## Summary of Decisions Requested In Change 60 Submissions

### Griffith, Graham & Anne

162 Rarangi Beach Road R D 3 Blenheim

- **C60.4018.1 Chapter 17 - Zone Rules** 4018  
*Remedy:* Retain the proposals for a detached minor dwelling 80 sqm, or 120 sqm in size with attached garage, in 17.5.3.3(ba); 17.6.3.2.(b) and 17.8.3.1A(b).
- **C60.4018.2 7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Retain the proposed provisions that enable the existing structures to be converted into habitable dwellings.
- **C60.4018.3 7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Provide for proposed policy 7.1.3.6E by proposing new rules in all rural zones.
- **C60.4018.4 Chapter 17 - Zone Rules**  
*Remedy:* Retain the restricted discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A except for matter (8).
- **C60.4018.5 Chapter 17 - Zone Rules**  
*Remedy:* Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
- **C60.4018.6 Chapter 17 - Zone Rules**  
*Remedy:* Delete the proposed conditions 17.5.3.1(ea) and 17.6.3.1(gb) that excludes sleepouts from cooperative living activities and include sleepouts as a permitted co-operative living activity.
- **C60.4018.7 17.5.3.2 - Controlled Activities**  
*Remedy:* Delete proposed condition 17.5.3.2(ka) that excludes workers' accommodation from cooperative living.
- **C60.4018.8 17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
*Remedy:* Delete current condition 17.6.3.4(b) for a minimum lot size of 50 hectares and have no minimum size requirement for lots.

### Halkin, Susan

3/10 Feary Crescent Takaka

- **C60.4019.1 C60 GEN - Change 60** 4019  
*Remedy:* Retain proposed changes that protect productive land.
- **C60.4019.2 C60 GEN - Change 60**  
*Remedy:* Provide for multiple dwellings and cooperative housing on sites in Rural Residential Zone.
- **C60.4019.3 C60 GEN - Change 60**  
*Remedy:* Retain the proposed changes that enable multiple dwellings and cooperative housing on sites in Rural 2 Zone.

### Hall, Peter

P O Box 196 TAKAKA

- **C60.34.1 Chapter 17 - Zone Rules** 34  
*Remedy:* Retain proposed changes relating to noise from temporary intermittent rural activity in 17.5.2.1(c); 17.6.2.1(c) and 17.7.2.1(d).
- **C60.34.2 Chapter 17 - Zone Rules**  
*Remedy:* Include setbacks for recreational motorcycle riding from boundaries as follows:  
- 2,000m from a Residential zone boundary  
- 1,500m from a Rural Residential and Papakainga zone boundary, public and other buildings and activities sensitive to noise  
- 600m from a dwelling or an approved building location area in the Rural 1, 2 or 3 zones.  
as suggested in staff report titled 'Ombudsman's report on Motorcross Activities' dated 6th October 2011.

### Hall, Pip

793 Aniseed Valley R D Richmond

- **C60.4020.1 16.3.6 - Rural 2 Zone** 4020  
*Remedy:* Delete the proposed changes 16.3.6.1(a), 16.3.6.3A(c) and proposed changes to 16.3.6.4A(c) that reference the date of a subdivision being done.
- **C60.4020.2 16.3.6.5A - Non-Complying Subdivision**  
*Remedy:* Delete provision that makes subsequent subdivision in Rural 2 Zone after a certain date a non-complying activity.

## Summary of Decisions Requested In Change 60 Submissions

### Hall, Pip

■ **C60.4020.3 Chapter 16 - General Rules**

*Remedy:* Amend the proposed changes to make the most restrictive activity status for Rural 2 Zone subdivisions Discretionary and not Non-Complying.

### Halliwell, Cathleen

PO Box 200 Takaka

4021

■ **C60.4021.1 C60 GEN - Change 60**

*Remedy:* Retain the proposed changes.

■ **C60.4021.2 Chapter 16 - General Rules**

*Remedy:* Enable subdivision of land to under 20 hectares.

■ **C60.4021.3 Chapter 17 - Zone Rules**

*Remedy:* Further increase flexibility of land use in Rural 2 Zone and differentiate it from Rural 1 Zone.

■ **C60.4021.4 Chapter 16 - General Rules**

*Remedy:* Delete the current minimum area of 50 hectares for Rural 2 Zone and replace with more flexible subdivision rules.

■ **C60.4021.5 Chapter 17 - Zone Rules**

*Remedy:* Retain the proposed changes for low impact development.

■ **C60.4021.6 C60 GEN - Change 60**

*Remedy:* Discourage or restrict large plantation forestry and intensive animal farming.

■ **C60.4021.7 C60 GEN - Change 60**

*Remedy:* Request specific plan provisions for Golden Bay.

### Halliwell, Marlene

PO Box 200 Takaka

4022

■ **C60.4022.1 16.3.6 - Rural 2 Zone**

*Remedy:* Delete the current minimum area of 50 hectares for Rural 2 Zone and replace with more flexible subdivision rules.

■ **C60.4022.2 C60 GEN - Change 60**

*Remedy:* Enable multiple dwellings and cooperative housing on smaller sites.

■ **C60.4022.3 C60 GEN - Change 60**

*Remedy:* Discourage or restrict large plantation forestry.

■ **C60.4022.4 C60 GEN - Change 60**

*Remedy:* Request specific plan provisions for Golden Bay.

### Hancock Forest Management (NZ) Ltd

C/o Tony Dwane PO Box 1860 Whangarei

4023

■ **C60.4023.1 2.2 - Defined Words**

*Remedy:* Include a definition for "recreational activity".

■ **C60.4023.2 Chapter 17 - Zone Rules**

*Remedy:* Provide for recreational activities as Permitted and Restricted Discretionary activities.

■ **C60.4023.3 2.2 - Defined Words**

*Remedy:* Provide for plantation forestry tree processing as part of plant processing definition.

■ **C60.4023.4 2.2 - Defined Words**

*Remedy:* Clarify whether or not "dance parties" are included in the definition of "temporary activity."

■ **C60.4023.5 2.2 - Defined Words**

*Remedy:* Amend the definition of natural hazards by replacing the word "fire" with "wildfire".

■ **C60.4023.6 2.2 - Defined Words**

*Remedy:* Include a definition of "reverse sensitivity."

■ **C60.4023.7 2.2 - Defined Words**

*Remedy:* Insert a definition for "wildfire":

## Summary of Decisions Requested In Change 60 Submissions

### **Hancock Forest Management (NZ) Ltd**

“Wildfire – A wildfire is any unwanted, unplanned uncontrolled fire in an area of combustible vegetation that occurs in the rural are. A wildfire differs from other fires by its extensive size, the speed at which it can spread out from its original source, its potential to change direction unexpectedly, and its ability to jump gaps such as roads, rivers and fire breaks.”

- **C60.4023.8**    **7.1.3.5 - Facilitation of Land Amalgamation or Boundary Adjustments**  
*Remedy:* Retain proposed policy 7.1.3.5 which supports land amalgamation.
- **C60.4023.9**    **Chapter 7 - Rural Environmental Effects**  
*Remedy:* Amend proposed conditions 7.2.3.1C(a) and 7.2.3.1D(b) as follows or similarly:
- **C60.4023.10**    **7.2.3.5 - Location of Activities not Involved in Plant and Animal Production**  
*Remedy:* Retain proposed policy 7.2.3.5 which addresses reverse sensitivity.
- **C60.4023.11**    **7.2.20 - Methods of Implementation**  
*Remedy:* Insert a regulatory method in 7.2.20 to have rules to implement policy 7.2.3.5.
- **C60.4023.12**    **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**  
*Remedy:* Insert a new condition to rule 16.3.5.1:  
“The subdivision is an adjustment of the boundaries where this enables improved land management or enable a greater range of plant and animal production activities.”
- **C60.4023.13**    **16.3.5.3A - Restricted Discretionary Subdivision**  
*Remedy:* Delete proposed condition (c).
- **C60.4023.14**    **16.3 - Subdivision**  
*Remedy:* Retain proposed matters of control (7A) in 16.3.5.1 and 16.3.6.1 which address reverse sensitivity.
- **C60.4023.15**    **16.3 - Subdivision**  
*Remedy:* Retain proposed matters of control (7B) in 16.3.5.1 and 16.3.6.1 which address hazards.
- **C60.4023.16**    **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**  
*Remedy:* Amend the proposed matter of control to:  
“Provision for and protection of areas of significant ecological values, significant landscape value, significant indigenous vegetation, protected trees and cultural heritage.”
- **C60.4023.17**    **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**  
*Remedy:* Insert a new condition to rule 16.3.6.1 as follows or similarly:  
“The subdivision is an adjustment of the boundaries where this enables improved land management or enable a greater range of plant and animal production activities and no additional titles are created.”
- **C60.4023.18**    **16.3.6.3A - Restricted Discretionary Subdivision (Rural 2 Zone)**  
*Remedy:* Delete proposed condition 16.3.6.3A(e) that refers to boundary adjustments and minimum lot sizes.
- **C60.4023.19**    **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**  
*Remedy:* Amend current condition 16.3.6.1(d) as follows or similarly:  
“Where a new allotment contains an existing shelter or spray belt, horticultural plantings or plantation forest, the boundaries of the allotment are drawn relative to these trees so that the shelter belt, horticultural plantings or plantation forest complies as a permitted activity, with all applicable zone rules relating to height and setbacks from roads, dwellings, schools and early childhood education facilities. If written approval from adjacent land owners is provide[d], internal boundary setbacks may be reduced.”
- **C60.4023.20**    **16.3 - Subdivision**  
*Remedy:* Amend proposed matters of control 16.3.7.1 (10A) and 16.3.8.1 (11A) to:  
“Management of natural hazards within and beyond the boundaries of the site, including wildfire management, slope instability and flood hazard effects.”
- **C60.4023.21**    **16.3.8.4A - Restricted Discretionary Subdivision (Rural Residential Zone)**  
*Remedy:* Insert “wildfire” into the list of natural hazards in the proposed matter of Restricted Discretion.
- **C60.4023.22**    **Sch. 16.3A - Assessment Criteria for Subdivision**  
*Remedy:* Amend proposed matter of control (3) in Schedule 16.3A as follows or similarly:  
“The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wild fire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated.”
- **C60.4023.23**    **16.8.2 - Temporary Activities**  
*Remedy:* Insert a new condition into 16.8.2.2 and a new matter of control into 16.8.2.3 to require the preparation of and adherence to a publically available fire preparedness and management plan, which would include the cancellation of the event should certain fire risk parameters be triggered.

## Summary of Decisions Requested In Change 60 Submissions

### Hancock Forest Management (NZ) Ltd

- **C60.4023.24** **16.8.20 - Principal Reasons for Rules**  
*Remedy:* Include a reference to 'wildfire' into the Principal Reasons for Rules and align with amended conditions and matters of control.
- **C60.4023.25** **Chapter 17 - Zone Rules**  
*Remedy:* Amend proposed rules 17.5.2.1 and 17.6.2.1 to require temporary activities in areas of high wildfire risk to obtain consent as a Restricted Discretionary activity. conditions should include the cancellation of the event should certain fire risk parameters be triggered.
- **C60.4023.26** **C60 GEN - Change 60**  
*Remedy:* Map areas of high wildfire risk.
- **C60.4023.27** **Chapter 17 - Zone Rules**  
*Remedy:* Amend proposed rules 17.5.2.1 and 17.6.2.1 to delete the reference to fire risk management and ensure that wildfire is referenced as a condition of Permitted temporary activities in low risk areas or a matter of Restricted Discretion for Restricted Discretionary activities in high risk areas.
- **C60.4023.28** **Chapter 17 - Zone Rules**  
*Remedy:* Insert wildfire into the lists of natural hazards in proposed matters of Restricted Discretion 17.5.2.8A (7) and 17.6.2.8A (7).
- **C60.4023.29** **Chapter 17 - Zone Rules**  
*Remedy:* Amend proposed matter of control (6A) in 17.5.3.2 and 17.6.3.2 as follows or similarly:  
"The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wild fire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated."
- **C60.4023.30** **Chapter 17 - Zone Rules**  
*Remedy:* Retain proposed conditions 17.8.3.1(h) and 17.8.3.2(e).
- **C60.4023.31** **17.8.3.1A - Controlled Activities (Building Construction or Alteration)**  
*Remedy:* Amend proposed matter of control (8) in 17.8.3.1A as follows or similarly:  
"The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wild fire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated."
- **C60.4023.32** **17.8.3.1A - Controlled Activities (Building Construction or Alteration)**  
*Remedy:* Amend proposed matter of control (9) in 17.8.3.1A to further clarify what alternatives for fire risk management could include.
- **C60.4023.33** **19.2 - Information Required for Land Use or Subdivision Consent Applications**  
*Remedy:* Amend proposed information requirement in 19.2.1 and 19.2.2 so that a productive value report is only required when there is a proposed change in land use from a productive to a non-productive use not associated with the balance of the land use.

### Hannah. Lynda

PO Box 140 Motueka

- **C60.4024.1** **17.5.3.2 - Controlled Activities**  
*Remedy:* Delete proposed condition 17.5.3.2(ka) that excludes workers' accommodation from cooperative living. 4024
- **C60.4024.2** **16.3.6 - Rural 2 Zone**  
*Remedy:* Delete minimum lot sizes for subdivision and land use rules in the Rural 2 Zone.
- **C60.4024.3** **Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals for a detached minor dwelling 80 sqm, or 120 sqm in size with attached garage, in 17.5.3.3(ba); 17.6.3.2.(b) and 17.8.3.1A(b).
- **C60.4024.4** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Retain the proposed provisions that enable the existing structures to be converted into habitable dwellings.
- **C60.4024.5** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Provide for proposed policy 7.1.3.6E by proposing new rules in all rural zones.
- **C60.4024.6** **Chapter 17 - Zone Rules**  
*Remedy:* Retain the restricted discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A except for matter (8).
- **C60.4024.7** **Chapter 17 - Zone Rules**

## Summary of Decisions Requested In Change 60 Submissions

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### Hannah, Lynda

*Remedy:* Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.

■ **C60.4024.8 Chapter 17 - Zone Rules**

*Remedy:* Delete the proposed conditions 17.5.3.1(ea) and 17.6.3.1(gb) that excludes sleepouts from cooperative living activities and include sleepouts as a permitted co-operative living activity.

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### Harwood, Geoffrey

Packards Road R D 1 Takaka

■ **C60.4025.1 Chapter 17 - Zone Rules**

*Remedy:* Retain the proposed changes for low impact development.

4025

■ **C60.4025.2 C60 GEN - Change 60**

*Remedy:* Increase flexibility for subdivision and land use rules in rural zones, particularly to further enable low impact development on small lots.

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### Harwood, Marjory L

17 Packard Road R D 1 Takaka

■ **C60.4026.1 Chapter 17 - Zone Rules**

*Remedy:* Delete the proposed changes that discourage or restrict motorcycle and motor sports activities.

4026

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### Harwood, Shane

18 Edinburgh St Takaka

■ **C60.4027.1 Chapter 17 - Zone Rules**

*Remedy:* Support proposed changes to low impact development.

4027

■ **C60.4027.2 Chapter 17 - Zone Rules**

*Remedy:* Amend the proposed changes to make low impact development a Permitted activity on smaller lots.

■ **C60.4027.3 C60 GEN - Change 60**

*Remedy:* Delete the proposed changes that discourage or restrict motorcycle and motor sports activities.

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### Haugh, John

C/o Post Office Collingwood

■ **C60.4028.1 C60 GEN - Change 60**

*Remedy:* Retain proposed Change 60.

4028

■ **C60.4028.2 C60 GEN - Change 60**

*Remedy:* Allow development of unproductive land.

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### Hoddys Orchard Ltd

C/o Andrew Kininmonth R D 1 RICHMOND

■ **C60.3015.1 16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**

*Remedy:* Amend 16.3.5.1 to allow house lot subdivision of smaller Rural 1 lots subject to amalgamation of smaller blocks with larger blocks even where there is no common boundary.

3015

■ **C60.3015.2 Chapter 17 - Zone Rules**

*Remedy:* Retain second minor dwelling opportunity for a smaller block that has been amalgamated to, but is distant from, a larger block.

■ **C60.3015.3 C60 GEN - Change 60**

*Remedy:* Retain the policy of trying to protect Rural 1 productive land.

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### Hodgson, Antony

1197 Onekaka Road R D 2 Takaka

■ **C60.4029.1 C60 GEN - Change 60**

*Remedy:* Retain the proposed changes that increase the permissiveness of multiple housing, co-operative living, low impact development and increase in the size of additional dwellings.

4029

■ **C60.4029.2 2.2 - Defined Words**

*Remedy:* Retain proposed changes to the definitions.

■ **C60.4029.3 2.2 - Defined Words**

## Summary of Decisions Requested In Change 60 Submissions

### Hodgson, Antony

*Remedy:* Include the word 'festivals' in the proposed definition of temporary activity, point (b).

### Hoos, Yana

Tui Community R D 1 TAKAKA

■ **C60.2649.1 C60 GEN - Change 60**

2649

*Remedy:* Retain Plan Change 60.

■ **C60.2649.2 C60 GEN - Change 60**

*Remedy:* Retain provisions that support cooperative living and low impact design.

■ **C60.2649.3 Chapter 17 - Zone Rules**

*Remedy:* Amend to provide for a second dwelling that is larger.

■ **C60.2649.4 C60 GEN - Change 60**

*Remedy:* Amend to provide Golden Bay-specific provisions that meet the needs of the Golden Bay community for more flexible housing opportunities.

■ **C60.2649.5 Chapter 17 - Zone Rules**

*Remedy:* Retain cooperative living and multiple housing opportunities on any sized rural land holding (not just large landholdings).

■ **C60.2649.6 Chapter 7 - Rural Environmental Effects**

*Remedy:* Amend provisions to acknowledge that productive opportunities can be better protected if land is occupied by people and their gardens, trees and livestock.

■ **C60.2649.7 C60 GEN - Change 60**

*Remedy:* Policies need to acknowledge and provide for the large proportion of low income families and their needs, by enabling land-sharing, cooperative living and multiple housing.

### Horticulture New Zealand

P O Box 10232 The Terrace WELLINGTON

■ **C60.2864.1 2.2 - Defined Words**

2864

*Remedy:* Amend the proposed definition of "high productive value" by inserting a new point:  
"(f) availability of water"

■ **C60.2864.2 2.2 - Defined Words**

*Remedy:* Amend the proposed definition of "plant and animal production" by inserting the following terms into the definition: "packing of produce produced on site," "viticulture," "workers' accommodation" and "horticulture (including greenhouses)".

■ **C60.2864.3 2.2 - Defined Words**

*Remedy:* Retain the proposed definition of "reverse sensitivity."

■ **C60.2864.4 2.2 - Defined Words**

*Remedy:* Amend the proposed definition of "rural character" by amending points (c) and (e), and inserting a new point (h) as follows:  
"(c) built structures associated with productive rural land uses including artificial crop protection structures and crop support structures"  
"(e) residential activity directly associated with a productive land use"  
"(h) a working rural production environment."

■ **C60.2864.5 2.2 - Defined Words**

*Remedy:* Amend the proposed definition of "rural residential character" by replacing "rural area" with "Rural Residential Zones"

■ **C60.2864.6 2.2 - Defined Words**

*Remedy:* Amend the proposed definition of "rural industrial activity" by inserting the following sentence at the end:  
"It does not include packing of produce produced on site where produced."

■ **C60.2864.7 2.2 - Defined Words**

*Remedy:* Amend the proposed definition of "shelter belt" by inserting the following sentence at the end:  
"Crop shelter may also be provided through artificial crop protection structures."

■ **C60.2864.8 2.2 - Defined Words**

*Remedy:* Amend the current definition of "building" by inserting a new point at the end:  
"(j) crop support structures and artificial crop protection structure or artificial shelters."

■ **C60.2864.9 2.2 - Defined Words**

## Summary of Decisions Requested In Change 60 Submissions

### Horticulture New Zealand

Remedy: Add a definition for 'artificial crop protection structures' or 'artificial shelter' as follows:  
"Artificial Crop Protection – means structures with material used to protect crops and/or enhance growth, but does not include greenhouses."

■ **C60.2864.10 7.0 - Introduction**

Remedy: Insert the following words at the end of the second paragraph:  
"and reverse sensitivity."

■ **C60.2864.11 7.0 - Introduction**

Remedy: Insert the following words at the end of the first sentence of the fifth paragraph:  
"and so create reverse sensitivity effects."

■ **C60.2864.12 7.0 - Introduction**

Remedy: Amend the last sentence of the first proposed paragraph to:  
"In these zones where that value is high, activities involving plant and animal production are prioritised above opportunities for rural residential housing industry or commercial activity."

■ **C60.2864.13 7.1.2.2 - Retention and Enhancement of Land of High Productive Value**

Remedy: Retain proposed objective.

■ **C60.2864.14 7.1.2.3 - Retention of Land of Varying Productive Value**

Remedy: Retain proposed objective.

■ **C60.2864.15 Chapter 7 - Rural Environmental Effects**

Remedy: Amend proposed objectives by including objectives for Rural 3 and Rural Residential zones.

■ **C60.2864.16 7.1.3.3 - Avoidance of Adverse Effects on Rural Land Resource**

Remedy: Amend current policy 7.1.3.3 by inserting words at the end as follows:  
"... including reverse sensitivity effects."

■ **C60.2864.17 7.1.3.4 - Requirement of Land Parcels to be Right Size and Shape**

Remedy: Amend point (a) of proposed policy 7.1.3.4 by deleting the words, "and the versatility of the land"

■ **C60.2864.18 7.1.3.6A - Limiting Further Development of Existing Small Allotments**

Remedy: Retain proposed policy 7.1.3.6A.

■ **C60.2864.19 7.1.3 - Policies**

Remedy: Amend proposed changes to section 7.1.3 to ensure that the potential for reverse sensitivity is avoided in all Rural zones.

■ **C60.2864.20 7.1.3.6B - Protection of Land of Highest Productive Value from Residential Activity**

Remedy: Amend proposed policy 7.1.3.6B to:  
"To protect land of high productive value from residential activity, except for that associated with the plant and animal production."

■ **C60.2864.21 7.1.3.6D - Discouragement of Non-Productive Activities in Rural 1 Zone**

Remedy: Amend proposed policy 7.1.3.6D by deleting the word "discourage" and replacing with "avoid."

■ **C60.2864.22 7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Amend proposed policy 7.1.3.6E by:  
(a) deleting "rural activities."  
(b) deleting "industrial" and replacing with "rural industrial activity."  
(c) inserting the following words at the end; "... and effects on plant and animal production activities are avoided."

■ **C60.2864.23 7.1.3.6F - Retention of Productive Value of Land with Rural Living**

Remedy: Amend proposed policy 7.1.3.6F to:  
"To enable rural living opportunities in the Rural 1 and Rural 2 Zones where the actual or potential productive value of the land and rural character is retained and further subdivision and potential reverse sensitivity effects are avoided."

■ **C60.2864.24 7.1.20.1 - Regulatory**

Remedy: Amend current provision 7.1.20.1(a) by replacing the words:  
(a) "the highest existing and potential productive value" in item (i) with "high productive value"; and  
(b) "the highest productive value" in item (ii) with "high productive value."

■ **C60.2864.25 7.1.30 - Principal Reasons and Explanation**

Remedy: Add to the end of the first proposed paragraph:  
"Availability of water is also an important attribute for high productive value."

■ **C60.2864.26 7.2.2.1 - Retention of Opportunities for Activities other than for Plant and Animal**



## Summary of Decisions Requested In Change 60 Submissions

### Horticulture New Zealand

#### *Production*

Remedy: Amend proposed objective 7.2.2.1 by:  
(a) deleting the first proposed word "Retention" and retaining the current word "Provision."  
(b) inserting at the end, "and potential reverse sensitivity effects."

- **C60.2864.27** **7.2.2.1 - Retention of Opportunities for Activities other than for Plant and Animal Production**

Remedy: Include workers' accommodation in proposed objective unless provided for in the definition of plant and animal production.

- **C60.2864.28** **7.2.2.3 - Retention of Existing Rural Industrial Locations as Rural Industrial Zone**

Remedy: Retain proposed objective.

- **C60.2864.29** **7.2.3.1A - Identification of Locations for Rural Lifestyle Living Choice**

Remedy: Amend proposed policy 7.2.3.1A to:  
"To identify locations for Rural Residential Zones for rural residential opportunities in rural, coastal and peri-urban areas that are appropriate for their variety of qualities that allow for rural lifestyle living which will not adversely affect plant and animal production activities, including potential reverse sensitivity effects."

- **C60.2864.30** **7.2.3.1C - Enabling Further Development within Existing Rural Residential Zone**

Remedy: Amend proposed policy 7.2.3.1C(b) by adding, "and adjacent plant and animal production".

- **C60.2864.31** **7.2.3.1E - Minimisation of Conflict between Rural and Residential Activities**

Remedy: Retain proposed policy.

- **C60.2864.32** **7.2.3.1F - Discouragement of Residential Activity outside Rural Residential Zone**

Remedy: Amend proposed policy 7.2.3.1F by deleting the word "discourage" and replacing with "avoid".

- **C60.2864.33** **7.2.3.2 - Enabling of Specific Sites to be used for Certain Purposes**

Remedy: Amend proposed policy to include workers' accommodation unless provided for in the definition of plant and animal production.

- **C60.2864.34** **7.2.3.2 - Enabling of Specific Sites to be used for Certain Purposes**

Remedy: Amend operative policy 7.2.3.2(d) to:  
"cross boundary effects, including any actual and potential adverse effects and potential effects on existing activities from new or future activities;"

- **C60.2864.35** **7.4.1.2 - Ensuring Soil-Based Production Activities Operative without Undue Constraints**

Remedy: Retain proposed issue 7.4.1.2.

- **C60.2864.36** **7.4.2 - Objective**

Remedy: Amend current objective 7.4.2 to:  
"The adverse effects of activities on rural character, amenity values, and reverse sensitivity are avoided, remedied or mitigated."

- **C60.2864.37** **7.4.3.5A - Discouraging Subdivision of Small Allotments in Rural 1 and 2**

Remedy: Amend proposed policy 7.4.3.5A to:  
"To discourage subdivision of small allotments in the Rural 1 and Rural 2 zones where this may contribute to the loss of rural character and amenity values and increase potential for reverse sensitivity effects."

- **C60.2864.38** **7.4.3.5C - Discouraging Dwelling Development on Existing Small Allotments**

Remedy: Amend proposed policy 7.4.3.5C to:  
"To discourage residential development on existing small allotments where this may adversely affect rural character and amenity values and increase potential for reverse sensitivity effects."

- **C60.2864.39** **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**

Remedy: Insert a new condition:  
"Building Platform  
(r) Identify a building platform for a residential dwelling with 30 metre setback from all internal boundaries."

- **C60.2864.40** **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**

Remedy: Amend matter of control (7A) by replacing "reverse sensitivities" with "reverse sensitivity."

- **C60.2864.41** **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**

Remedy: Retain matter of control (1A).

- **C60.2864.42** **Sch. 16.3A - Assessment Criteria for Subdivision**

## Summary of Decisions Requested In Change 60 Submissions

### Horticulture New Zealand

Remedy: Amend assessment criterion (2) to:  
“(2) The potential effects of the subdivision on the amenity values, rural character, and natural and physical character of the area.”

■ **C60.2864.43** **Sch. 16.3A - Assessment Criteria for Subdivision**

Remedy: Insert an additional assessment criterion (13):  
“(13) Potential reverse sensitivity effects.”

■ **C60.2864.44** **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**

Remedy: Insert a new condition:  
“Building platform  
(r) Identify a building platform for a residential dwelling with 30 metre setback from all internal boundaries.”

■ **C60.2864.45** **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**

Remedy: Amend matter of control (7A) by replacing “reverse sensitivities” with “reverse sensitivity.”

■ **C60.2864.46** **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**

Remedy: Retain matter of control (1A).

■ **C60.2864.47** **16.3.8.1 - Controlled Subdivision (Rural Residential Zone)**

Remedy: Amend rule 16.3.8.1 as to:  
“(9) Potential effects on rural character and amenity values and potential reverse sensitivity effects where the subdivision abuts a rural zone.”

■ **C60.2864.48** **17.5.2.1 - Permitted Activities**

Remedy: Amend the current definition of “day” to “7:00 am to 9:00 pm Monday to Sunday inclusive ...”

■ **C60.2864.49** **17.5.2.1 - Permitted Activities**

Remedy: Retain the exemption for temporary rural and animal production activities from Noise conditions.

■ **C60.2864.50** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Amend proposed condition 17.5.3.1(ka):  
“A building, other than a dwelling or habitable building, must be set back...”

■ **C60.2864.51** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Retain proposed condition 17.5.3.1(kb).

■ **C60.2864.52** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Amend proposed condition 17.5.3.1(l) to:  
“... greenhouses and artificial crop protection structures...”

■ **C60.2864.53** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Retain current condition 17.5.3.1(e)(i).

■ **C60.2864.54** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Amend proposed matter of control 17.5.3.1(5A) to:  
“Effects of buildings, including dwellings, on rural character and amenity and potential for reverse sensitivity effects on plant and animal production.”

■ **C60.2864.55** **17.5.3.2 - Controlled Activities**

Remedy: Amend proposed matter of control 17.5.3.2(5A) to:  
“Effects of buildings, including dwellings, on rural character and amenity and potential for reverse sensitivity effects on plant and animal production.”

■ **C60.2864.56** **17.5.3.3 - Restricted Discretionary Activities (Building Construction, Alteration or Use)**

Remedy: Retain proposed matter of control (2) in proposed rule 17.5.3.3.

■ **C60.2864.57** **17.6.2.1 - Permitted Activities**

Remedy: Amend the current definition of “day” to “7:00 am to 9:00 pm Monday to Sunday inclusive ...”

■ **C60.2864.58** **17.6.2.1 - Permitted Activities**

Remedy: Retain the exemption for temporary rural and animal production activities from Noise conditions.

■ **C60.2864.59** **17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Amend proposed condition 17.6.3.1(ma):  
“A building, other than a dwelling or habitable building, must be set back...”

■ **C60.2864.60** **17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Retain proposed condition 17.6.3.1(n)(i).

## Summary of Decisions Requested In Change 60 Submissions

### Horticulture New Zealand

- **C60.2864.61** **17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend proposed condition 17.6.3.1(p):  
“... greenhouses and artificial crop protection structures...”
- **C60.2864.62** **17.6.3.2 - Controlled Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend proposed matter of control (5A) in proposed rule 17.6.3.2 as follows:  
“Effects of buildings, including dwellings, on rural character and amenity and potential for reverse sensitivity effects on plant and animal production.”
- **C60.2864.63** **Sch. 17.6A - Controlled Activities: Ngarua Cave Site**  
*Remedy:* Retain current matter of control (2) in Schedule 17.6A.
- **C60.2864.64** **17.7.2.1 - Permitted Activities**  
*Remedy:* Amend the current definition of “day” to “7:00 am to 9:00 pm Monday to Sunday inclusive ...”
- **C60.2864.65** **17.7.3.1 - Permitted Activities**  
*Remedy:* Retain the exemption for temporary rural and animal production activities from Noise conditions.
- **C60.2864.66** **17.7.3.1 - Permitted Activities**  
*Remedy:* Amend proposed condition 17.7.3.1(ga) by inserting a new point:  
“(iv) at least 30 metres from any internal boundary, except where the activity is an alteration to a dwelling and the setback to the boundary is thereby not reduced.”
- **C60.2864.67** **17.7.3.1 - Permitted Activities**  
*Remedy:* Amend proposed condition 17.7.3.1(k) to:  
“... greenhouses and artificial crop protection structures...”
- **C60.2864.68** **17.7.3.2 - Controlled Activities**  
*Remedy:* Amend proposed rule 17.7.3.2 by inserting a new matter of control (11):  
“(11) Effects of buildings, including dwellings, on rural character and amenity and potential for reverse sensitivity effects on and animal production.”
- **C60.2864.69** **17.8.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Retain proposed condition 17.8.3.1(h).
- **C60.2864.70** **17.8.3.1A - Controlled Activities (Building Construction or Alteration)**  
*Remedy:* Amend proposed matter of control (2) by deleting “productive activities” and replacing with “plant and animal production activities”; and amend proposed matter of control (5) to:  
“Effects of buildings, including dwellings, on rural character and amenity and potential for reverse sensitivity effects on plant and animal production.”
- **C60.2864.71** **17.8.3.2 - Restricted Discretionary Activities (Building Construction or Alteration)**  
*Remedy:* Retain proposed condition (e) in proposed rule 17.8.3.2.
- **C60.2864.72** **19.2.1 - Land Use**  
*Remedy:* Insert a new point to proposed section 19.2.1 as follows:  
“(g) Availability of water”
- **C60.2864.73** **19.2.2 - Subdivision**  
*Remedy:* Insert a new point to proposed section 19.2.2 as follows:  
“(g) Availability of water”
- **C60.2864.74** **6.2.3 - Policies**  
*Remedy:* Retain operational operative policy 6.2.3.3 which minimises the loss of land of high productive value for urban development.
- **C60.2864.75** **6.2.3 - Policies**  
*Remedy:* Retain operational operative policy 6.2.3.5 which requires new areas of residential development to be adequately buffered from the effects of rural activities.
- **C60.2864.76** **6.2.3.8 - Avoiding Inappropriate Expansion of Residential Areas in Takaka-Eastern Golden Bay**  
*Remedy:* Retain proposed policy 6.2.3.8 which avoids inappropriate expansion of existing residential settlement areas in the Takaka Eastern Golden Bay Area where land is of high productive value.
- **C60.2864.77** **6.2.30 - Principal Reasons and Explanation**  
*Remedy:* Amend the last sentence of the first paragraph by replacing the word “versatile” with the word “high productive value” and where it similarly appears elsewhere.

## Summary of Decisions Requested In Change 60 Submissions

### Irvine, Donald & May

78 Redwood Road R D 1 Richmond

■ **C60.4030.1 C60 GEN - Change 60**

4030

Remedy: Amend the proposals to allow landowners of small unproductive titles (about 1.5 ha) to be subdivided to a minimum of, for example, 4,000sqm.

### Jacobson, Julie

93 Trewavas St Motueka

■ **C60.4031.1 16.8 - Temporary Activities and Relocated Dwellings**

4031

Remedy: Delete temporary military training proposals in proposals 16.8.2.2 and 16.8.2.3.

■ **C60.4031.2 19.2 - Information Required for Land Use or Subdivision Consent Applications**

Remedy: Amend to require a product value report only for land that is or has been productive in the last 10 years in proposals 19.2.1 and 19.2.2

■ **C60.4031.3 17.6.2.8A - Restricted Discretionary Activities (Co-operative Living)**

Remedy: Retain proposal for co-operative living as a Discretionary activity.

■ **C60.4031.4 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Retain the proposal in condition (c) extending one dwelling to include two self-contained housekeeping units.

■ **C60.4031.5 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Delete the proposal in condition (c)(ii) that requires one of the two self-contained housekeeping units to be clearly subsidiary.

■ **C60.4031.6 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Delete the proposal in condition (ea) increasing the number of sleepouts per dwelling to two and increase the number of sleepouts per dwelling to four.

■ **C60.4031.7 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Delete proposed condition (g) requiring sleepouts to be within 20m from the principal dwelling or, alternatively, increase the maximum distance to 100m.

■ **C60.4031.8 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Delete proposed condition (gb) that does not permit sleepouts for co-operative living dwellings.

### Jelf, Iona

C/o 7 Falconer Road Pohara Takaka

■ **C60.4032.1 2.2 - Defined Words**

4032

Remedy: Amend definition of rural character to include a requirement for using the land for inherently 'rurally productive' purposes.

■ **C60.4032.2 16.3 - Subdivision**

Remedy: Retain proposals in 16.3.5.3A(b) and 16.3.6.3A(b) for an average minimum lot size in Rural 1 and 2 zones.

■ **C60.4032.3 16.3 - Subdivision**

Remedy: Retain proposals in 16.3.5.4A and 16.3.6.4A for Discretionary level subdivision for co-operative living purposes.

■ **C60.4032.4 Chapter 17 - Zone Rules**

Remedy: Retain the proposals removing the floor limit for self-contained housekeeping units in 17.5.3.2(a)(ii), 17.6.3.1(c)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii).

■ **C60.4032.5 Chapter 17 - Zone Rules**

Remedy: Retain the proposals for two sleepouts per dwelling in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba).

■ **C60.4032.6 Chapter 17 - Zone Rules**

Remedy: Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(a).

■ **C60.4032.7 7.2.3.1B - Encouragement of Low Impact Design Solutions**

Remedy: Retain proposed policy encouraging low impact design.

■ **C60.4032.8 C60 GEN - Change 60**

Remedy: Retain policies that protect productive land resources, especially high productive land for the benefit of future generations.

## Summary of Decisions Requested In Change 60 Submissions

### Jelf, Iona

- **C60.4032.9**    **7.2.3.1G**    - **Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain proposed policy that provides for co-operative living, including large intentional communities.
- **C60.4032.10**    **19.2**    - **Information Required for Land Use or Subdivision Consent Applications**  
*Remedy:* Retain the increase in the information requirement for Rural 1 and 2 subdivision.
- **C60.4032.11**    **7.1.3.6A**    - **Limiting Further Development of Existing Small Allotments**  
*Remedy:* Retain the introduction of additional guiding proposals for small lot subdivision to maintain rural character and amenity and protect productivity.
- **C60.4032.12**    **7.1.3.5**    - **Facilitation of Land Amalgamation or Boundary Adjustments**  
*Remedy:* Retain the introduction of additional proposals to guide boundary adjustments.
- **C60.4032.13**    **16.3**    - **Subdivision**  
*Remedy:* Amend Non Complying activity status for re-subdivision of land after 30 January 2016 (proposed rules 16.3.5.5A and 16.3.6.5A) to Discretionary status.
- **C60.4032.14**    **16.3.8.4A**    - **Restricted Discretionary Subdivision (Rural Residential Zone)**  
*Remedy:* Retain the Restricted Discretionary status for subdivision of Rural Residential zoned lots below the minimum lot size.
- **C60.4032.15**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Retain the proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A.
- **C60.4032.16**    **C60 GEN**    - **Change 60**  
*Remedy:* Provide more enabling proposals for temporary dwellings.
- **C60.4032.17**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Retain the limitation on home occupation rural industrial activities in rural areas in 17.5.2.2(b)(iii), 17.6.2.2(b)(iii) and 17.7.2.2(b)(iii).
- **C60.4032.18**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Delete restrictions on the organised processing of waste in 17.5.2.2.(b)(iv), 17.6.2.2.(b)(iv) and 17.7.2.2.(b)(iv).
- **C60.4032.19**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Retain zone air emissions provision in 17.5.2.1(b), 17.6.2.1(b) and 17.7.2.1(c).

### Jenkins, Barry

[Not provided - waiting for reply to email 23/3/16]

- **C60.4033.1**    **C60 GEN**    - **Change 60**  
*Remedy:* Provide more enabling proposals for co-operative living activities that process their own waste.
- **C60.4033.2**    **C60 GEN**    - **Change 60**  
*Remedy:* Provide more enabling proposals for multiple dwellings regardless of the size of the lot.
- **C60.4033.3**    **16.8**    - **Temporary Activities and Relocated Dwellings**  
*Remedy:* Provide more enabling proposals for temporary dwellings.

4033

### Kebbell, John

PO Box 219 Takaka

- **C60.4034.1**    **17.6.3.1**    - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete the restriction in condition (ea) on the number of sleepouts per dwelling.
- **C60.4034.2**    **17.6.3.1**    - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete proposed condition (g) requiring sleepouts to be within 20m from the principal dwelling.
- **C60.4034.3**    **17.6.3.1**    - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete proposed condition (gb) that does not permit sleepouts for co-operative living dwellings.
- **C60.4034.4**    **17.6.3.1**    - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete proposed condition (n)(i) that requires dwellings and habitable buildings to be set back 30m from an internal boundary and retain the existing operative provisions for a 5m setback.
- **C60.4034.5**    **16.8**    - **Temporary Activities and Relocated Dwellings**  
*Remedy:* Add new proposal for Low Impact Temporary Dwellings as follows:  
"16.8.4 Low Impact Temporary Dwellings

4034

## Summary of Decisions Requested In Change 60 Submissions

### Kebbell, John

#### 16.8.4.1 Controlled Activities (Low Impact Temporary Dwellings)

A Low Impact Temporary Dwelling is a controlled activity, with an expiry of 5 years. A resource consent may be granted, if the activity complies with the following conditions:

- (a) The activity meets permitted conditions (a) – (r) of rule 17.6.2.1.
  - (b) All buildings, including dwellings, meet permitted conditions (e) – (t) of rule 17.6.3.1, where applicable.
  - (c) The activity uses disposal methods for effluent that are non-polluting on the environment. For example, composting toilets.
  - (d) The activity is readily movable and can be dismantled to leave the site in similar condition before activity was commenced.
  - (e) The livable floor area of the dwelling is no greater than 30m<sup>2</sup>.
- A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:
- (1) The extent to which the dwelling has retained or enhanced the potential of the land to support plant and animal production.
  - (2) The extent to which the dwelling is consistent with low impact design principles and methods.
  - (3) Proposal for the long-term protection of the site from inappropriate subdivision contributing to land fragmentation of the site.
  - (4) The proposed legal arrangement regarding land and building ownership.
  - (5) Proposal for and protection of areas of ecological value, landscape value, indigenous vegetation, trees, and cultural heritage sites.
  - (6) The extent to which the dwelling minimises the potential for adverse cross-boundary effects and reverse sensitivity.
  - (7) Natural hazards within and beyond the site, including geotechnical and flood hazard effects.
  - (8) Effects on the rural landscape and on amenity values and coastal natural character.
  - (9) Effects on servicing, including road access, water supply, and wastewater and stormwater systems."

■ **C60.4034.6 Chapter 17 - Zone Rules**

Remedy: Provide flexibility in decision making in the absence of a zoning review.

■ **C60.4034.7 Chapter 17 - Zone Rules**

Remedy: Allow multiple dwellings on small land parcels in all rural zones.

■ **C60.4034.8 7.1.2 - Objective**

Remedy: Retain objectives and policies that protect productive land.

■ **C60.4034.9 7.1.2 - Objective**

Remedy: Include policy and provisions that recognise the productive value of small lots.

■ **C60.4034.10 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

Remedy: Retain proposed policy that enables co-operative living and multiple housing.

■ **C60.4034.11 C60 GEN - Change 60**

Remedy: Identify Golden Bay as a pilot area for the implementation of proposed co-operative living and multiple housing provisions.

■ **C60.4034.12 Chapter 17 - Zone Rules**

Remedy: Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage.

■ **C60.4034.13 Chapter 17 - Zone Rules**

Remedy: Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.

■ **C60.4034.14 Chapter 17 - Zone Rules**

Remedy: Retain the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) for two sleepouts per dwelling.

■ **C60.4034.15 7.2.3.1B - Encouragement of Low Impact Design Solutions**

Remedy: Retain proposed policy encouraging low impact design.

■ **C60.4034.16 Chapter 17 - Zone Rules**

Remedy: Allow additional dwellings on suitable lots where developments apply low impact design principles.

■ **C60.4034.17 Chapter 17 - Zone Rules**

Remedy: Retain provisions [policies & rules] for cooperative housing.

■ **C60.4034.18 Chapter 17 - Zone Rules**

Remedy: Retain provisions [policies & rules] for low impact development.

■ **C60.4034.19 Chapter 17 - Zone Rules**

## Summary of Decisions Requested In Change 60 Submissions

### Kebbell, John

*Remedy:* Amend to include cooperative housing opportunities in all appropriate zones.

■ **C60.4034.20 Chapter 17 - Zone Rules**

*Remedy:* Retain opportunities for second dwellings on Rural 1 and Rural 2 zone lots of any size.

■ **C60.4034.21 16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**

*Remedy:* Amend rule 16.3.6.1 to allow for Rural 2 subdivision of smaller unproductive lots.

■ **C60.4034.22 Chapter 17 - Zone Rules**

*Remedy:* Amend land use rules 17.5 and 17.6 to allow for temporary dwellings, 2 – 5 year renewable tenure, on Rural 1 and Rural 2 zone lots of any size, as a restricted discretionary activity status.

■ **C60.4034.23 C60 GEN - Change 60**

*Remedy:* Amend to provide for more opportunities for affordable housing that are specific to Golden Bay.

■ **C60.4034.24 Chapter 17 - Zone Rules**

*Remedy:* Amend temporary activities provisions to exclude motocross practise activity or the establishment of casual racing tracks as a permitted activity.

### Kelsall, Julia

Bush Road Collingwood

■ **C60.4035.1 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

4035

*Remedy:* Delete proposed condition (n)(i) that requires dwellings and habitable buildings in the Rural 2 zone to be set back 30m from an internal boundary, and retain the existing operative proposal.

■ **C60.4035.2 17.6.3.2 - Controlled Activities (Building Construction, Alteration or Use)**

*Remedy:* Retain proposal in condition (b) for a second minor dwelling in the Rural 2 zone.

■ **C60.4035.3 2.2 - Defined Words**

*Remedy:* Delete 80 sqm size limitation from the definition of a minor dwelling in the Rural 2 zone.

■ **C60.4035.4 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

*Remedy:* Delete the restrictions in condition (ea) on the number of sleepouts per dwelling in the Rural 2 zone.

■ **C60.4035.5 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

*Remedy:* Delete conditions (c)(i) and (iii) that require a secondary attached housekeeping unit to be adjoined to the principal dwelling in the Rural 2 zone.

■ **C60.4035.6 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

*Remedy:* Delete proposed condition (p)(i) which requires that building coverage is not greater than 600m for any site with a net area of 4,000 sqm or less in the Rural 2 zone.

■ **C60.4035.7 C60 GEN - Change 60**

*Remedy:* Provide more enabling proposals for multiple dwellings in the Rural 2 zone.

■ **C60.4035.8 C60 GEN - Change 60**

*Remedy:* Provide more enabling proposals for boundary adjustments between neighbours when no new titles are created.

### Kerrisk, Billy

C/o Ray White Level 1, 11 Buxton Lane Nelson

■ **C60.4036.1 Chapter 7 - Rural Environmental Effects**

4036

*Remedy:* Retain proposals that prioritise rural productive activities in the Rural 1 and 2 zones.

■ **C60.4036.2 Chapter 7 - Rural Environmental Effects**

*Remedy:* Retain proposals that retain the 'ruralness' of rural areas.

■ **C60.4036.3 Chapter 7 - Rural Environmental Effects**

*Remedy:* Retain proposals that recognise the need for more appropriate housing for workers/family.

■ **C60.4036.4 Chapter 7 - Rural Environmental Effects**

*Remedy:* Retain proposals that take a long-term view of subdivision to prevent fragmentation.

■ **C60.4036.5 Chapter 17 - Zone Rules**

*Remedy:* Retain the proposals that provide for a detached minor dwelling in Rural 1 and 2 zones in 17.5.3.3(ba) and 17.6.3.2(b) regardless of lot size.

■ **C60.4036.6 Chapter 17 - Zone Rules**

## Summary of Decisions Requested In Change 60 Submissions

### **Kerrisk, Billy**

Remedy: Retain the proposals that remove the restriction on the size of the attached self-contained housekeeping unit in the Rural 1 and 2 zones in 17.5.3.2(a)(ii) and 17.6.3.1(c)(ii).

■ **C60.4036.7** **7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

Remedy: Retain policy that recognises co-operative living.

■ **C60.4036.8** **Chapter 17 - Zone Rules**

Remedy: Retain the restricted discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in rules 17.5.2.8A and 17.6.2.8A.

■ **C60.4036.9** **16.3 - Subdivision**

Remedy: Retain, in 16.3.5.4A and 16.3.6.4A, Discretionary level subdivision consent for co-operative living if applied for at same time as land use consent .

■ **C60.4036.10** **16.3 - Subdivision**

Remedy: Retain average lot size subdivision proposals for Rural 1 and 2 in rules 16.3.5.3A and 16.3.6.3A.

■ **C60.4036.11** **16.3 - Subdivision**

Remedy: Provide specific proposals for Rural 1 land under 12 ha that has been subdivided and is no longer productive.

■ **C60.4036.12** **Chapter 7 - Rural Environmental Effects**

Remedy: Retain proposals that encourage more development in the Rural Residential zones.

■ **C60.4036.13** **17.8.3.1A - Controlled Activities (Building Construction or Alteration)**

Remedy: Retain proposal for a minor dwelling as a Controlled activity in the Rural Residential zone for sites above 2 ha in size.

■ **C60.4036.14** **16.3.8.4A - Restricted Discretionary Subdivision (Rural Residential Zone)**

Remedy: Retain proposals for Restricted Discretionary subdivision for lots below minimum lot size in the Rural Residential zone.

### **Kingston, Derry**

1204 Abel Tasman Drive Ligar Bay Takaka

■ **C60.4037.1** **17.5.2.8A - Restricted Discretionary Activities (Cooperative Living)**

Remedy: Retain the restricted discretionary land use proposal for co-operative living.

4037

■ **C60.4037.2** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Retain proposed condition (ca) for no more than two sleepouts per dwelling.

■ **C60.4037.3** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Retain proposed condition (d) that provides that either sleepout is not more than 36 sqm.

■ **C60.4037.4** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Delete proposed amendments to condition (e) that requires either sleepout to be no more than 20m from the principal dwelling.

■ **C60.4037.5** **17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

Remedy: Delete proposed condition (ea) that excludes a sleepout from a co-operative living activity.

■ **C60.4037.6** **7.2.3 - Policies**

Remedy: Retain policies that provide for activities other than plant and animal production activities in rural zones.

■ **C60.4037.7** **17.8.3.1A - Controlled Activities (Building Construction or Alteration)**

Remedy: Retain proposal for a minor dwelling as a Controlled activity in the Rural Residential zone for sites above 2 ha in size.

### **Koldau, Vanessa & Magnus**

87 Pigeon Valley South Branch Road R D 2 Wakefield

■ **C60.4038.1** **Chapter 17 - Zone Rules**

Remedy: Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.2.(b) and 17.8.3.1A(b).

4038

■ **C60.4038.2** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Retain proposal that enables the use of existing structures to be converted into habitable dwellings.

■ **C60.4038.3** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Extend proposal that enables the use of existing structures to be converted into habitable dwellings to



## Summary of Decisions Requested In Change 60 Submissions

### Koldau, Vanessa & Magnus

all rural zones.

- **C60.4038.4 Chapter 17 - Zone Rules**  
*Remedy:* Retain the restricted discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A except for matter (8).
- **C60.4038.5 Chapter 17 - Zone Rules**  
*Remedy:* Delete proposed matter (8) in restricted discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A.
- **C60.4038.6 Chapter 17 - Zone Rules**  
*Remedy:* Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
- **C60.4038.7 Chapter 17 - Zone Rules**  
*Remedy:* Delete proposal that excludes a sleepout from a co-operative living activity in 17.5.3.1(ea) and 27.6.3.1(gb) and include sleepouts as a Permitted co-operative living activity.
- **C60.4038.8 17.6.3.2 - Controlled Activities (Building Construction, Alteration or Use)**  
*Remedy:* Retain proposed condition (b) and (ba) that provide for the building of a minor dwelling.

### Laing, Chris

65 Battery Road R D 2 Takaka

- **C60.4041.1 Part II: Land - Land** 4041  
*Remedy:* Retain the proposals that allow for co-operative living in 7.2.3.1G, 17.5.2.8A and 17.6.2.8A.
- **C60.4041.2 Chapter 17 - Zone Rules**  
*Remedy:* Delete proposed item (i) that requires dwellings and habitable buildings to be set back 30m from an internal boundary and retain the existing 5m operative provision in conditions 17.5.3.1(kb), 17.5.3.2(e), 17.6.3.1(n), 17.7.3.1(ga), 17.7.3.2(f) and 17.8.3.1(h).
- **C60.4041.3 Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals increasing the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba).
- **C60.4041.4 Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b).
- **C60.4041.5 16.8 - Temporary Activities and Relocated Dwellings**  
*Remedy:* Provide more enabling proposals for temporary dwellings for land sharing arrangements.

### Landmark Lile Ltd

PO Box 343 Nelson

- **C60.4039.1 2.2 - Defined Words** 4039  
*Remedy:* Delete proposed definition of 'high productive value' and retain existing definition.
- **C60.4039.2 2.2 - Defined Words**  
*Remedy:* Delete proposed definition of 'rural residential character'.
- **C60.4039.3 2.2 - Defined Words**  
*Remedy:* Delete proposed changes to the definition of 'rural character'.

### Lang, Christian

PO Box 136 Nelson

- **C60.4040.1 16.3.6.1 - Controlled Subdivision (Rural 2 Zone)** 4040  
*Remedy:* Delete existing operative provision in condition (a) requiring 50 ha for Controlled subdivision in Rural 2 and replace with 25 or 20 ha.
- **C60.4040.2 16.3.6.3A - Restricted Discretionary Subdivision (Rural 2 Zone)**  
*Remedy:* Delete proposal for Restricted Discretionary boundary adjustment activity status and replace with Controlled activity status.
- **C60.4040.3 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete the proposal in condition (g) requiring sleepouts to be within 20m from the principal dwelling or alternatively increase the maximum distance to at least 250m on blocks of 15 to 20 ha.
- **C60.4040.4 Chapter 17 - Zone Rules**

## Summary of Decisions Requested In Change 60 Submissions

### Lang, Christian

*Remedy:* Provide for sites containing more than dwelling to be at least 15 ha to 20 ha in size.

■ **C60.4040.5 Chapter 17 - Zone Rules**

*Remedy:* Encourage small-scale tourist accommodation on large blocks, i.e. greater than 20 ha.

### Lerd, Stephan

1087 Motueka Valley Highway Ngatimoti Motueka

■ **C60.4042.1 C60 GEN - Change 60**

4042

*Remedy:* Provide a general rule in the plan that buildings for which the records are lost through Council fire are accepted as legally established and consented in their current state.

### Lewis, Robert

607 Takaka-Collingwood Highway Puramahoi Takaka

■ **C60.4043.1 Chapter 17 - Zone Rules**

4043

*Remedy:* Retain proposed changes relating to noise from temporary intermittent rural activity in 17.5.2.1(c), 17.6.2.1(c) and 17.7.2.1(d).

■ **C60.4043.2 Chapter 17 - Zone Rules**

*Remedy:* Include setbacks for recreational motorcycle riding from boundaries as follows:  
- 2,000m from a Residential zone boundary  
- 1,500m from a Rural Residential and Papakainga zone boundary, public and other buildings and activities sensitive to noise  
- 600m from a dwelling or an approved building location area in the Rural 1, 2 or 3 zones.  
As suggested in staff report titled 'Ombudsman's report on Motorcross Activities' dated 6 October 2011.

### Lochner, Richard

PO Box 141 Takaka

■ **C60.4044.1 C60 GEN - Change 60**

4044

*Remedy:* Retain proposals that enable subdivision.

■ **C60.4044.2 C60 GEN - Change 60**

*Remedy:* Retain proposals that enable multiple dwellings on rural land.

■ **C60.4044.3 C60 GEN - Change 60**

*Remedy:* Provide more enabling proposals for temporary dwellings.

■ **C60.4044.4 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

*Remedy:* Retain proposals that enable co-operative living.

■ **C60.4044.5 Chapter 17 - Zone Rules**

*Remedy:* Retain proposals that enable co-operative living in 17.5.2.8A and 17.6.2.8A.

### Love, G

C/o 18 Mill St Maitai Nelson

■ **C60.4045.1 Chapter 17 - Zone Rules**

4045

*Remedy:* Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b).

■ **C60.4045.2 7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

*Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.

■ **C60.4045.3 7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

*Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.

■ **C60.4045.4 Chapter 17 - Zone Rules**

*Remedy:* Retain the Restricted Discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A except for matter (8).

■ **C60.4045.5 Chapter 17 - Zone Rules**

*Remedy:* Delete proposed matter (8) in Restricted Discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A.

■ **C60.4045.6 Chapter 17 - Zone Rules**

*Remedy:* Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and

## Summary of Decisions Requested In Change 60 Submissions

### Love, G

two sleepouts per any other dwelling.

- **C60.4045.7 Chapter 17 - Zone Rules**  
*Remedy:* Delete proposal that excludes a sleepout from a co-operative living activity in 17.5.3.1(ea) and 17.6.3.1(gb) and include sleepouts as a Permitted co-operative living activity.
- **C60.4045.8 Chapter 17 - Zone Rules**  
*Remedy:* Delete proposal that excludes workers' accommodation from co-operative living activity in 17.5.3.2(ka) and 17.6.3.2(da), and permit workers accommodation for a co-operative living activity.
- **C60.4045.9 17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
*Remedy:* Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
- **C60.4045.10 17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
*Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit on a Rural 2 site.

### Manson, Mark & Laura

81 Back Road R D 1 Takaka

- **C60.4049.1 16.3 - Subdivision** 4049  
*Remedy:* Allow subdivision requests to be assessed on a case-by-case basis due to variability of soil types.
- **C60.4049.2 Chapter 17 - Zone Rules**  
*Remedy:* Delete proposed condition (i) that requires dwellings and habitable buildings to be set back 30m from an internal boundary and retain the existing 5m operative provision in 17.5.3.1(kb), 17.5.3.2(e), 17.6.3.1(n), 17.7.3.1(ga), 17.7.3.2(f) and 17.8.3.1(h).
- **C60.4049.3 Chapter 17 - Zone Rules**  
*Remedy:* Request that regulation relating to use of recessive house colours in rural areas is relaxed.

### Maurer, Joachim

65 Battery Road R D 2 Takaka

- **C60.4050.1 7.2.3.1G - Enabling of Some CoOperative Living Opportunities** 4050  
*Remedy:* Retain proposals that enable co-operative living.
- **C60.4050.2 Chapter 17 - Zone Rules**  
*Remedy:* Retain proposals that enable co-operative living in 17.5.2.8A and 17.6.2.8A.
- **C60.4050.3 C60 GEN - Change 60**  
*Remedy:* Retain proposed provisions that increase flexibility around affordable housing provision regardless of lot size.
- **C60.4050.4 16.8 - Temporary Activities and Relocated Dwellings**  
*Remedy:* Provide more enabling proposals for temporary dwellings provided basic sanitary and safety standards are met.
- **C60.4050.5 Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals increasing the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ja) and 17.8.3.1(ba).
- **C60.4050.6 Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals for a detached minor dwelling regardless of lot size in 17.5.3.3(ba) and 17.6.2(b).
- **C60.4050.7 17.8.3.1A - Controlled Activities (Building Construction or Alteration)**  
*Remedy:* Retain the proposal in condition (a) for a detached minor dwelling in Rural Residential zone but delete requirement for a minimum lot size of 2 ha.
- **C60.4050.8 Chapter 17 - Zone Rules**  
*Remedy:* Delete proposed condition (i) that requires dwellings and habitable buildings to be set back 30m from an internal boundary and retain the existing 5m operative provision in 17.5.3.1(kb), 17.5.3.2(e), 17.6.3.1(n), 17.7.3.1(ga), 17.7.3.2(f) and 17.8.3.1(h).

### McCarthy, Beth

PO Box 265 Takaka

- **C60.4046.1 7.2.3.1G - Enabling of Some CoOperative Living Opportunities** 4046  
*Remedy:* Retain proposed policy that provides for co-operative housing.

## Summary of Decisions Requested In Change 60 Submissions

### McCarthy, Beth

- **C60.4046.2** **7.2.3.1B - Encouragement of Low Impact Design Solutions**  
*Remedy:* Retain proposed policy encouraging low impact design.
- **C60.4046.3** **Chapter 17 - Zone Rules**  
*Remedy:* Enable co-operative and multiple housing options in all zones in Golden Bay regardless of lot size.
- **C60.4046.4** **16.8 - Temporary Activities and Relocated Dwellings**  
*Remedy:* Allow temporary dwellings as affordable housing options under 2-5 year renewable tenures with Restricted Discretionary consent status.
- **C60.4046.5** **7.4.3 - Policies**  
*Remedy:* Retain proposed policies which maintain rural character and rural lifestyle.
- **C60.4046.6** **Chapter 17 - Zone Rules**  
*Remedy:* Ensure recreational motor sport activities require limited notified resource consent.
- **C60.4046.7** **Chapter 17 - Zone Rules**  
*Remedy:* Provide policy that protects the character of Golden Bay.

### McMahan, Diana C

32 Pakawau Bush Road Seaford Collingwood

- **C60.4048.1** **Chapter 17 - Zone Rules** 4048  
*Remedy:* Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b).
- **C60.4048.2** **C60 GEN - Change 60**  
*Remedy:* Retain proposed provisions that increase flexibility around housing provision regardless of lot size.
- **C60.4048.3** **7.2.3.1G - Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain proposed policy that provides for co-operative living as per Golden Bay County Transitional Plan.
- **C60.4048.4** **C60 GEN - Change 60**  
*Remedy:* Provide for flexibility of land use for land that is inappropriately zoned in Golden Bay.
- **C60.4048.5** **Chapter 17 - Zone Rules**  
*Remedy:* Delete proposed condition (i) that requires dwellings and habitable buildings to be set back 30m from an internal boundary and retain the existing 5m operative provision in 17.5.3.1(kb), 17.5.3.2(e), 17.6.3.1(n), 17.7.3.1(ga), 17.7.3.2(f) and 17.8.3.1(h).
- **C60.4048.6** **7.2.3.1B - Encouragement of Low Impact Design Solutions**  
*Remedy:* Retain proposed policy encouraging low impact design.

### Mead, Donald J

26 Gibbs Road Collingwood

- **C60.4051.1** **7.1 - Cumulative Effects of Land Fragmentation on Productive Opportunities** 4051  
*Remedy:* Support proposals that protect high quality land and soils.
- **C60.4051.2** **C60 GEN - Change 60**  
*Remedy:* Provide proposals that control development in areas of outstanding landscape and heritage landscapes.
- **C60.4051.3** **7.2.3.1G - Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain proposed policy that enables co-operative living provided that infrastructure demands on the Council are not increased.
- **C60.4051.4** **Chapter 17 - Zone Rules**  
*Remedy:* Retain proposals that enable co-operative living in 17.5.2.8A and 17.6.2.8A provided that infrastructure demands on the Council are not increased.

### Mitchell, Fran

C/o 18 Mill St Maitai Nelson

- **C60.4052.1** **Chapter 17 - Zone Rules** 4052  
*Remedy:* Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.2(b) and 17.8.3.1A(b).
- **C60.4052.2** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings in

## Summary of Decisions Requested In Change 60 Submissions

### Mitchell, Fran

Rural 1.

- **C60.4052.3** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **C60.4052.4** **Chapter 17 - Zone Rules**  
*Remedy:* Retain the Restricted Discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A except for matter (8).
- **C60.4052.5** **Chapter 17 - Zone Rules**  
*Remedy:* Delete proposed matter (8) in Restricted Discretionary land use proposals for co-operative living in the Rural 1 and 2 zones in 17.5.2.8A and 17.6.2.8A.
- **C60.4052.6** **Chapter 17 - Zone Rules**  
*Remedy:* Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
- **C60.4052.7** **Chapter 17 - Zone Rules**  
*Remedy:* Delete proposal that excludes a sleepout from a co-operative living activity in 17.5.3.1(ea) and 17.6.3.1(gb) and include sleepouts as a Permitted co-operative living activity.
- **C60.4052.8** **Chapter 17 - Zone Rules**  
*Remedy:* Delete proposal that excludes workers' accommodation from co-operative living activity in 17.5.3.2(ka) and 17.6.3.2(da) and permit workers' accommodation for a co-operative living activity.
- **C60.4052.9** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
*Remedy:* Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
- **C60.4052.10** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
*Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit on a Rural 2 site.

### MudWood, Amira Mudfaery

255 Parapara Valley Road RD 2 Takaka

4053

- **C60.4053.1** **Chapter 17 - Zone Rules**  
*Remedy:* Retain temporary event provisions in 17.5.2.2(r)(ii) and 17.6.2.2.(r)(ii) but extend hours from 8.00 am – 6.00 pm to 8.00 am - 10.00 pm.
- **C60.4053.2** **Chapter 17 - Zone Rules**  
*Remedy:* Retain temporary event provisions in 17.5.2.2(r)(ii) and 17.6.2.2.(r)(ii) but extend period from 2 days to 3-5 days with consent of neighbours.
- **C60.4053.3** **2.2 - Defined Words**  
*Remedy:* Delete the proposals that limit the size of a detached minor dwelling in Rural 1, 2 and the Rural Residential zones.
- **C60.4053.4** **Chapter 17 - Zone Rules**  
*Remedy:* Delete the proposals in 17.5.3.1(d), 17. 6.3.1(f), 17.7.3.2(i) and 17.8.3.1(c) limiting the size of sleepouts.
- **C60.4053.5** **Chapter 17 - Zone Rules**  
*Remedy:* Delete the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) limiting the number of sleepouts per dwelling and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
- **C60.4053.6** **Chapter 17 - Zone Rules**  
*Remedy:* Delete proposals in 17.5.3.1(a), 17.6.3.1(c), 17.7.3.2(a) and 17.8.3.1(a) limiting the number of additional dwellings to one.
- **C60.4053.7** **Chapter 17 - Zone Rules**  
*Remedy:* Delete proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) that provide for a detached minor dwelling as an alternative to an attached secondary housekeeping.
- **C60.4053.8** **Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.

## Summary of Decisions Requested In Change 60 Submissions

### Muter, Frans

Tui Community R D 1 TAKAKA

- **C60.1403.1 C60 GEN - Change 60** 1403  
*Remedy:* Retain Plan Change 60.
- **C60.1403.2 Chapter 17 - Zone Rules**  
*Remedy:* Amend cooperative living rule to enable cooperative living proposals to be allowed with conditions as permitted or controlled activities.
- **C60.1403.3 Chapter 17 - Zone Rules**  
*Remedy:* Amend to allow for a second dwelling to be a permitted activity on allotments that are 2 hectares or greater.
- **C60.1403.4 C60 GEN - Change 60**  
*Remedy:* Amend to include Golden Bay-specific provisions for multiple dwellings and cooperative living on smaller rural land holdings.
- **C60.1403.5 16.3 - Subdivision**  
*Remedy:* Amend to allow for greater flexibility around subdivision in light of inappropriate zoning patterns (see submission point A).

### Nalder, Sheryl

1945 Takaka Valley Highway Takaka

- **C60.4055.1 C60 GEN - Change 60** 4055  
*Remedy:* Retain proposals relating to multiple housing and co-operative living.
- **C60.4055.2 C60 GEN - Change 60**  
*Remedy:* Retain proposals relating to business activities in rural zones.

### Needham Rosemary

91 Excellent Street Collingwood

- **C60.4056.1 7.2.3.1G - Enabling of Some CoOperative Living Opportunities** 4056  
*Remedy:* Retain proposed policy that provides for co-operative living.
- **C60.4056.2 7.2.3.1B - Encouragement of Low Impact Design Solutions**  
*Remedy:* Retain proposed policy encouraging low impact design.
- **C60.4056.3 16.8 - Temporary Activities and Relocated Dwellings**  
*Remedy:* Provide enabling provisions for temporary dwellings.
- **C60.4056.4 C60 GEN - Change 60**  
*Remedy:* Provide specific Plan provisions for Golden Bay.

### Nelson Forests Ltd

Private Bag 5 RICHMOND

- **C60.1089.1 2.2 - Defined Words** 1089  
*Remedy:* Define the term 'recreational activity'.
- **C60.1089.2 C60 GEN - Change 60**  
*Remedy:* Include Permitted and Restricted Discretionary standards for recreational activities in the proposed Plan Change.
- **C60.1089.3 2.2 - Defined Words**  
*Remedy:* Amend the definition of 'plant and animal production' to include the processing of trees into logs.
- **C60.1089.4 2.2 - Defined Words**  
*Remedy:* Amend the definition of 'temporary activity' to exclude 'dance parties' to ensure that outdoor dance parties are required to obtain resource consent.
- **C60.1089.5 2.2 - Defined Words**  
*Remedy:* Amend the operative plan definition of 'natural hazard' by replacing the word "fire" with "wildfire".
- **C60.1089.6 2.2 - Defined Words**  
*Remedy:* Amend Chapter 2 to include the definition of 'wildfire':  
"Wildfire" - means any unwanted unplanned, damaging fire burning in forest, scrub or grass"  
OR  
"Wildfire" - means any unwanted, unplanned, uncontrolled fire in an area of combustible vegetation

## Summary of Decisions Requested In Change 60 Submissions

### **Nelson Forests Ltd**

that occurs in the rural area. A wildfire differs from other fires by its extensive size, the speed at which it can spread out from its original source, its potential to change direction unexpectedly and its ability to jump gaps such as roads, rivers and firebreaks”.

- **C60.1089.7**    **7.1.3.5 - Facilitation of Land Amalgamation or Boundary Adjustments**  
*Remedy:* Retain proposed policy.
- **C60.1089.8**    **7.2.3.1C - Enabling Further Development within Existing Rural Residential Zone**  
*Remedy:* Amend proposed clause (a) to achieve consistency of wording with other relevant provisions in the Plan, for example:  
“is not affected by natural hazards within and beyond the boundaries of the site, including wildfire risk, coastal flood, stormwater, geotechnical or earthquake hazard effects’ or other similar wording.”
- **C60.1089.9**    **7.2.3.1D - Enabling Further Development within Existing Rural Residential Zones**  
*Remedy:* Amend proposed clause (b) to achieve consistency of wording with other relevant provisions in the Plan, for example:  
“is not affected by natural hazards within and beyond the boundaries of the site, including wildfire risk, coastal flood, stormwater, geotechnical or earthquake hazard effects’ or other similar wording.”
- **C60.1089.10**    **7.2.3.5 - Location of Activities not Involved in Plant and Animal Production**  
*Remedy:* Retain policy.
- **C60.1089.11**    **7.2.20.1 - Regulatory**  
*Remedy:* Amend clause (b) to include a method to achieve policy 7.2.3.5 as follows:  
“protect plant and animal production from the adverse effects of alternative activities.”
- **C60.1089.12**    **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**  
*Remedy:* Amend to include a new controlled condition to read as follows:  
“the subdivision is an adjustment of boundaries where this enables improved land management or enables a greater range of plant and animal production activities and no additional titles are created’ or other similar words.
- **C60.1089.13**    **16.3.5.3A - Restricted Discretionary Subdivision**  
*Remedy:* Delete proposed condition (c).
- **C60.1089.14**    **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**  
*Remedy:* Retain proposed matter of control (7A).
- **C60.1089.15**    **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**  
*Remedy:* Retain proposed matter of control (7A).
- **C60.1089.16**    **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**  
*Remedy:* Retain proposed matter of control (7B).
- **C60.1089.17**    **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**  
*Remedy:* Retain proposed matter of control (7B).
- **C60.1089.18**    **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**  
*Remedy:* Amend matter of control (9) to add the word “significant” to the following attributes: ecological value, landscape value and indigenous vegetation.
- **C60.1089.19**    **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**  
*Remedy:* Amend to include a new controlled condition to read as follows:  
“the subdivision is an adjustment of boundaries where this enables improved land management or enables a greater range of plant and animal production activities and no additional titles are created’ or other similar words.”
- **C60.1089.20**    **16.3.6.3A - Restricted Discretionary Subdivision (Rural 2 Zone)**  
*Remedy:* Delete proposed condition (e).
- **C60.1089.21**    **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**  
*Remedy:* Amend condition (d) to add the following words or words to similar effect to the end of the condition:  
“If written approval from adjacent landowners is provided, internal boundary setbacks may be reduced”.
- **C60.1089.22**    **16.3.7.1 - Controlled Subdivision (Rural 3 Zone)**  
*Remedy:* Amend matter of control (10A) to state:  
“Management of natural hazards, within and beyond the boundaries of the site, including wildfire management, slope instability and flood hazard effects.”
- **C60.1089.23**    **16.3.8.1 - Controlled Subdivision (Rural Residential Zone)**

## Summary of Decisions Requested In Change 60 Submissions

### **Nelson Forests Ltd**

- Remedy:* Amend matter of control (11A) to state:  
"Management of natural hazards, within and beyond the boundaries of the site, including wildfire management, slope instability and flood hazard effects."
- **C60.1089.24 16.3.8.4A - Restricted Discretionary Subdivision (Rural Residential Zone)**  
*Remedy:* Amend restricted discretionary matter (2) to include reference to wildfire in the list of natural hazards.
- **C60.1089.25 Sch. 16.3A - Assessment Criteria for Subdivision**  
*Remedy:* Amend criterion (3) as follows or similarly:  
"The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wildfire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated."
- **C60.1089.26 16.8.2.2 - Permitted Activities (Temporary Military Training Activities)**  
*Remedy:* Amend proposed permitted activity to include a further condition that requires preparation and adherence to a publicly available fire preparedness and management plan, including cancellation of an event when certain fire risk parameters are triggered.
- **C60.1089.27 16.8.2.3 - Controlled Activities (Temporary Military Training Activities)**  
*Remedy:* Amend proposed controlled activity to include a further condition that requires preparation and adherence to a publicly available fire preparedness and management plan, including cancellation of an event when certain fire risk parameters are triggered.
- **C60.1089.28 16.8.20 - Principal Reasons for Rules**  
*Remedy:* Amend proposed principal reasons to include 'wildfire' in alignment with the amended additional permitted consent conditions and matters for control.
- **C60.1089.29 Chapter 17 - Zone Rules**  
*Remedy:* Amend temporary activity proposals in 17.5.2.1(p) and (r) and in 17.6.2.1(p) and (r) in areas of high wildfire risk (shown as an overlay on the planning maps) to require temporary activities to obtain a restricted discretionary level consent, including conditions that provide for the cancellation of an event should fire risk parameters be triggered.
- **C60.1089.30 Chapter 17 - Zone Rules**  
*Remedy:* Delete reference to fire risk management in the note to the proposed temporary activity in 17.5.2.1(p) and (r) and in 17.6.2.1(p) and (r) and replace with wildfire management being a condition of a permitted activity in low fire risk areas or a matter for restricted discretion in areas of high wildfire risk.
- **C60.1089.31 Chapter 17 - Zone Rules**  
*Remedy:* Amend restricted discretionary matter 17.5.2.8A(7) and 17.6.2.8A(7) to include reference to wildfire in the list of natural hazards.
- **C60.1089.32 Chapter 17 - Zone Rules**  
*Remedy:* Amend matter of control (6A) in 17.5.3.2 and 17.6.3.2 to read as follows or similarly:  
"The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wildfire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated."
- **C60.1089.33 17.8.3 - Building Construction, Alteration or Use**  
*Remedy:* Retain proposed permitted condition 17.8.3.1(h)(i) and restricted discretionary condition 17.8.3.2(e)(i) which require dwellings and habitable buildings to be set back 30m from a boundary where that boundary is to the Rural 1, 2 or 3 zone boundary.
- **C60.1089.34 17.8.3.1A - Controlled Activities (Building Construction or Alteration)**  
*Remedy:* Amend proposed matter of control (8) to read as follows or similarly:  
"The extent to which the effects of natural hazards, within and beyond the boundaries of the site, including wildfire risk, coastal, flood, stormwater, geotechnical or earthquake hazard effects will be avoided or mitigated."
- **C60.1089.35 17.8.3.1A - Controlled Activities (Building Construction or Alteration)**  
*Remedy:* Amend proposed matter of control (9) to clarify its meaning.
- **C60.1089.36 19.2 - Information Required for Land Use or Subdivision Consent Applications**  
*Remedy:* Amend proposed information requirement in 19.2.1 and 19.2.2 so that a productive value report is only required when there is a proposed change in land use from productive to non-productive use.

### **New Zealand Defence Force**

Private Bag 902 Trentham Upper Hutt

- **C60.4057.1 2.2 - Defined Words**  
*Remedy:* Retain proposed definition of 'temporary military training activity' as notified.

4057



## Summary of Decisions Requested In Change 60 Submissions

### New Zealand Defence Force

- **C60.4057.2 2.2 - Defined Words**  
*Remedy:* Retain proposed definition of 'reverse sensitivity' as notified.
- **C60.4057.3 2.2 - Defined Words**  
*Remedy:* Retain proposed definition of 'community activity' as notified.
- **C60.4057.4 16.8.2.2 - Permitted Activities (Temporary Military Training Activities)**  
*Remedy:* Retain Permitted Activities (Temporary Military Training Activities) as notified.
- **C60.4057.5 16.8.2 - Temporary Activities**  
*Remedy:* Retain Figure 16.8A: Noise Controls table but replace the words "approved by Council" with "provided to Council".
- **C60.4057.6 16.8.2.3 - Controlled Activities (Temporary Military Training Activities)**  
*Remedy:* Retain proposed Controlled activity rule.
- **C60.4057.7 16.8.20 - Principal Reasons for Rules**  
*Remedy:* Retain proposed Principal Reasons for Rules.

### New Zealand Hops Ltd

C/o Staig & Smith Ltd PO Box 913 Nelson

4058

- **C60.4058.1 7.0 - Introduction**  
*Remedy:* Amend paragraph 12 by inserting "particularly those that support the processing needs of plant and animal production" after "the legitimacy of existing established activities".
- **C60.4058.2 7.0 - Introduction**  
*Remedy:* Amend the first of the proposed new paragraphs to Section 7.0 by adding to the end "unless the activity is a rural industry directly associated with plant and animal production".
- **C60.4058.3 7.1.3.6D - Discouragement of Non-Productive Activities in Rural 1 Zone**  
*Remedy:* Retain proposed policy but add "in the District" at the end.
- **C60.4058.4 7.1.30 - Principal Reasons and Explanation**  
*Remedy:* Amend to add the following words to the beginning of the fourth paragraph:  
"To discourage commercial, industrial and rural industrial in the Rural 1 zone except where the activity is directly associated with plant and animal production in the District."
- **C60.4058.5 7.2.2.3 - Retention of Existing Rural Industrial Locations as Rural Industrial Zone**  
*Remedy:* Delete proposed objective and replace with:  
"Retention and expansion of Rural Industrial Zones that provide an appropriate location for production related industries in rural areas."
- **C60.4058.6 7.2.3.2 - Enabling of Specific Sites to be used for Certain Purposes**  
*Remedy:* Amend proposed new clause (ea) of the policy to:  
"in relation to rural-industrial development, the efficient location of the activity in association with sources of production, existing rural industrial buildings, infrastructure, the transport network including roading, airport, port and distribution networks."
- **C60.4058.7 7.2.3 - Policies**  
*Remedy:* Add a new policy 7.2.3.1H:  
"To review the appropriateness of Rural 1 and 2 zoning of existing clusters of dwellings and rural industries in those zones, having established, residential, rural residential or rural industrial character."
- **C60.4058.8 7.2.30 - Principal Reasons and Explanation**  
*Remedy:* Amend the Principal Reasons and Explanation to add a new second paragraph:  
"Opportunities for rural industry which supports plant and animal production are provided in the District. There is a need to provide and support the expansion of rural industries where it is appropriately located in the rural area. As plant and animal production increases, so too does the demand for the expansion of established rural industrial processing activities. Providing for Rural Industrial zones is one method of achieving this, however not all demands will be able to be accommodated within the existing confines of such zoning and the Policy framework provides the opportunity for Council to consider such needs over time or assess Consent Applications or Plan Changes proposed by others."
- **C60.4058.9 7.2.30 - Principal Reasons and Explanation**  
*Remedy:* Amend the Principal Reasons and Explanation to add the following:  
"Industrial and Commercial Activities  
The Rural 1 zone is generally not appropriate to contain or manage the cumulative effects of business activities where these activities are better located in Commercial or Industrial zones. This is because the primary purpose of the Rural 1 Zone is to protect the use of productive land for plant and animal

## Summary of Decisions Requested In Change 60 Submissions

### New Zealand Hops Ltd

production activities. Where the proposed activity is related to plant and animal production, including the transport and processing of such production, or the activity reuses existing buildings and expansion to those buildings, it may be appropriate.”

### NZ Fire Service Commission

C/o Beca Ltd P O Box 3942 WELLINGTON

■ **C60.2891.1** **Chapter 17 - Zone Rules**

2891

Remedy: Retain the amended order of (i) and (ii) in conditions 17.5.3.2(d), 17.6.3.1(r), 17.7.3.2(c) and 17.8.3.1(m).

### NZ Transport Agency

P O Box 5084 WELLINGTON

■ **C60.806.1** **7.0 - Introduction**

806

Remedy: Amend proposed changes to the introduction in section 7.0 as follows:  
1. Insert at the end of the paragraph beginning, “In addition to production activities...”:  
“The effects of this increased pressure on transport routes include effects on the State Highway network which connects many of these areas to the main centres of the District.”  
2. Delete and insert words to the third bullet point under the paragraph beginning, “This chapter addresses the management of the District rural land resource in terms of three main areas of policy, ...” to read as follows:  
“Managing the effects of activities in rural areas, including cross-boundary and reverse sensitivity effects, effects on rural character and amenity values, and effects on transport routes including State Highways.”

■ **C60.806.2** **7.1.1.1 - Cumulative Adverse Effects of Non Soil-Based Production**

Remedy: Retain proposed issue 7.1.1.1 (a) and (b).

■ **C60.806.3** **7.1.1.1 - Cumulative Adverse Effects of Non Soil-Based Production**

Remedy: Amend issue (c) to include the words “transport routes” after “service provision”.

■ **C60.806.4** **7.1.1.2 - Avoiding Loss of Productive Value in Golden Bay**

Remedy: Retain proposed issue.

■ **C60.806.5** **7.1.2.1 - Avoiding the Loss of Productive Value**

Remedy: Retain proposed objective.

■ **C60.806.6** **7.1.2.2 - Retention and Enhancement of Land of High Productive Value**

Remedy: Retain proposed objective.

■ **C60.806.7** **7.1.2.3 - Retention of Land of Varying Productive Value**

Remedy: Retain proposed objective.

■ **C60.806.8** **7.1.3.6A - Limiting Further Development of Existing Small Allotments**

Remedy: Retain proposed policy.

■ **C60.806.9** **7.1.3.6B - Protection of Land of Highest Productive Value from Residential Activity**

Remedy: Retain proposed policy.

■ **C60.806.10** **7.1.3.6C - Avoiding Further Development where Created by Boundary Adjustment or Amalgamation**

Remedy: Retain proposed policy.

■ **C60.806.11** **7.1.3.6D - Discouragement of Non-Productive Activities in Rural 1 Zone**

Remedy: Retain proposed policy.

■ **C60.806.12** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Retain proposed policy.

■ **C60.806.13** **7.1.3.6F - Retention of Productive Value of Land with Rural Living**

Remedy: Retain proposed policy.

■ **C60.806.14** **7.1.20 - Methods of Implementation**

Remedy: Retain proposed changes to Methods of Implementation in section 7.1.20.

■ **C60.806.15** **7.1.40 - Performance Monitoring Indicators**

Remedy: Retain proposed changes to Performance Monitoring Indicators in section 7.1.40.

■ **C60.806.16** **7.2.1.1 - Providing for Activities other than for Plant and Animal Production**

## Summary of Decisions Requested In Change 60 Submissions

### NZ Transport Agency

*Remedy:* Retain proposed issue.

- **C60.806.17** **7.2.2.1 - Retention of Opportunities for Activities other than for Plant and Animal Production**

*Remedy:* Retain proposed objective.

- **C60.806.18** **7.2.2.2 - Provision of Residential Living Options within Rural Residential Zones**

*Remedy:* Retain proposed objective.

- **C60.806.19** **7.2.2.3 - Retention of Existing Rural Industrial Locations as Rural Industrial Zone**

*Remedy:* Retain proposed objective.

- **C60.806.20** **7.2.3.1C - Enabling Further Development within Existing Rural Residential Zone**

*Remedy:* Amend proposed policy 7.2.3.1C(c) to:  
“can be adequately serviced for water, wastewater, stormwater, and road access including the State Highway network and its intersections with local roads.”

- **C60.806.21** **7.2.3.1C - Enabling Further Development within Existing Rural Residential Zone**

*Remedy:* Insert a new clause in 7.2.3.1C:  
“(d) The development will not result in adverse effects on the State Highway network including its intersections with local side roads.”

- **C60.806.22** **7.2.3.1D - Enabling Further Development within Existing Rural Residential Zones**

*Remedy:* Delete proposed policy 7.2.3.1D.

- **C60.806.23** **7.2.3.1D - Enabling Further Development within Existing Rural Residential Zones**

*Remedy:* Amend proposed policy 7.2.3.1D(d) to:  
“can be adequately serviced for water supply, wastewater, stormwater and transportation, including the State Highway network and its intersections with local side roads.”

- **C60.806.24** **7.2.3.1D - Enabling Further Development within Existing Rural Residential Zones**

*Remedy:* Insert a new clause in 7.2.3.1D:  
“(e) The development will not result in adverse effects on the State Highway network including its intersections with local side roads.”

- **C60.806.25** **7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

*Remedy:* Insert a new clause in 7.2.3.1G:  
“(f) The development will not result in adverse effects on the State Highway network including its intersections with local side roads.”

- **C60.806.26** **7.2.20.1 - Regulatory**

*Remedy:* Amend third sentence of current provision 7.2.20.1(a)(i) to:  
“The specific rules for each zoned area take into account rural character and amenity, availability of servicing, landscaping, access, traffic effects including on the State Highway, potential visibility and ecological impacts of development, ...”

- **C60.806.27** **7.2.20.1 - Regulatory**

*Remedy:* Amend the fourth bullet point in current provision 7.2.20.1(b) to:  
“define access and transport effects, including effects on the State Highway;”

- **C60.806.28** **7.2.30 - Principal Reasons and Explanation**

*Remedy:* Insert words into the last sentence of the third proposed paragraph beginning “Co-operative living opportunities so it reads:  
“Council supports innovative cooperative solutions to living and working on the land provided that landscape, rural character and amenity, productive potential, cross-boundary effects and effects on servicing and access, including on the State Highway network, can be adequately management.”

- **C60.806.29** **7.2.30 - Principal Reasons and Explanation**

*Remedy:* Insert words at the end of the first sentence of the proposed penultimate paragraph so it reads:  
“The different Rural Residential Zone areas have different threshold subdivision sizes which take into account the character and attributes of the land (including servicing capability and traffic effects).”

- **C60.806.30** **7.2.30 - Principal Reasons and Explanation**

*Remedy:* Insert words into the third sentence of the current paragraph beginning “The Rural 3 zone applies ...” to read:  
“In this area, residential development proposals will be evaluated through consent processes in terms of their effects on landscape, productive, amenity and other values, including natural and cultural values; the availability of appropriate infrastructure and services including local roads and State Highway networks and its intersections with local roads, and cumulative effects.”

- **C60.806.31** **7.2.30 - Principal Reasons and Explanation**

## Summary of Decisions Requested In Change 60 Submissions

### NZ Transport Agency

- Remedy: Insert words at the end of the fourth sentence of proposed paragraph beginning “The different Rural Residential Zone areas ...” to:  
“Tourist Services Zone locations provide for relatively intensive tourist and visitor service activities in areas where such uses have been traditionally established, or where they can be accommodated with minimal impact on the natural qualities and characteristics of the nearby rural area and are accessible without generating adverse effects on roading networks, including State Highways.”
- **C60.806.32**    **7.3.3.11 - Improvement of Access and Roads in Coastal Tasman Area**
- Remedy: Amend current policy 7.3.3.11 to:  
“To improve access and progressively upgrade roads and intersections (including with the State Highway) throughout the Coastal Tasman Area ...”
- **C60.806.33**    **7.3.3 - Policies**
- Remedy: Insert a new policy in section 7.3.3 as follows:  
“To take into account, and avoid, remedy, or mitigate actual or potential traffic and access effects (including cumulative effects) of any development on the roading network, including the State Highway.”
- **C60.806.34**    **7.4.3.9 - Avoiding Servicing Effects of Rural Subdivision**
- Remedy: Amend current policy 7.4.3.9 to:  
“To avoid, remedy or mitigate servicing effects on rural subdivision and development including road access, and impacts on the State Highway network, water availability and wastewater disposal.”
- **C60.806.35**    **16.1.6.1 - Permitted Activities (Temporary Signs)**
- Remedy: Delete proposed condition 16.1.6.1(b).
- **C60.806.36**    **16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**
- Remedy: Amend proposed rule 16.3.5.1 by inserting a new matter of control after matter (4) as follows:  
“Potential effects on the State Highway network, including where local roads intersect with it.”
- **C60.806.37**    **16.3.5.5A - Non-Complying Subdivision (Rural 1 Zone)**
- Remedy: Retain proposed rule 16.3.5.5A.
- **C60.806.38**    **16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**
- Remedy: Amend proposed rule 16.3.6.1 by inserting a new matter of control after matter (4) as follows:  
“Potential effects on the State Highway network including where local roads intersect with it.”
- **C60.806.39**    **16.3.8.1 - Controlled Subdivision (Rural Residential Zone)**
- Remedy: Amend proposed rule 16.3.8.1 by inserting a new matter of control after matter (3) as follows:  
“Potential effects on the State Highway network including where local roads intersect with it.”
- **C60.806.40**    **Sch. 16.3A - Assessment Criteria for Subdivision**
- Remedy: Amend current Assessment Criteria in Schedule 16.3A by inserting a new assessment criterion after matter (36) as follows:  
“Potential effects from increased traffic generation on the State Highway network, including where local roads intersect with it.”
- **C60.806.41**    **17.5.2.1 - Permitted Activities**
- Remedy: Amend proposed unpermitted activity 17.5.2.1(a)(xiv) by replacing “parking of more than one heavy vehicle” with “parking of more than three heavy vehicles”.
- **C60.806.42**    **17.5.2.1 - Permitted Activities**
- Remedy: Delete proposed condition 17.5.2.1(p)(i).
- **C60.806.43**    **17.5.2.8A - Restricted Discretionary Activities (Cooperative Living)**
- Remedy: Amend proposed rule 17.5.2.8A by inserting a new matter of restricted discretion after matter (9) as follows:  
“Potential effects on the State Highway network including where local roads intersect with it.”
- **C60.806.44**    **17.6.2.1 - Permitted Activities**
- Remedy: Amend proposed unpermitted activity 17.6.2.1(a)(xii) by replacing “parking of more than one heavy vehicle” with “parking of more than three heavy vehicles”
- **C60.806.45**    **17.6.2.1 - Permitted Activities**
- Remedy: Delete proposed condition 17.6.2.1(p)(i).
- **C60.806.46**    **17.6.2.8A - Restricted Discretionary Activities (Co-operative Living)**
- Remedy: Amend proposed rule 17.6.2.8A by inserting a new matter of restricted discretion after matter (9) as follows:  
“Potential effects on the State Highway network including where local roads intersect with it.”
- **C60.806.47**    **17.7.2.1 - Permitted Activities**

## Summary of Decisions Requested In Change 60 Submissions

### NZ Transport Agency

*Remedy:* Amend proposed unpermitted activity 17.7.2.1(b)(xii) by replacing "parking of more than one heavy vehicle" with "parking of more than three heavy vehicles".

- **C60.806.48** **17.8.2.1 - Permitted Activities (Land Use - General)**

*Remedy:* Retain proposed unpermitted activity 17.8.2.1(a)(vi).

- **C60.806.49** **17.8.3.1A - Controlled Activities (Building Construction or Alteration)**

*Remedy:* Amend proposed rule 17.8.3.1A by inserting a new matter of control after matter (1) as follows: "Potential effects on the State Highway network including where local roads intersect with it."

### Osmaston, Richard

The Watershed 8868 State Highway 63 Nelson

- **C60.4059.1** **C60 GEN - Change 60**

*Remedy:* Retain proposed Plan change provided that productive land is protected.

- **C60.4059.2** **C60 GEN - Change 60**

*Remedy:* Retain proposed Plan change provided that rural employment opportunities are protected and enhanced.

- **C60.4059.3** **C60 GEN - Change 60**

*Remedy:* Retain proposed Plan change provided that unaffordability of dwellings is addressed.

4059

### Osmers, John

155 Patons Rock Road Takaka

- **C60.4060.1** **7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

*Remedy:* Retain proposed policy that enables co-operative living.

- **C60.4060.2** **Chapter 17 - Zone Rules**

*Remedy:* Retain proposals in 17.5.2.8A and 17.6.2.8A that enable co-operative living.

- **C60.4060.3** **7.2.3.1B - Encouragement of Low Impact Design Solutions**

*Remedy:* Retain proposed policy encouraging low impact design.

- **C60.4060.4** **Chapter 17 - Zone Rules**

*Remedy:* Retain proposals that increase the size of an additional dwelling.

4060

### Parkes, Claire

310 Church Valley Road R D 1 Wakefield

- **C60.3969.1** **Chapter 7 - Rural Environmental Effects**

*Remedy:* Amend policies to discourage intensification of Rural Residential Zone.

- **C60.3969.2** **17.8 - Rural Residential Zone Rules**

*Remedy:* Amend 17.8 building and construction rules to limit height, size and exterior colour/cladding of housing to better protect rural character and amenity.

- **C60.3969.3** **17.8 - Rural Residential Zone Rules**

*Remedy:* Amend 17.8 land use rules to limit number of dogs on property adjoining rural land.

- **C60.3969.4** **C60 GEN - Change 60**

*Remedy:* Retain provisions that protect sustainable productive use of rural zoned land.

3969

### Pearson, Debbie & Mark

PO Box 275 Takaka

- **C60.4061.1** **7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

*Remedy:* Retain proposed policy that enables co-operative living.

- **C60.4061.2** **Chapter 17 - Zone Rules**

*Remedy:* Retain proposals in 17.5.2.8A and 17.6.2.8A that enable co-operative living.

- **C60.4061.3** **Chapter 17 - Zone Rules**

*Remedy:* Retain proposals in 17.5.2.1(p) and (q) and 17.6.2.1(p) and (q) for temporary activities.

- **C60.4061.4** **Chapter 17 - Zone Rules**

*Remedy:* Retain in 17.5.2.1(r) and 17.6.2.1(r) proposals for temporary events.

4061

## Summary of Decisions Requested In Change 60 Submissions

### Pearson, Debbie & Mark

- **C60.4061.5 Chapter 17 - Zone Rules**  
*Remedy:* Retain proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(a) for a detached minor dwelling.
- **C60.4061.6 2.2 - Defined Words**  
*Remedy:* Amend the definition of a 'detached minor dwelling' to increase the size limit to 120 sqm, or 160 sqm with an attached garage.
- **C60.4061.7 Chapter 17 - Zone Rules**  
*Remedy:* Retain proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) increasing the number of sleepouts per dwelling to two.

### Perry, Robert Zane

171 Abel Tasman Drive Takaka

- **C60.4062.1 Chapter 17 - Zone Rules**  
*Remedy:* Retain provisions that enable one or two additional dwellings on rural land. **4062**
- **C60.4062.2 16.8 - Temporary Activities and Relocated Dwellings**  
*Remedy:* Provide enabling provisions for temporary dwellings.

### Pons, Rodger

112A Hart Road Richmond

- **C60.4063.1 17.8.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete proposed condition (h)(i) for a 30m setback for dwellings and habitable buildings in the Rural Residential zone and reinstate current operative provision 17.8.3.1(h)(i)-(iii).  
OR  
Retain proposal but exempt dwellings being or to be erected on land with designated building location areas within the 30m setback that are part of an existing subdivision consented prior to this proposal taking effect. **4063**
- **C60.4063.2 17.8.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete proposed condition (h)(i) for a 30m setback for dwellings and habitable buildings in the Rural Residential zone and reinstate current operative provisions 17.8.3.1(h)(i)-(iii).  
OR  
Retain proposal but exempt lots less than 1ha in size.

### Pope, Jannine

Nelson Motorcycle Club PO Box 93 Nelson

- **C60.4064.1 Chapter 17 - Zone Rules**  
*Remedy:* Delete new temporary activity and event proposals in 17.5.2.1(p)-(r) and 17.6.2.1(p)-(r) in so far as they affect motor sport. **4064**
- **C60.4064.2 Chapter 17 - Zone Rules**  
*Remedy:* Delete temporary event proposals in 17.5.2.1(r) and 17.6.2.1(r) in so far as they restrict motor sport events and replace with provisions that align with the adjoining Marlborough Council District plan rules.
- **C60.4064.3 C60 GEN - Change 60**  
*Remedy:* Provide submission time as proposed Plan Change 60 was brought to Club's attention at the end of the submission period.

### Port Tarakohe Services Ltd

499 Abel Tasman Drive Takaka

- **C60.4065.1 17.8.2.1 - Permitted Activities (Land Use - General)**  
*Remedy:* Retain proposed changes to quarry setback rules in condition (j). **4065**
- **C60.4065.2 17.8.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend quarry setback condition (o) to be consistent with 17.8.2.1(j).
- **C60.4065.3 16.3.8 - Rural Residential Zone**  
*Remedy:* Amend provisions to include a new rule that subdivision in the Rural Residential Zone within 500m of an existing hard rock quarry be assessed as a Non Complying activity, as follows:  
"16.3.8.6 Non-Complying Subdivision (Rural Residential Zone)  
Subdivision in the Rural Residential Zone of any site within 500 metres of an existing hard rock quarry site, is a non-complying activity.  
A resource consent is required. Consent may be refused or conditions imposed. In considering the applications and determining the conditions, Council will have regard to the criteria set out in Schedules 16.3A as well as any other provisions of the Plan or Act."

## Summary of Decisions Requested In Change 60 Submissions

### Port Tarkohe Services Ltd

- **C60.4065.4** 2.2 - **Defined Words**  
*Remedy:* Retain proposed definition of 'residential activity.'
- **C60.4065.5** 2.2 - **Defined Words**  
*Remedy:* Retain proposed definition of 'reverse sensitivity.'
- **C60.4065.6** 2.2 - **Defined Words**  
*Remedy:* Retain proposed definition of 'plant and animal production'
- **C60.4065.7** 2.2 - **Defined Words**  
*Remedy:* Amend the proposed definition of 'rural industrial activity' by deleting the words "or the sea" from the definition.
- **C60.4065.8** 7.1.3.6D - **Discouragement of Non-Productive Activities in Rural 1 Zone**  
*Remedy:* Retain proposed policy.
- **C60.4065.9** 7.2.2.2 - **Provision of Residential Living Options within Rural Residential Zones**  
*Remedy:* Retain proposed objective.
- **C60.4065.10** 7.2.2.3 - **Retention of Existing Rural Industrial Locations as Rural Industrial Zone**  
*Remedy:* Retain proposed objective.
- **C60.4065.11** 2.2 - **Defined Words**  
*Remedy:* Include a new definition for 'land-based marine industrial activity' as follows:  
"Land-based marine industrial activity – means the use of land and buildings for an industrial activity that depends on produce harvested from the sea, including any aquaculture storage yard, grading plant, processing facility and marine manufacturing facility."
- **C60.4065.12** 7.1.3.6D - **Discouragement of Non-Productive Activities in Rural 1 Zone**  
*Remedy:* Retain proposed policy.
- **C60.4065.13** 7.1.3.6D - **Discouragement of Non-Productive Activities in Rural 1 Zone**  
*Remedy:* Amend proposed policy to include the Rural 2 zone as follows:  
"To discourage commercial, industrial and rural industrial activities in the Rural 1 and Rural 2 Zone, except where the activity is directly associated with plant and animal production."
- **C60.4065.14** **Chapter 17 - Zone Rules**  
*Remedy:* Retain proposals in 17.5.2.9(d) and 17.6.2.9(c) that limit commercial, industrial and rural industrial activity which gains access from a local road from operating between 10.00 pm and 6.00 am in the Rural 1 and 2 zones unless the traffic is generated by agricultural machinery.
- **C60.4065.15** 17.5.20 - **Principal Reasons for Rules**  
*Remedy:* Retain proposed new paragraph 2.
- **C60.4065.16** **Chapter 17 - Zone Rules**  
*Remedy:* Assess 'land-based marine industrial activity' (defined as requested in submission point 11) as a non-complying activity in the Rural 1 and 2 zones.

### Randall, C W A

Para Para R D 2 TAKAKA

- **C60.35.1** C60 GEN - **Change 60**  
*Remedy:* Retain proposed Plan Change 60.
- **C60.35.2** 16.3.6 - **Rural 2 Zone**  
*Remedy:* Allow more flexibility for the subdivision of unproductive Rural 2 land.

35

### Ravendown Fertiliser Co-Operative Ltd

C/o CHC Ltd PO Box 51-282 Tawa Wellington

- **C60.1076.1** 2.2 - **Defined Words**  
*Remedy:* Retain proposed definition of 'reverse sensitivity'.
- **C60.1076.2** 17.6.2.1 - **Permitted Activities**  
*Remedy:* Delete proposed unpermitted activity (a)(xii).
- **C60.1076.3** 17.6.2.9 - **Discretionary Activities (Land Use)**  
*Remedy:* Delete condition (c) or alternatively define the words "local road".

1076

## Summary of Decisions Requested In Change 60 Submissions

### Riley, Trevor H

1882 State Highway 60 R D 2 TAKAKA

- **C60.2852.1 C60 GEN - Change 60** 2852  
*Remedy:* Amend to ensure the protection of land that has high productive value.
- **C60.2852.2 16.3 - Subdivision**  
*Remedy:* Amend to prevent "as of right" Controlled Activity Rural 1 Zone subdivision (creation of 12ha titles).
- **C60.2852.3 16.3 - Subdivision**  
*Remedy:* Amend subdivision minimum allowable allotment size to 100 hectares for both Rural 1 and Rural 2 Zone.

### Rose, David Glenn

2 Rose Road Takaka

- **C60.4066.1 16.3 - Subdivision** 4066  
*Remedy:* Retain subdivision proposals that protect coastal character.
- **C60.4066.2 16.3 - Subdivision**  
*Remedy:* Retain subdivision proposals that protect natural character.

### Rowse, Chris & Schneider, Silvia

11 Upper Rocklands Road Clifton Takaka

- **C60.4067.1 Chapter 17 - Zone Rules** 4067  
*Remedy:* Allow additional dwellings on small lots in all rural zones.
- **C60.4067.2 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain proposals that enable co-operative living.
- **C60.4067.3 Chapter 17 - Zone Rules**  
*Remedy:* Retain proposals in 17.5.2.8A and 17.6.2.8A that enable co-operative living.
- **C60.4067.4 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain policy and other proposals encouraging low impact development.
- **C60.4067.5 Chapter 17 - Zone Rules**  
*Remedy:* Retain proposals that increase the size of an additional dwelling.
- **C60.4067.6 C60 GEN - Change 60**  
*Remedy:* Provide pilot or more flexible planning provisions for Golden Bay.
- **C60.4067.7 C60 GEN - Change 60**  
*Remedy:* Provide for flexibility in decision making in the absence of a zoning review.
- **C60.4067.8 C60 GEN - Change 60**  
*Remedy:* Ensure productive land is protected by enabling small-scale gardeners and farmers to occupy land.
- **C60.4067.9 Chapter 17 - Zone Rules**  
*Remedy:* Provide more flexible rules for multiple dwellings to facilitate land sharing and co-operative living.
- **C60.4067.10 16.8 - Temporary Activities and Relocated Dwellings**  
*Remedy:* Provide for movable, temporary dwellings.
- **C60.4067.11 16.3 - Subdivision**  
*Remedy:* Disallow any subdivision of large blocks of land that are productive.

### Royal Forest & Bird Protection Society (Nelson/Tasman)

26D Jessie Street Mapua

- **C60.1430.1 C60 GEN - Change 60** 1430  
*Remedy:* Retain, with reservations, provisions that protect productive potential and rural character and amenity on small lot subdivision.
- **C60.1430.2 6.2.3.10 - Avoiding Expansion of Urban Area in Richmond West subject to Sea Level Rise**  
*Remedy:* Retain the operational policy with reservations and, do not allow any more coastal hard-wall or raised building platform.
- **C60.1430.3 7.2.30 - Principal Reasons and Explanation**



## Summary of Decisions Requested In Change 60 Submissions

### Royal Forest & Bird Protection Society (Nelson/Tasman)

Remedy: Provide for a 'whole of catchment' approach when any change of land use interferes with or pollutes the normal flow of fresh water.

■ **C60.1430.4** **C60 GEN - Change 60**

Remedy: Develop more stringent planning with high environmental aspirations.

### Rural Contractors NZ Inc. (RCNZ)

C/o Environmental Management Services Ltd PO Box 97431 Manukau

■ **C60.4068.1** **C60 GEN - Change 60**

4068

Remedy: Retain proposals except where alternative specific relief is requested.

■ **C60.4068.2** **2.2 - Defined Words**

Remedy: Amend definition of 'rural industrial activity' by deleting reference to a rural contractor's depot.

■ **C60.4068.3** **2.2 - Defined Words**

Remedy: Include the following definition of a 'rural contractor's depot':  
"Rural contractor's depot – means the land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business."

■ **C60.4068.4** **7.1.2.1 - Avoiding the Loss of Productive Value**

Remedy: Amend proposed objective to:  
"Except where rural land is deferred for urban use or required for an activity that has a functional need to locate in rural areas (e.g. rural contractor depots), avoiding the loss of potential value for all rural land of existing and potential productive value to meet the needs of future generations, particularly land of high productive value."

■ **C60.4068.5** **7.1.2.2 - Retention and Enhancement of Land of High Productive Value**

Remedy: Amend proposed objective to add at the end:  
"except where rural land is required for an activity which has a functional need to locate in rural areas (e.g. rural contractor depots),"

■ **C60.4068.6** **7.1.2.3 - Retention of Land of Varying Productive Value**

Remedy: Amend proposed objective to add at the end:  
"except where rural land is required for an activity which has a functional need to locate in rural areas (e.g. rural contractor depots)."

■ **C60.4068.7** **7.1.3.2 - Avoidance of Reduced Area of Land for Productive Purposes**

Remedy: Amend proposed policy to add at the end:  
"unless there is a functional need for the activity to locate in rural areas (e.g. rural contractor depots)."

■ **C60.4068.8** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Amend proposed policy to:  
"To accommodate rural living, commercial, and industrial and rural activities in the Rural 1 Zone where the activity is wholly undertaken within existing buildings."

■ **C60.4068.9** **7.2.3.1E - Minimisation of Conflict between Rural and Residential Activities**

Remedy: Retain proposed policy.

■ **C60.4068.10** **Chapter 17 - Zone Rules**

Remedy: Include in conditions 17.5.2.1(a), 17.6.2.1(a) and 17.7.2.1(b) a new unpermitted activity as follows:  
"A rural contractor depot that employs more than 10 persons."

■ **C60.4068.11** **Chapter 17 - Zone Rules**

Remedy: Include a new Restricted Discretionary activity rule in 17.5.2.8A, 17.6.2.8A and 17.7.2.5A for rural contractor's depots, as follows:  
"A rural contractor depot that is not provided for as a permitted activity under Rule 17.5.2.1(a) is a restricted discretionary activity.  
A resource consent is required. Consent may be refused or conditions imposed, only in respect of the matters to which Council has restricted its discretion:  
(a) Effects of the safety and efficiency of the transport network.  
(b) Reverse sensitivity effects."

### Santa Barbara, Jack

58C Mytton Heights Road Motueka

■ **C60.4069.1** **Chapter 17 - Zone Rules**

4069

Remedy: Delete proposal that excludes workers' accommodation from co-operative living activity in 17.5.3.2(ka) and 17.6.3.2(da) and permit workers accommodation for a co-operative living activity.

■ **C60.4069.2** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**

## Summary of Decisions Requested In Change 60 Submissions

### **Santa Barbara, Jack**

Remedy: Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with a minimum lot size of no more than 3 ha.

■ **C60.4069.3** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**

Remedy: Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.

■ **C60.4069.4** **Chapter 17 - Zone Rules**

Remedy: Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(a) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage.

■ **C60.4069.5** **Chapter 17 - Zone Rules**

Remedy: Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.

■ **C60.4069.6** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Retain proposal that enables the use of existing structures to be converted into habitable dwellings.

■ **C60.4069.7** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.

■ **C60.4069.8** **Chapter 17 - Zone Rules**

Remedy: Retain the restricted discretionary land use proposals in 17.5.2.8A and 17.6.2.8A for co-operative living in the Rural 1 and 2 zones.

■ **C60.4069.9** **Chapter 17 - Zone Rules**

Remedy: Delete the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) limiting the number of sleepouts per dwelling to two and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.

■ **C60.4069.10** **Chapter 17 - Zone Rules**

Remedy: Delete the proposal that excludes a sleepout from a co-operative living activity in 17.5.3.1(ea) and 17.6.3.1(gb) and include sleepouts as a Permitted co-operative living activity.

### **Santa Barbara, Jeff**

58C Mytton Heights Road Motueka

■ **C60.4070.1** **Chapter 17 - Zone Rules**

Remedy: Delete the proposal that excludes workers' accommodation from co-operative living activity in 17.5.3.2(ka) and 17.6.3.2(da) and permit workers accommodation for a co-operative living activity.

4070

■ **C60.4070.2** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**

Remedy: Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.

■ **C60.4070.3** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**

Remedy: Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.

■ **C60.4070.4** **Chapter 17 - Zone Rules**

Remedy: Retain the proposals in 17.5.3.3(ba); 17.6.3.2.(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage in size.

■ **C60.4070.5** **Chapter 17 - Zone Rules**

Remedy: Retain the proposals removing the floor limit for self-contained housekeeping units in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii).

■ **C60.4070.6** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Retain proposal that enables the use of existing structures to be converted into habitable dwellings.

■ **C60.4070.7** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**

Remedy: Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.

■ **C60.4070.8** **Chapter 17 - Zone Rules**

Remedy: Retain the restricted discretionary land use proposals in 17.5.2.8A and 17.6.2.8A for co-operative living in the Rural 1 and 2 zones except for matter (8).

■ **C60.4070.9** **Chapter 17 - Zone Rules**

Remedy: Delete proposed matter (8) in restricted discretionary land use proposals in 17.5.2.8A and 17.6.2.8A

## Summary of Decisions Requested In Change 60 Submissions

### Santa Barbara, Jeff

for co-operative living in the Rural 1 and 2 zones.

■ **C60.4070.10 Chapter 17 - Zone Rules**

Remedy: Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.

■ **C60.4070.11 Chapter 17 - Zone Rules**

Remedy: Delete proposal that excludes a sleepout from a co-operative living activity in 17.5.3.1(ea) and 17.6.3.1(gb) and include sleepouts as a Permitted co-operative living activity.

### Schwarz, Ursus

1891 Takaka-Collingwood Highway Milnthorpe Takaka

■ **C60.4071.1 16.3 - Subdivision**

Remedy: Enable subdivision of small unproductive lots to urban lot sizes.

4071

■ **C60.4071.2 Chapter 17 - Zone Rules**

Remedy: Remove regulation of multiple dwellings unless there is evidence of clear adverse effects on the environment.

■ **C60.4071.3 C60 GEN - Change 60**

Remedy: Retain proposed Plan Change 60.

■ **C60.4071.4 C60 GEN - Change 60**

Remedy: Provide specific plan provisions for Golden Bay.

■ **C60.4071.5 C60 GEN - Change 60**

Remedy: Provide flexibility in decision making in the absence of a zoning review.

■ **C60.4071.6 16.3 - Subdivision**

Remedy: Ensure productive land is protected by enabling small-scale subdivision to gardeners and farmers.

■ **C60.4071.7 Chapter 17 - Zone Rules**

Remedy: Provide more flexible land use rules for communal living to facilitate land sharing and co-operative living.

■ **C60.4071.8 16.8 - Temporary Activities and Relocated Dwellings**

Remedy: Provide for movable, temporary dwellings.

■ **C60.4071.9 16.3 - Subdivision**

Remedy: Disallow any subdivision of large blocks of land that are productive.

### Scurr, Lorna

9 Boyle St Clifton Takaka

■ **C60.4072.1 C60 GEN - Change 60**

Remedy: Retain proposals except where alternative specific relief is requested.

4072

■ **C60.4072.2 17.5.3.3 - Restricted Discretionary Activities (Building Construction, Alteration or Use)**

Remedy: Retain the proposal in condition (ba) for a detached minor dwelling of 80 sqm, or 120 sqm with attached garage, in Rural 1 zone as an alternative to an attached housekeeping unit regardless of lot size.

■ **C60.4072.3 Chapter 17 - Zone Rules**

Remedy: Retain the proposals removing the floor limit for self-contained housekeeping units in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii).

■ **C60.4072.4 Chapter 17 - Zone Rules**

Remedy: Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) for a detached minor dwelling of 80 sqm, or 120 sqm with attached garage.

■ **C60.4072.5 Chapter 17 - Zone Rules**

Remedy: Provide flexibility in decision making on proposals for building construction use and alteration.

■ **C60.4072.6 Chapter 17 - Zone Rules**

Remedy: Ensure proposals in 17.5.3.1 (kb)(i), 17.5.3.2(e)(i), 17.6.3.1(n)(i), 17.7.3.1(ga)(i), 17.7.3.2(f)(i) and 17.8.3.1(h)(i) which require dwellings and habitable buildings to be set back 30m from an internal boundary are sensitive to site size and shape.

## Summary of Decisions Requested In Change 60 Submissions

### Scurr, Lorna

- **C60.4072.7**    **16.8**    - **Temporary Activities and Relocated Dwellings**  
*Remedy:* Allow temporary dwellings.
- **C60.4072.8**    **16.3**    - **Subdivision**  
*Remedy:* Disallow any subdivision of large parcels of productive land.
- **C60.4072.9**    **C60 GEN**    - **Change 60**  
*Remedy:* Ensure that Council planning proposals enable aging in place.
- **C60.4072.10**    **7.2.3.1B**    - **Encouragement of Low Impact Design Solutions**  
*Remedy:* Retain proposed policy and provisions that encourage low impact development.
- **C60.4072.11**    **7.2.3.1G**    - **Enabling of Some CoOperative Living Opportunities**  
*Remedy:* Retain proposed policy that recognises co-operative living.
- **C60.4072.12**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Retain the proposals in 17.5.2.8A and 17.6.2.8A that allow for co-operative living in the Rural 1 and 2 zones.
- **C60.4072.13**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Retain the proposals in 17.5.2.8A and 17.6.2.8A that allow for co-operative living in the Rural 1 and 2 zones in Golden Bay.

### Seligman, Katerina

20 McGlashen St Motueka

4073

- **C60.4073.1**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Delete proposal in 17.5.3.2(ka) and 17.6.3.2(da) that excludes workers' accommodation from co-operative living activity and permit workers' accommodation for a co-operative living activity.
- **C60.4073.2**    **17.6.3.4**    - **Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
*Remedy:* Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
- **C60.4073.3**    **17.6.3.4**    - **Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
*Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
- **C60.4073.4**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Retain the proposals in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage .
- **C60.4073.5**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
- **C60.4073.6**    **7.1.3.6E**    - **Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
- **C60.4073.7**    **7.1.3.6E**    - **Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **C60.4073.8**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Retain the restricted discretionary land use proposals in 17.5.2.8A and 17.6.2.8A for co-operative living in the Rural 1 and 2 zones except for in matter (8).
- **C60.4073.9**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Delete proposed matter (8) in restricted discretionary land use proposals in 17.5.2.8A and 17.6.2.8A for co-operative living in the Rural 1 and 2 zones.
- **C60.4073.10**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Delete the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) limiting the number of sleepouts per dwelling to two and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
- **C60.4073.11**    **Chapter 17**    - **Zone Rules**  
*Remedy:* Delete proposal in 17.5.3.1(ea) and 17.6.3.1(gb) that excludes a sleepout from a co-operative living activity and include sleepouts as a Permitted co-operative living activity.

## Summary of Decisions Requested In Change 60 Submissions

### Simon, Carolyn

8 Onekaka Iron Works Road Takaka

- **C60.4074.1** **C60 GEN - Change 60** 4074  
*Remedy:* Retain proposed Plan Change 60.
- **C60.4074.2** **Chapter 17 - Zone Rules**  
*Remedy:* Provide greater flexibility for low impact development and multiple dwellings on shared co-operative land that is less than 2 ha in size.
- **C60.4074.3** **16.8 - Temporary Activities and Relocated Dwellings**  
*Remedy:* Allow temporary dwellings.

### Smith, Shanti

6 Falconer Road Takaka

- **C60.4075.1** **Chapter 17 - Zone Rules** 4075  
*Remedy:* Retain proposed changes in 17.5.2.1(c), 17.6.2.1(c) and 17.7.2.1(d) relating to noise from temporary intermittent rural activity.
- **C60.4075.2** **Chapter 17 - Zone Rules**  
*Remedy:* Include setbacks for recreational motorcycle riding from boundaries as follows:
  - 2,000m from a Residential zone boundary
  - 1,500m from a Rural Residential and Papakainga zone boundary, public and other buildings and activities sensitive to noise
  - 600m from a dwelling or an approved building location area in the Rural 1, 2 or 3 zones.As suggested in staff report titled 'Ombudsman's report on Motorcross Activities' dated 6 October 2011.

### St Leger Group

C/o Landmark Lile Ltd PO Box 343 NELSON

- **C60.3660.1** **17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)** 3660  
*Remedy:* Delete proposed condition (j)(i).
- **C60.3660.2** **17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend proposed condition (ma) to ensure there is certainty and not necessarily requiring written permission.
- **C60.3660.3** **17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete proposed condition (n)(i).
- **C60.3660.4** **17.8.3.1 - Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete proposed condition (h)(i).

### Staig & Smith and Alandale & Vailima Orchards

C/o Staig & Smith Ltd PO Box 913 Nelson

- **C60.4085.1** **C60 GEN - Change 60** 4085  
*Remedy:* Amend relevant proposed objectives, policies and rules related to rural subdivision to ensure that there remains an ongoing opportunity for the re-subdivision of titles created after 30 January 2016 where the previous title had legitimate subdivision expectations based on the minimum subdivision area of the particular rural zone.
- **C60.4085.2** **Chapter 17 - Zone Rules**  
*Remedy:* Delete proposed item (i) in conditions 17.5.3.1(kb) and 17.5.3.2(e) for a 30m setback for dwellings and habitable buildings in the Rural 1 zone and reinstate current operative provisions.

### Steadman, Karen

State Highway R D 3 Murchison

- **C60.4076.1** **C60 GEN - Change 60** 4076  
*Remedy:* [Out of scope]

### Stephenson, Andrew

98 Thorp Street Motueka

- **C60.4077.1** **Chapter 17 - Zone Rules** 4077  
*Remedy:* Delete proposal in 17.5.3.2(ka) and 17.6.3.2(da) that excludes workers' accommodation from co-operative living activity and permit workers accommodation for a co-operative living activity.
- **C60.4077.2** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**

## Summary of Decisions Requested In Change 60 Submissions

### Stephenson, Andrew

- Remedy: Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
- **C60.4077.3** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
Remedy: Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
- **C60.4077.4** **16.3.6 - Rural 2 Zone**  
Remedy: In 16.3.6.1(a), 16.3.6.4A(a) and 16.3.6.3A, exclude Rural 2 zone subdivision from requirement that title existed on or before a certain date.
- **C60.4077.5** **16.3.6.5A - Non-Complying Subdivision**  
Remedy: Delete proposed Non-Complying activity status for Rural 2 subdivision.
- **C60.4077.6** **2.2 - Defined Words**  
Remedy: Delete open space criteria (a) in the definition of 'rural character'.
- **C60.4077.7** **Chapter 17 - Zone Rules**  
Remedy: Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) for a detached minor dwelling of 80 sqm, or 120 sqm with attached garage.
- **C60.4077.8** **Chapter 17 - Zone Rules**  
Remedy: Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
- **C60.4077.9** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
Remedy: Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
- **C60.4077.10** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
Remedy: Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **C60.4077.11** **Chapter 17 - Zone Rules**  
Remedy: Retain the restricted discretionary land use proposals in 17.5.2.8A and 17.6.2.8A for co-operative living in the Rural 1 and 2 zones except for matter (8).
- **C60.4077.12** **Chapter 17 - Zone Rules**  
Remedy: Delete proposed matter (8) in restricted discretionary land use proposals in 17.5.2.8A and 17.6.2.8A for co-operative living in the Rural 1 and 2 zones.
- **C60.4077.13** **Chapter 17 - Zone Rules**  
Remedy: Delete the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) limiting the number of sleepouts per dwelling to two and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
- **C60.4077.14** **Chapter 17 - Zone Rules**  
Remedy: Delete proposal that excludes a sleepout from a co-operative living activity in 17.5.3.1(ea) and 17.6.3.1(gb) and include sleepouts as a Permitted co-operative living activity.

### Stephenson, Petra

98 Thorp Street Motueka

- **C60.4078.1** **Chapter 17 - Zone Rules**  
Remedy: Delete proposal in 17.5.3.2(ka) and 17.6.3.2(da) that excludes workers' accommodation from co-operative living activity and permit workers' accommodation for a co-operative living activity.
- **C60.4078.2** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
Remedy: Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
- **C60.4078.3** **17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)**  
Remedy: Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
- **C60.4078.4** **16.3.6 - Rural 2 Zone**  
Remedy: In 16.3.6.1(a), 16.3.6.4A(a) and 16.3.6.3A, exclude Rural 2 zone subdivision from requirement that title existed on or before a certain date.
- **C60.4078.5** **16.3.6.5A - Non-Complying Subdivision**  
Remedy: Delete proposed Non-Complying activity status for Rural 2 subdivision.

4078

## Summary of Decisions Requested In Change 60 Submissions

### Stephenson, Petra

- **C60.4078.6** 2.2 - **Defined Words**  
*Remedy:* Delete open space criteria (a) in the definition of 'rural character'.
- **C60.4078.7** **Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage.
- **C60.4078.8** **Chapter 17 - Zone Rules**  
*Remedy:* Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
- **C60.4078.9** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
- **C60.4078.10** **7.1.3.6E - Accommodation of Rural Activities within Existing Buildings**  
*Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **C60.4078.11** **Chapter 17 - Zone Rules**  
*Remedy:* Retain the Restricted Discretionary land use proposals in 17.5.2.8A and 17.6.2.8A for co-operative living in the Rural 1 and 2 zones except for matter (8).
- **C60.4078.12** **Chapter 17 - Zone Rules**  
*Remedy:* In 17.5.2.8A and 17.6.2.8A, delete proposed matter (8) in Restricted Discretionary land use proposals for co-operative living in the Rural 1 and 2 zones.
- **C60.4078.13** **Chapter 17 - Zone Rules**  
*Remedy:* Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
- **C60.4078.14** **Chapter 17 - Zone Rules**  
*Remedy:* Delete proposal that excludes a sleepout from a co-operative living activity in 17.5.3.1(ea) and 17.6.3.1(gb) and include sleepouts as a Permitted co-operative living activity.

### Strang, Dot

PO Box 26 Upper Moutere

- **C60.4079.1** 16.3 - **Subdivision**  
*Remedy:* Enable subdivision of small (below 12 ha) Rural 1 land parcels.
- **C60.4079.2** **C60 GEN - Change 60**  
*Remedy:* Ensure that Council planning proposals enable aging in place.

4079

### Tasman District Council staff

Private Bag 4 RICHMOND

- **C60.2799.1** 17.5.3.1 - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend 17.5.3.1(ca) and where it similarly appears elsewhere within the Plan to add the words: "Except as provided for in condition (cb)" in front of the words "there are no more than two sleepouts for any dwelling".
- **C60.2799.2** 17.5.3.1 - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend 17.5.3.1 and where it applies throughout to add a new condition "(cb) There are no sleepouts associated with any minor dwelling".
- **C60.2799.3** 17.5.3.3 - **Restricted Discretionary Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend 17.5.3.3 (b) to add the following words: "Except as provided for in condition (ba)" in front of the words "a site containing more than one dwelling has a minimum area of 24 hectares....".
- **C60.2799.4** 17.5.3.3 - **Restricted Discretionary Activities (Building Construction, Alteration or Use)**  
*Remedy:* Amend 17.5.3.3 (b) to add a new condition (ba): "The activity is a second dwelling that is a minor dwelling and the principal dwelling contains a single housekeeping unit only."
- **C60.2799.5** 2.2 - **Defined Words**  
*Remedy:* Amend definition of "cooperative living" to better describe the nature and purpose of any legal arrangement.
- **C60.2799.6** 7.2.3.1G - **Enabling of Some CoOperative Living Opportunities**

2799

## Summary of Decisions Requested In Change 60 Submissions

### Tasman District Council staff

*Remedy:* Amend objective 7.2.3.1G to better articulate Council's vision for cooperative living in terms of the cooperative intention, scale, intensity and character, which can achieve the rural character and amenity, and plant and animal production objectives of the Tasman Resource Management Plan.

■ **C60.2799.7 Chapter 17 - Zone Rules**

*Remedy:* Amend rule 17.5.2.8A and 17.6.2.8A to introduce activity conditions that:  
- address the scale of a cooperative living proposal to provide an upper limit of acceptability  
- address the intensity of a cooperative living proposal, relative to the application site size.

■ **C60.2799.8 Chapter 17 - Zone Rules**

*Remedy:* Amend rule 17.5.2.8A and 17.6.2.8A to introduce assessment matters that specifically link the scale, intensity and character of the cooperative living proposal to the actual and potential adverse effect on:  
i) rural character and amenity values; and,  
ii) the potential of the land to support plant and animal production.

■ **C60.2799.9 17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

*Remedy:* Amend condition 17.6.3.1 (p) to delete reference to 25 hectares.

■ **C60.2799.10 18.7.2.1 - Restricted Discretionary Activity**

*Remedy:* Amend condition 18.7.2.1(a) to: "Dwellings or residential activities are set back at least 500 metres..."

### Thomas, Liz

63 Washbourn Road Onekaka Takaka

■ **C60.4080.1 Chapter 17 - Zone Rules**

*Remedy:* Provide flexibility in decision making in the absence of a zoning review.

4080

■ **C60.4080.2 Chapter 17 - Zone Rules**

*Remedy:* Allow multiple dwellings on small land parcels in all rural zones.

■ **C60.4080.3 7.1.2 - Objective**

*Remedy:* Retain objectives and policies that protect productive land.

■ **C60.4080.4 7.1.2 - Objective**

*Remedy:* Include policy and provisions that recognise the productive value of small lots.

■ **C60.4080.5 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

*Remedy:* Retain proposed policy that enables co-operative living and multiple housing.

■ **C60.4080.6 C60 GEN - Change 60**

*Remedy:* Identify Golden Bay as pilot area for the implementation of proposed co-operative living and multiple housing provisions.

■ **C60.4080.7 Chapter 17 - Zone Rules**

*Remedy:* Retain the proposals in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage.

■ **C60.4080.8 Chapter 17 - Zone Rules**

*Remedy:* Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.

■ **C60.4080.9 Chapter 17 - Zone Rules**

*Remedy:* Retain the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) for two sleepouts per dwelling.

■ **C60.4080.10 7.2.3.1B - Encouragement of Low Impact Design Solutions**

*Remedy:* Retain proposed policy encouraging low impact design.

■ **C60.4080.11 Chapter 17 - Zone Rules**

*Remedy:* Allow additional dwellings on suitable lots where developments apply low impact design principles.

### Thorpe, Helen

35 Bird Road Clifton R D TAKAKA

■ **C60.2004.1 C60 GEN - Change 60**

*Remedy:* Retain provisions that protect productive land from urban development, as this land is important for food production.

2004

■ **C60.2004.2 C60 GEN - Change 60**

*Remedy:* Amend to include provisions that encourage residential development onto poorer quality land such as



## Summary of Decisions Requested In Change 60 Submissions

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### Thorpe, Helen

hillsides.

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### Thorpe, Jonathan

15 Tasman St Nelson

- **C60.4081.1** 17.6.2.8A - **Restricted Discretionary Activities (Co-operative Living)**

**4081**

Remedy: Retain the proposal for co-operative living in the Rural 2 zone.

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### Thorpe, R Joshua

C/o TFFT 35 Bird Road Takaka

- **C60.4082.1** 17.6.2.8A - **Restricted Discretionary Activities (Co-operative Living)**

**4082**

Remedy: Retain the proposal for co-operative living in the Rural 2 zone.

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### Thorpe, William

PO Box 340-176 Birkenhead Auckland

- **C60.4083.1** 17.6.2.8A - **Restricted Discretionary Activities (Co-operative Living)**

**4083**

Remedy: Retain the proposal for co-operative living in the Rural 2 zone.

- **C60.4083.2** 17.5.2.8A - **Restricted Discretionary Activities (Cooperative Living)**

Remedy: Retain the proposal for co-operative living in the Rural 1 zone.

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### Transpower NZ Ltd

PO Box 10170 The Terrace Wellington

- **C60.174.1** C60 GEN - **Change 60**

**174**

Remedy: Amend to ensure that (in the Rural Zones) the National Policy Statement for Electricity Transmission 2008 is fully given effect to in the TRMP.

- **C60.174.2** C60 GEN - **Change 60**

Remedy: Amend to ensure that (in the Rural Zones) the Regional Policy Statement is given effect to as it relates to the management of effects on the effective operation, maintenance and development of the National Grid.

- **C60.174.3** C60 GEN - **Change 60**

Remedy: Amend to ensure that (in the Rural Zones) the National Grid is protected from adverse effects (including reverse sensitivity effects) of subdivision, land use and development in proximity to electricity transmission infrastructure, including through use of appropriate objectives, policies, rules and other methods in the District Plan.

- **C60.174.4** C60 GEN - **Change 60**

Remedy: Amend by adopting the changes set out in the submission including any other consequential amendments to the relief sought in the submission  
OR  
Such similar relief as the scope of Transpower's decisions requested is otherwise achieved.

- **C60.174.5** 2.2 - **Defined Words**

Remedy: Add the following new term and definition:  
"National Grid - means the same as in the National Policy Statement on Electricity Transmission 2008".

- **C60.174.6** 2.2 - **Defined Words**

Remedy: Add the following new term and definition:  
"National Grid Subdivision Corridor - means the area measured either side of the centreline of above ground National Grid line as follows:  
• 32m for the 110kV transmission lines  
• 37m for the 220kV transmission lines"

- **C60.174.7** 2.2 - **Defined Words**

Remedy: Add the following new term and definition:  
"National Grid Yard (shown in red in diagram below) – means the area located 12 metres in any direction from the outer edge of a National Grid support structure."  
(See: the submission for "National Grid Yard" diagram)

- **C60.174.8** 2.2 - **Defined Words**

Remedy: Add the following new term and definition:  
"Sensitive activities - means residential activities, day care facilities, educational facilities, elderly persons housing, and hospitals."

- **C60.174.9** 7.0 - **Introduction**

## Summary of Decisions Requested In Change 60 Submissions

### **Transpower NZ Ltd**

Remedy: Amend bullet point 3 to read:  
“managing the effects of activities in rural areas, including cross boundary and reverse sensitivity effects, effects on the National Grid, and effects on rural character and amenity values (under Objectives 7.4.2 and 7.4.2A).”

■ **C60.174.10 7.4 - Rural Character and Amenity Values**

Remedy: Amend by adding the following:  
“7.4A The National Grid in Rural Areas  
7.4A.1 Issue  
New subdivision, use and development could adversely affect the safe and efficient functioning of the National Grid.  
7.4A.2 Objective  
7.4A.2.1 Avoid the establishment of land use activities that could adversely affect (including through reverse sensitivity) the operation, maintenance, upgrading and development of the National Grid  
7.4A.3 Policies  
7.4A.3.1 To manage the effects of subdivision, development and land use on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid by ensuring that:  
(a) areas are identified in the Plan to establish safe buffer distances for managing subdivision and land use development near the National Grid;  
(b) sensitive activities and large-scale structures are excluded from establishing within National Grid Yards and are appropriately managed around substations;  
(c) subdivision is managed around the National Grid to avoid subsequent land use from restricting the operation, maintenance, upgrading and development of the National Grid; and  
(d) changes to existing activities within a National Grid Yard and around National Grid substations do not further restrict the operation, maintenance, upgrading and development of the National Grid.  
7.4A.3.2 To take into account the following when considering proposals for subdivision and development within the National Grid Corridor:  
(a) the extent to which the proposal may restrict or inhibit the operation, access, maintenance or upgrading of the National Grid;  
(b) any potential cumulative effects that may restrict the operation, access, maintenance, or upgrade of the National Grid; and  
(c) the nature of any proposal located near to an existing or planned National Grid infrastructure (including substations), and the potential for reverse sensitivity effects or adverse safety risks.  
7.4A.3.3 To promote the design of subdivisions and land use development or redevelopment in a manner that enables the efficient use of land within the identified National Grid Yard and around substations without introducing sensitive activities or structures that would inhibit the operation, access, maintenance, or upgrade of National Grid infrastructure.  
7.4A.20 Methods of Implementation  
7.4A.20.1 Regulatory  
(a) Identification of the National Grid (transmission lines) on the Planning Maps.  
(b) Rules to restrict new buildings, earthworks, sensitive activities and subdivision in proximity to the National Grid (high voltage transmission lines) through the use of setbacks and buffer areas.”

■ **C60.174.11 16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**

Remedy: Amend condition (o) by replacing the word “transmission” with the word “distribution” (including in the heading) so that it reads:  
“Electricity Distribution Corridor  
(o) In the Richmond West Development Area, any land to be subdivided is located at least 12 metres from the centre of any electricity distribution line as shown on the planning maps.”

■ **C60.174.12 16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**

Remedy: Add new controlled activity condition (oa) under condition 16.3.5.1(o) as follows:  
“National Grid Subdivision Corridor  
(oa) Any land to be subdivided is not within the National Grid Subdivision Corridor”

■ **C60.174.13 16.3.5 - Rural 1 Zone**

Remedy: Add a new restricted discretionary rule as 16.3.5.3B Restricted Discretionary Subdivision (Rural 1 Zone – National Grid Subdivision Corridor) [as provided in the submission].

■ **C60.174.14 16.3.5.5A - Non-Complying Subdivision (Rural 1 Zone)**

Remedy: Amend rule by inserting in the first paragraph after “condition (c) of rule 16.3.5.3A” the words “condition (a) of rule 16.3.5.3B”.

■ **C60.174.15 16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**

Remedy: Amend condition (m) to read as follows:  
“National Grid Subdivision Corridor  
(m) Any land to be subdivided is not located within the National Grid Subdivision Corridor.”

■ **C60.174.16 16.3.6.1 - Controlled Subdivision (Rural 2 Zone)**

Remedy: Add a new controlled activity condition as follows:  
“National Grid Substations  
(ma) Any land to be subdivided is not located within 25 metres of any National Grid Substation.”

## Summary of Decisions Requested In Change 60 Submissions

### Transpower NZ Ltd

- **C60.174.17**    **16.3.6.2**    - **Restricted Discretionary Subdivision (Rural 2 Zone - Richmond West Development Area)**  
*Remedy:* Amend rule 16.3.6.2 [as provided in the submission].
- **C60.174.18**    **16.3.6**        - **Rural 2 Zone**  
*Remedy:* Add new restricted discretionary activity rule 16.3.6.2A [as provided in the submission]
- **C60.174.19**    **16.3.6**        - **Rural 2 Zone**  
*Remedy:* Amend proposed rule 16.3.6.5A to:  
"16.3.6.5A Non-Complying Subdivision  
Subdivision in the Rural 2 Zone that does not comply with condition (m) of rule 16.3.6.2, condition (c) of rule 16.3.6.3A or condition (a) of rule 16.3.6.4A is a non-complying activity.  
A resource consent is required. Consent may be refused or conditions imposed. In considering the applications and determining conditions, Council will have regard to the criteria set out in Schedule 16.3A as well as any other provisions of the Plan or Act."
- **C60.174.20**    **16.3.8**        - **Rural Residential Zone**  
*Remedy:* Amend condition 16.3.8.1(i) to:  
"National Grid Subdivision Corridor  
(i) Any land to be subdivided is not located within the National Grid Subdivision."
- **C60.174.21**    **16.3.8**        - **Rural Residential Zone**  
*Remedy:* Amend rule 16.3.8.3 Restricted Discretionary Subdivision (Rural Residential Zone – Specified Location) [as provided in the submission].
- **C60.174.22**    **16.3.8**        - **Rural Residential Zone**  
*Remedy:* Add a new restricted discretionary rule 16.3.8.3A Restricted Discretionary Subdivision (National Grid Subdivision Corridor)[as provided in the submission].
- **C60.174.23**    **16.3.8**        - **Rural Residential Zone**  
*Remedy:* Add a new non-complying activity rule 16.3.8.6A [as provided in the submission].
- **C60.174.24**    **16.3.20**       - **Principal Reasons for Rules**  
*Remedy:* Amend the 'Electricity Transmission Corridor' section of Principal Reasons for Rules 16.3.20 to:  
"The Rural 1, Rural 2 and Rural Residential Zones are traversed by high voltage transmission lines which are important elements of the National Grid that need to be protected from adverse effects of subdivision and development. As well, development needs to be protected from risks of the electricity transmission lines."
- **C60.174.25**    **17.5.2.1**      - **Permitted Activities**  
*Remedy:* Amend the word "transmission" in condition (l) to "distribution".
- **C60.174.26**    **17.5.3.1**      - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Add new permitted activity condition (kc) [as provided in the submission].
- **C60.174.27**    **17.5.3.3C**     - **Non-Complying Activities**  
*Remedy:* Amend new rule to:  
"17.5.3.3C Non-Complying Activities (Building Construction, Alteration or Use)  
Any construction, alteration, or use of a building in the Rural 1 Zone that does not comply with condition (kc) of rule 17.5.3.1 or the conditions of rule 17.5.3.3B is a non-complying activity.  
A resource consent is required. Consent may be refused, or conditions imposed. In considering the applications and determining conditions, Council will have regard to any other provisions of the Plan or Act."
- **C60.174.28**    **17.6.2.1**      - **Permitted Activities**  
*Remedy:* Add new 'Note' as follows:  
"Note 2: For land use within 25m of any National Grid substation see also 17.6.2A."
- **C60.174.29**    **17.6**         - **Rural 2 Zone Rules**  
*Remedy:* Add a new rule 17.6.2A.1 [as provided in the submission].
- **C60.174.30**    **17.6.3.1**      - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Add a new permitted activity condition '(na)' as [as provided in the submission].
- **C60.174.31**    **17.6.3.1**      - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Add new 'Note' to condition (t) as follows:  
"Note 5: For building construction, alteration or use within 25m of any National Grid substation see also 17.6.2A."
- **C60.174.32**    **17.6.3**        - **Building Construction, Alteration or Use**  
*Remedy:* Insert a new rule 17.6.3.6 as [as provided in the submission].

## Summary of Decisions Requested In Change 60 Submissions

### Transpower NZ Ltd

- **C60.174.33** 17.8.3.1 - **Permitted Activities (Building Construction, Alteration or Use)**  
*Remedy:* Delete 17.8.3.1(g)(vii) and add a new condition '(ha)' [as provided in the submission].
- **C60.174.34** 17.8.3.3 - **Non-Complying Activities (Building Construction or Alteration)**  
*Remedy:* Amend to:  
"17.8.3.3 Non-Complying Activities (Building Construction, Alteration, or Use)  
Construction, alteration or use of a building that does not comply with condition (h)(vii) or condition (ha) of rule 17.8.3.1 or condition (ba) of rule 17.8.3.2 is a non-complying activity.  
A resource consent is required. Consent may be refused, or conditions imposed. In considering the applications and determining conditions, Council will have regard to any other provisions of the Plan or Act."
- **C60.174.35** 18.5.2.1 - **Permitted Activities (Land Disturbance)**  
*Remedy:* Amend condition (ib) [as provided in the submission].
- **C60.174.36** 18.5.2.5 - **Restricted Discretionary Activities (Land Disturbance)**  
*Remedy:* Amend the first paragraph of 18.5.2.5 to:  
"Any land disturbance that does not comply with the permitted conditions of rule 18.5.2.1 or with the controlled conditions of rules 18.5.2.2 and 18.5.2.3, and is not a non-complying activity under rule 18.5.2.6, is a restricted discretionary activity, if it complies with the following conditions: "
- **C60.174.37** 18.5.2 - **Land Disturbance Area 1**  
*Remedy:* Insert a new rule 18.5.2.6 as follows:  
"In the Rural 1 Zone, Rural 2 Zone or Rural Residential Zone, within the National Grid Yard, any land disturbance that does not comply with condition 18.5.2.1(ib)(ii) or 18.5.2.1(ib)(iv)."
- **C60.174.38** **PM: Planning Maps - Planning Maps**  
*Remedy:* Amend all planning maps to delete reference to divested assets which no longer form a part of the National Grid.

### Turner, Reginald E J

270 Mackay Pass Road Bainham Collingwood

- **C60.4084.1** **C60 GEN - Change 60** 4084  
*Remedy:* Acknowledge the unique needs of Golden Bay in planning proposals.
- **C60.4084.2** **Chapter 17 - Zone Rules**  
*Remedy:* Provide more flexible rules for multiple dwellings to facilitate land sharing for family groups and co-operative living.
- **C60.4084.3** 7.1.2 - **Objective**  
*Remedy:* Include policy and provisions that recognise the productive value of small lots.
- **C60.4084.4** 16.8 - **Temporary Activities and Relocated Dwellings**  
*Remedy:* Provide for movable, temporary dwellings.
- **C60.4084.5** 16.3 - **Subdivision**  
*Remedy:* Disallow any subdivision of large blocks of land that is productive.

### Verdonk, Marinus T

Pomona Road R D 1 UPPER MOUTERE

- **C60.2957.1** 16.3.5.1 - **Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)** 2957  
*Remedy:* Amend 16.3.5.1(a) Rural 1 Zone subdivision condition that refers to titles created after 31 January 2016, where the created title is the consequence of a previous amalgamation.

### Vincent, S M

310 Church Valley Road R D 1 WAKEFIELD

- **C60.1440.1** 7.1 - **Cumulative Effects of Land Fragmentation on Productive Opportunities** 1440  
*Remedy:* Retain provisions 7.1.2.2, 7.1.2.3, 7.1.3.2 and 7.1.3.3.
- **C60.1440.2** 7.2.3 - **Policies**  
*Remedy:* Delete policies 7.2.3.1C and 7.2.3.1D, which encourage intensification of Rural Residential zones on the basis of:  
- reverse sensitivity issues for rural landowners  
- street lighting from Rural Residential zones  
- locations that will become residential in character
- **C60.1440.3** **Chapter 17 - Zone Rules**

## Summary of Decisions Requested In Change 60 Submissions

### Vincent, S M

*Remedy:* Amend to require a 30 metre setback of dwellings from boundaries to Rural zones within Rural Residential zones.

■ **C60.1440.4 C60 GEN - Change 60**

*Remedy:* Amend provisions to ensure the long term protection of rural land from rural-residential type activity.

### Waimea Rural Fire Authority

C/o Ian Reade P O Box 3578 Richmond

■ **C60.1196.1 16.3 - Subdivision**

1196

*Remedy:* Retain 16.3.5.1 7B and 16.3.6.1 7B "wildfire risk" as an assessment matter in subdivision.

■ **C60.1196.2 16.3 - Subdivision**

*Remedy:* Amend 16.3.7.1 and 16.3.8.4A to insert reference to "wildfire risk" as an assessment matter in subdivision (the same as 16.3.5.1 7B and 16.3.6.1 7B).

■ **C60.1196.3 16.8.2 - Temporary Activities**

*Remedy:* Amend 16.8.2.2 and 16.8.2.3 to include reference to consideration of "wild fire risk" in relation to temporary military activities.

■ **C60.1196.4 16.8 - Temporary Activities and Relocated Dwellings**

*Remedy:* Amend temporary activity rules to refer temporary activities that occur in high fire risk areas, between 1 October and 30 April, as restricted discretionary (see also submission point 5).

■ **C60.1196.5 C60 GEN - Change 60**

*Remedy:* Amend maps to include a new special layer that identifies high fire risk areas.

### Wallis, William G

PO Box 84 Takaka

■ **C60.4086.1 C60 GEN - Change 60**

4086

*Remedy:* Acknowledge the unique needs of Golden Bay in planning proposals.

■ **C60.4086.2 16.3.6 - Rural 2 Zone**

*Remedy:* Delete 50 ha minimum lot size requirement for subdivision in the Rural 2 zone to permit the creation of one additional small lot on a case-by-case basis.

■ **C60.4086.3 Chapter 17 - Zone Rules**

*Remedy:* Delete proposed item (i) in conditions 17.5.3.1(kb), 17.5.3.2(e), 17.6.3.1(n), 17.7.3.1(ga), 17.7.3.2(f), and 17.8.3.1(h) for a 30m setback for dwellings and habitable buildings in the rural zones, and reinstate current operative provisions.

### Waters, Bronwyn

19 Matariki Place Nelson

■ **C60.4087.1 Chapter 17 - Zone Rules**

4087

*Remedy:* Delete proposed temporary activity condition in 17.5.2.1(p) and 17.6.2.1(p).

### Waters, Mason

19 Matariki Place Nelson

■ **C60.4088.1 Chapter 17 - Zone Rules**

4088

*Remedy:* Delete proposed temporary activity condition in 17.5.2.1(p) and 17.6.2.1(p).

### Waters, Peter

19 Matariki Place Nelson

■ **C60.4089.1 Chapter 17 - Zone Rules**

4089

*Remedy:* Delete proposed temporary activity condition in 17.5.2.1(p) and 17.6.2.1(p).

### Wedderburn, Jean

607 Abel Tasman Drive R D TAKAKA

■ **C60.2849.1 C60 GEN - Change 60**

2849

*Remedy:* Retain proposed Plan Change 60.

■ **C60.2849.2 Chapter 7 - Rural Environmental Effects**

*Remedy:* Retain provisions for cooperative living and low impact design.

■ **C60.2849.3 Chapter 17 - Zone Rules**

## Summary of Decisions Requested In Change 60 Submissions

### Wedderburn, Jean

*Remedy:* Amend to provide greater flexibility around the number of dwellings allowable on smaller Rural 1 land holdings.

■ **C60.2849.4 Chapter 17 - Zone Rules**

*Remedy:* Amend to allow for increased size of additional dwellings.

### Wells, Graeme

27 Upper Rocklands Road Clifton Takaka

■ **C60.4090.1 Chapter 17 - Zone Rules**

4090

*Remedy:* Amend proposals in 17.6.3.1(c) and 17.8.3.1(a) and (b) to allow for the construction of up to two separate dwellings, one of which is a minor dwelling, as a Permitted activity in the Rural 2 and Rural Residential zones on lots over one hectare in size.

■ **C60.4090.2 Chapter 17 - Zone Rules**

*Remedy:* Amend proposals in 17.6.3.2(b) and 17.8.3.1A(a) and (b) to allow for the construction of up to two separate dwellings, one of which is a minor dwelling, as a Controlled activity on lots of one hectare or less in size.

OR

Amend proposals in 17.6.3.2(b) and 17.8.3.1A(a) and (b) to allow for the construction of two or more separate dwellings, one or more of which are minor dwellings, as a Controlled activity on lots of any size.

■ **C60.4090.3 Chapter 17 - Zone Rules**

*Remedy:* Amend proposals for habitable buildings and dwellings in 17.6 and 17.8 to Introduce a new condition that no resource consent is required if Council's standard 'Low Impact Building' and 'Simple Building' rules are met.

■ **C60.4090.4 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

*Remedy:* Amend proposed policy to enable some co-operative living opportunities in the Rural Residential zone in addition to the Rural 1 and 2 zones.

■ **C60.4090.5 17.8.3.1 - Permitted Activities (Building Construction, Alteration or Use)**

*Remedy:* Reword introduction of proposed rule to:  
"Whether construction, alteration or use of building is a permitted or a controlled activity depends on which of the following conditions apply."

### Wells, Ned

PO Box 30 Collingwood

■ **C60.4091.1 C60 GEN - Change 60**

4091

*Remedy:* Provide flexibility in decision making in the absence of a zoning review.

■ **C60.4091.2 16.3 - Subdivision**

*Remedy:* Enable subdivision of small unproductive lots in all relevant zones.

■ **C60.4091.3 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

*Remedy:* Retain proposed policy that enables co-operative living and multiple housing.

■ **C60.4091.4 7.2.3.1B - Encouragement of Low Impact Design Solutions**

*Remedy:* Retain proposed policy that encourages low impact development.

■ **C60.4091.5 Chapter 17 - Zone Rules**

*Remedy:* Extend proposals that allow for additional dwellings to small lots.

### Wi Rutene, Simon L

85 Oban Street Wadestown Wellington

■ **C60.4092.1 C60 GEN - Change 60**

4092

*Remedy:* Retain proposed Plan Change 60.

■ **C60.4092.2 7.2.3.1G - Enabling of Some CoOperative Living Opportunities**

*Remedy:* Retain proposed policy that enables co-operative living.

■ **C60.4092.3 Chapter 17 - Zone Rules**

*Remedy:* Retain the proposals in 17.5.2.8A and 17.6.2.8A for co-operative living in the Rural 1 and 2 zones.

## Summary of Decisions Requested In Change 60 Submissions

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### Williams, Rose

59 Bird Road Takaka

- **C60.4093.1** 17.6.2.8A - **Restricted Discretionary Activities (Co-operative Living)**

**4093**

Remedy: Retain the proposals for co-operative living in the Rural 2 zone.

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### Windle, Kate & Hambrook, Steve

21 Rameka Creek Road Takaka

- **C60.4094.1** C60 GEN - **Change 60**

**4094**

Remedy: Delete changes that delete reference to the classes of soil as identified in 'Classification System for Productive Land in the Tasman District', Agriculture New Zealand, 1994.

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### Windle, Philip & Rose

38 Peninsula Road Tata Beach Takaka

- **C60.4095.1** C60 GEN - **Change 60**

**4095**

Remedy: Delete changes that delete reference to the classes of soil as identified in 'Classification System for Productive Land in the Tasman District', Agriculture New Zealand, 1994 and referred to by Dr Ian Campbell in Chapters 2 and 6.

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### Wislang, B A & A M

C/o Brian Wislang 103 Aniseed Valley Road RD Richmond

- **C60.4096.1** C60 GEN - **Change 60**

**4096**

Remedy: Introduce new provisions that enable small Rural 1 land parcels to subdivide off a house lot on the condition that no dwelling is erected on the productive balance lot to be 'land banked' for productive use.

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