

Tasman Resource Management Plan - Change 60

Notified : Saturday, 30 January 2016

Summary of Decisions Requested In Change 60

In Topic Order

Summary of Decisions Requested In Change 60 Submissions

C60 GEN - Change 60

■ 3987 Angelo, Joseph

C60.3987.1 *Remedy:* Retain Plan Change 60.

C60.3987.4 *Remedy:* Amend Plan Change 60 to simplify rules and regulations.

C60.3987.5 *Remedy:* Amend to provide for Golden Bay-specific provisions.

C60.3987.6 *Remedy:* Retain provisions that encourage community living.

■ 3939 Anonymous

C60.3939.1 *Remedy:* Retain protection of Rural 1 land from inappropriate fragmentation.

C60.3939.2 *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.

■ 1804 Arapeta Trust

C60.1804.1 *Remedy:* [Out of scope]

■ 3989 Astill, Rosie

C60.3989.1 *Remedy:* Retain proposed provisions:

- Minor dwelling that is not connected to main dwelling
- □ Cooperative living
- □ Low impact design

C60.3989.5 *Remedy:* Amend to provide for Golden Bay-specific provisions.

C60.3989.7 *Remedy:* Amend Plan Change to simplify it so that it can be understood by the lay person.

■ 3990 Awaroa Inlet Group

C60.3990.1 *Remedy:* [Out of scope]

■ 3991 Bensemman, Alan

C60.3991.1 *Remedy:* Retain provisions that protect productive land in the rural zones.

■ 3992 Bensemman, Roy

C60.3992.1 *Remedy:* Retain provisions that protect productive land in the rural zones.

■ 3993 Bickley, M Alison

C60.3993.1 *Remedy:* [Out of scope]

■ 3998 Bourhis, Beatrice

C60.3998.2 *Remedy:* Retain references to cooperative living and low impact design.

■ 3999 Bradley, Ralph

C60.3999.1 *Remedy:* Retain proposed Plan Change 60.

■ 4000 Bryant, Murray & Stephanie

C60.4000.1 *Remedy:* Retain protection of Rural 1 and 2 zones.

■ 4001 Butts, Joan E

C60.4001.1 *Remedy:* Retain proposed Plan Change 60.

■ 4004 Cartwright, James E

C60.4004.1 *Remedy:* Retain the proposed changes for low impact development, increasing dwelling sizes and providing for cooperative living.

C60.4004.2 *Remedy:* Retain the proposed changes that increase flexibility for subdivision and land use.

C60.4004.3 *Remedy:* Request specific Plan provisions for Golden Bay.

■ 4005 Charlett, V Joan

C60.4005.1 *Remedy:* Retain the proposed changes that allow or enable multiple dwellings on a site.

■ 1188 Drummond, Wendy

C60.1188.3 *Remedy:* Include planning provisions suitable for Golden Bay.

C60.1188.7 *Remedy:* Request flexibility in decision making in the absence of a zoning review.

■ 4009 Eastman, Liza

C60.4009.1 *Remedy:* Request specific plan provisions for Golden Bay.

C60.4009.4 *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 *Remedy:* Retain the proposed changes for low impact development, increasing dwelling sizes and providing for cooperative living.

Summary of Decisions Requested In Change 60 Submissions

C60 GEN - Change 60

- **4010 Eastman, Vic**
 - C60.4010.1 *Remedy:* Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents where suitable sanitary facilities are easily accessible.
 - C60.4010.3 *Remedy:* Request specific plan provisions for Golden Bay.
- **1521 Federated Farmers of NZ (Inc.)**
 - C60.1521.11 *Remedy:* Amend proposed changes to support more flexible subdivision rules and enable small-lot subdivision in rural zones.
 - C60.1521.13 *Remedy:* Amend proposed changes to enable managed growth in rural communities.
 - C60.1521.16 *Remedy:* Amend the proposed changes to better manage the risks of reverse sensitivity.
- **4012 Ford, Lillemor M**
 - C60.4012.1 *Remedy:* Increase flexibility of land use rules for smaller lots, especially those smaller than 25 hectares.
 - C60.4012.2 *Remedy:* Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents where suitable sanitary facilities are easily accessible.
- **4013 Forest, Sage Joy**
 - C60.4013.1 *Remedy:* Provide for land sharing multiple dwellings on a single site.
 - C60.4013.8 *Remedy:* Provide for papakainga developments.
 - C60.4013.11 *Remedy:* Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents.
- **4014 Gall, Natasha**
 - C60.4014.3 *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.
- **3592 Golden Bay Community Board**
 - C60.3592.7 *Remedy:* Amend to provide for more opportunities for affordable housing that are specific to Golden Bay.
- **4019 Halkin, Susan**
 - C60.4019.1 *Remedy:* Retain proposed changes that protect productive land.
 - C60.4019.2 *Remedy:* Provide for multiple dwellings and cooperative housing on sites in Rural Residential Zone.
 - C60.4019.3 *Remedy:* Retain the proposed changes that enable multiple dwellings and cooperative housing on sites in Rural 2 Zone.
- **4021 Halliwell, Cathleen**
 - C60.4021.1 *Remedy:* Retain the proposed changes.
 - C60.4021.6 *Remedy:* Discourage or restrict large plantation forestry and intensive animal farming.
 - C60.4021.7 *Remedy:* Request specific plan provisions for Golden Bay.
- **4022 Halliwell, Marlene**
 - C60.4022.2 *Remedy:* Enable multiple dwellings and cooperative housing on smaller sites.
 - C60.4022.3 *Remedy:* Discourage or restrict large plantation forestry.
 - C60.4022.4 *Remedy:* Request specific plan provisions for Golden Bay.
- **4023 Hancock Forest Management (NZ) Ltd**
 - C60.4023.26 *Remedy:* Map areas of high wildfire risk.
- **4025 Harwood, Geoffrey**
 - C60.4025.2 *Remedy:* Increase flexibility for subdivision and land use rules in rural zones, particularly to further enable low impact development on small lots.
- **4027 Harwood, Shane**
 - C60.4027.3 *Remedy:* Delete the proposed changes that discourage or restrict motorcycle and motor sports activities.
- **4028 Haugh, John**
 - C60.4028.1 *Remedy:* Retain proposed Change 60.
 - C60.4028.2 *Remedy:* Allow development of unproductive land.
- **3015 Hoddys Orchard Ltd**
 - C60.3015.3 *Remedy:* Retain the policy of trying to protect Rural 1 productive land.

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- **4029 Hodgson, Antony**
 - C60.4029.1 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.

- **2649 Hoos, Yana**
 - C60.2649.1 Remedy: Retain Plan Change 60.
 - C60.2649.2 Remedy: Retain provisions that support cooperative living and low impact design.
 - C60.2649.4 Remedy: Amend to provide Golden Bay-specific provisions that meet the needs of the Golden Bay community for more flexible housing opportunities.
 - C60.2649.7 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.

- **4030 Irvine, Donald & May**
 - C60.4030.1 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.

- **4032 Jelf, Iona**
 - C60.4032.8 Remedy: Retain policies that protect productive land resources, especially high productive land for the benefit of future generations.
 - C60.4032.16 Remedy: Provide more enabling proposals for temporary dwellings.

- **4033 Jenkins, Barry**
 - C60.4033.1 Remedy: Provide more enabling proposals for co-operative living activities that process their own waste.
 - C60.4033.2 Remedy: Provide more enabling proposals for multiple dwellings regardless of the size of the lot.

- **4034 Kebbell, John**
 - C60.4034.11 Remedy: Identify Golden Bay as a pilot area for the implementation of proposed co-operative living and multiple housing provisions.
 - C60.4034.23 Remedy: Amend to provide for more opportunities for affordable housing that are specific to Golden Bay.

- **4035 Kelsall, Julia**
 - C60.4035.7 Remedy: Provide more enabling proposals for multiple dwellings in the Rural 2 zone.
 - C60.4035.8 Remedy: Provide more enabling proposals for boundary adjustments between neighbours when no new titles are created.

- **4042 Lerd, Stephan**
 - C60.4042.1 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.

- **4044 Lochner, Richard**
 - C60.4044.1 Remedy: Retain proposals that enable subdivision.
 - C60.4044.2 Remedy: Retain proposals that enable multiple dwellings on rural land.
 - C60.4044.3 Remedy: Provide more enabling proposals for temporary dwellings.

- **4050 Maurer, Joachim**
 - C60.4050.3 Remedy: Retain proposed provisions that increase flexibility around affordable housing provision regardless of lot size.

- **4048 McMahan, Diana C**
 - C60.4048.2 Remedy: Retain proposed provisions that increase flexibility around housing provision regardless of lot size.
 - C60.4048.4 Remedy: Provide for flexibility of land use for land that is inappropriately zoned in Golden Bay.

- **4051 Mead, Donald J**
 - C60.4051.2 Remedy: Provide proposals that control development in areas of outstanding landscape and heritage landscapes.

- **1403 Muter, Frans**
 - C60.1403.1 Remedy: Retain Plan Change 60.
 - C60.1403.4 Remedy: Amend to include Golden Bay-specific provisions for multiple dwellings and cooperative living on smaller rural land holdings.

- **4055 Nalder, Sheryl**
 - C60.4055.1 Remedy: Retain proposals relating to multiple housing and co-operative living.

Summary of Decisions Requested In Change 60 Submissions

C60 GEN - Change 60

- C60.4055.2 *Remedy:* Retain proposals relating to business activities in rural zones.
- **4056 Needham Rosemary**
C60.4056.4 *Remedy:* Provide specific Plan provisions for Golden Bay.
- **1089 Nelson Forests Ltd**
C60.1089.2 *Remedy:* Include Permitted and Restricted Discretionary standards for recreational activities in the proposed Plan Change.
- **4059 Osmaston, Richard**
C60.4059.1 *Remedy:* Retain proposed Plan change provided that productive land is protected.
C60.4059.2 *Remedy:* Retain proposed Plan change provided that rural employment opportunities are protected and enhanced.
C60.4059.3 *Remedy:* Retain proposed Plan change provided that unaffordability of dwellings is addressed.
- **3969 Parkes, Claire**
C60.3969.4 *Remedy:* Retain provisions that protect sustainable productive use of rural zoned land.
- **4064 Pope, Jannine**
C60.4064.3 *Remedy:* Provide submission time as proposed Plan Change 60 was brought to Club's attention at the end of the submission period.
- **35 Randall, C W A**
C60.35.1 *Remedy:* Retain proposed Plan Change 60.
- **2852 Riley, Trevor H**
C60.2852.1 *Remedy:* Amend to ensure the protection of land that has high productive value.
- **4067 Rowse, Chris & Schneider, Silvia**
C60.4067.6 *Remedy:* Provide pilot or more flexible planning provisions for Golden Bay.
C60.4067.7 *Remedy:* Provide for flexibility in decision making in the absence of a zoning review.
C60.4067.8 *Remedy:* Ensure productive land is protected by enabling small-scale gardeners and farmers to occupy land.
- **1430 Royal Forest & Bird Protection Society (Nelson/Tasman)**
C60.1430.1 *Remedy:* Retain, with reservations, provisions that protect productive potential and rural character and amenity on small lot subdivision.
C60.1430.4 *Remedy:* Develop more stringent planning with high environmental aspirations.
- **4068 Rural Contractors NZ Inc. (RCNZ)**
C60.4068.1 *Remedy:* Retain proposals except where alternative specific relief is requested.
- **4071 Schwarz, Ursus**
C60.4071.3 *Remedy:* Retain proposed Plan Change 60.
C60.4071.4 *Remedy:* Provide specific plan provisions for Golden Bay.
C60.4071.5 *Remedy:* Provide flexibility in decision making in the absence of a zoning review.
- **4072 Scurr, Lorna**
C60.4072.1 *Remedy:* Retain proposals except where alternative specific relief is requested.
C60.4072.9 *Remedy:* Ensure that Council planning proposals enable aging in place.
- **4074 Simon, Carolyn**
C60.4074.1 *Remedy:* Retain proposed Plan Change 60.
- **4085 Staig & Smith and Alandale & Vailima Orchards**
C60.4085.1 *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.
- **4076 Steadman, Karen**
C60.4076.1 *Remedy:* [Out of scope]
- **4079 Strang, Dot**
C60.4079.2 *Remedy:* Ensure that Council planning proposals enable aging in place.

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- **4080 Thomas, Liz**
C60.4080.6 *Remedy:* Identify Golden Bay as pilot area for the implementation of proposed co-operative living and multiple housing provisions.

- **2004 Thorpe, Helen**
C60.2004.1 *Remedy:* Retain provisions that protect productive land from urban development, as this land is important for food production.

C60.2004.2 *Remedy:* Amend to include provisions that encourage residential development onto poorer quality land such as hillsides.

- **174 Transpower NZ Ltd**
C60.174.1 *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 *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 *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 *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.

- **4084 Turner, Reginald E J**
C60.4084.1 *Remedy:* Acknowledge the unique needs of Golden Bay in planning proposals.

- **1440 Vincent, S M**
C60.1440.4 *Remedy:* Amend provisions to ensure the long term protection of rural land from rural-residential type activity.

- **1196 Waimea Rural Fire Authority**
C60.1196.5 *Remedy:* Amend maps to include a new special layer that identifies high fire risk areas.

- **4086 Wallis, William G**
C60.4086.1 *Remedy:* Acknowledge the unique needs of Golden Bay in planning proposals.

- **2849 Wedderburn, Jean**
C60.2849.1 *Remedy:* Retain proposed Plan Change 60.

- **4091 Wells, Ned**
C60.4091.1 *Remedy:* Provide flexibility in decision making in the absence of a zoning review.

- **4092 Wi Rutene, Simon L**
C60.4092.1 *Remedy:* Retain proposed Plan Change 60.

- **4094 Windle, Kate & Hambrook, Steve**
C60.4094.1 *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.

- **4095 Windle, Philip & Rose**
C60.4095.1 *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.

- **4096 Wislang, B A & A M**
C60.4096.1 *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.

2.2 - Defined Words

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.1 *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".

Summary of Decisions Requested In Change 60 Submissions

2.2 - Defined Words

- C60.3974.2 *Remedy:* Amend the proposed definition of “rural industrial activity” by deleting the words “and the processing of minerals and quarry products.”
- **3986 Anderson, Stuart**
- C60.3986.1 *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 *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 *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.
- **336 Batten, Garrick**
- C60.336.1 *Remedy:* Amend the proposed definition of ‘high productive value’ feature (b) from “13 degrees” to “15 degrees”.
- C60.336.2 *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 *Remedy:* Delete the proposed change to the definition of ‘productive value’ and retain the operative definition.
- **4002 Butts, Robert J**
- C60.4002.1 *Remedy:* Retain definition of “reverse sensitivity”.
- C60.4002.2 *Remedy:* Retain definition of “plant and animal production”.
- C60.4002.3 *Remedy:* Amend definition of “rural industrial activity” to delete the words “or the sea”.
- C60.4002.5 *Remedy:* Amend to introduce a new definition for “marine industrial activity”.
- **1188 Drummond, Wendy**
- C60.1188.8 *Remedy:* Include a definition of productive land.
- **4011 Egg Producers Federation of NZ**
- C60.4011.1 *Remedy:* Retain proposed definition of “plant and animal production.”
- C60.4011.2 *Remedy:* Retain proposed definition of “reverse sensitivity”.
- **1521 Federated Farmers of NZ (Inc.)**
- C60.1521.1 *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 *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 *Remedy:* Retain the proposed definitions of “reverse sensitivity” and “rural residential character.”.
- **830 Fulton Hogan Ltd**
- C60.830.1 *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 *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 *Remedy:* Retain the proposed definition of “rural industrial activity.”
- **4016 Golden Bay Surveyors**
- C60.4016.1 *Remedy:* Amend the proposed definition of “cooperative living” to include private, individual ownership within a cooperative housing development.
- C60.4016.2 *Remedy:* Request to update the current definition of “plantation forest” to ensure clarity and usefulness.
- **4017 GP Investments Ltd**
- C60.4017.4 *Remedy:* Retain the proposed definition of “rural industrial activity.”
- **4023 Hancock Forest Management (NZ) Ltd**
- C60.4023.1 *Remedy:* Include a definition for “recreational activity”.

Summary of Decisions Requested In Change 60 Submissions

2.2 - Defined Words

- C60.4023.3 *Remedy:* Provide for plantation forestry tree processing as part of plant processing definition.
- C60.4023.4 *Remedy:* Clarify whether or not “dance parties” are included in the definition of “temporary activity.”
- C60.4023.5 *Remedy:* Amend the definition of natural hazards by replacing the word “fire” with “wildfire”.
- C60.4023.6 *Remedy:* Include a definition of “reverse sensitivity.”
- C60.4023.7 *Remedy:* Insert a definition for “wildfire”:
“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.”
- **4029 Hodgson, Antony**
- C60.4029.2 *Remedy:* Retain proposed changes to the definitions.
- C60.4029.3 *Remedy:* Include the word ‘festivals’ in the proposed definition of temporary activity, point (b).
- **2864 Horticulture New Zealand**
- C60.2864.1 *Remedy:* Amend the proposed definition of “high productive value” by inserting a new point:
“(f) availability of water”
- C60.2864.2 *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 *Remedy:* Retain the proposed definition of “reverse sensitivity.”
- C60.2864.4 *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 *Remedy:* Amend the proposed definition of “rural residential character” by replacing “rural area” with “Rural Residential Zones”
- C60.2864.6 *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 *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 *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 *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.”
- **4032 Jelf, Iona**
- C60.4032.1 *Remedy:* Amend definition of rural character to include a requirement for using the land for inherently ‘rurally productive’ purposes.
- **4035 Kelsall, Julia**
- C60.4035.3 *Remedy:* Delete 80 sqm size limitation from the definition of a minor dwelling in the Rural 2 zone.
- **4039 Landmark Life Ltd**
- C60.4039.1 *Remedy:* Delete proposed definition of ‘high productive value’ and retain existing definition.
- C60.4039.2 *Remedy:* Delete proposed definition of ‘rural residential character’.
- C60.4039.3 *Remedy:* Delete proposed changes to the definition of ‘rural character’.
- **4053 MudWood, Amira Mudfaery**
- C60.4053.3 *Remedy:* Delete the proposals that limit the size of a detached minor dwelling in Rural 1, 2 and the Rural Residential zones.
- **1089 Nelson Forests Ltd**
- C60.1089.1 *Remedy:* Define the term ‘recreational activity’.
- C60.1089.3 *Remedy:* Amend the definition of ‘plant and animal production’ to include the processing of trees into logs.

Summary of Decisions Requested In Change 60 Submissions

2.2 - Defined Words

- C60.1089.4 *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 *Remedy:* Amend the operative plan definition of 'natural hazard' by replacing the word "fire" with "wildfire".
- C60.1089.6 *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 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".
- **4057 New Zealand Defence Force**
- C60.4057.1 *Remedy:* Retain proposed definition of 'temporary military training activity' as notified.
- C60.4057.2 *Remedy:* Retain proposed definition of 'reverse sensitivity' as notified.
- C60.4057.3 *Remedy:* Retain proposed definition of 'community activity' as notified.
- **4061 Pearson, Debbie & Mark**
- C60.4061.6 *Remedy:* Amend the definition of a 'detached minor dwelling' to increase the size limit to 120 sqm, or 160 sqm with an attached garage.
- **4065 Port Tarakohe Services Ltd**
- C60.4065.4 *Remedy:* Retain proposed definition of 'residential activity.'
- C60.4065.5 *Remedy:* Retain proposed definition of 'reverse sensitivity.'
- C60.4065.6 *Remedy:* Retain proposed definition of 'plant and animal production'
- C60.4065.7 *Remedy:* Amend the proposed definition of 'rural industrial activity' by deleting the words "or the sea" from the definition.
- C60.4065.11 *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."
- **1076 Ravendown Fertiliser Co-Operative Ltd**
- C60.1076.1 *Remedy:* Retain proposed definition of 'reverse sensitivity'.
- **4068 Rural Contractors NZ Inc. (RCNZ)**
- C60.4068.2 *Remedy:* Amend definition of 'rural industrial activity' by deleting reference to a rural contractor's depot.
- C60.4068.3 *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."
- **4077 Stephenson, Andrew**
- C60.4077.6 *Remedy:* Delete open space criteria (a) in the definition of 'rural character'.
- **4078 Stephenson, Petra**
- C60.4078.6 *Remedy:* Delete open space criteria (a) in the definition of 'rural character'.
- **2799 Tasman District Council staff**
- C60.2799.5 *Remedy:* Amend definition of "cooperative living" to better describe the nature and purpose of any legal arrangement.
- **174 Transpower NZ Ltd**
- C60.174.5 *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 *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 *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)

Summary of Decisions Requested In Change 60 Submissions

2.2 - Defined Words

- C60.174.8 *Remedy:* Add the following new term and definition:
"Sensitive activities - means residential activities, day care facilities, educational facilities, elderly persons housing, and hospitals."
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Part II: Land - Land

■ **4041 Laing, Chris**

- C60.4041.1 *Remedy:* Retain the proposals that allow for co-operative living in 7.2.3.1G, 17.5.2.8A and 17.6.2.8A.
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6.2.3 - Policies

■ **2864 Horticulture New Zealand**

- C60.2864.74 *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 *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.
-

6.2.3.8 - Avoiding Inappropriate Expansion of Residential Areas in Takaka-Eastern Golden Bay

■ **2864 Horticulture New Zealand**

- C60.2864.76 *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.
-

6.2.3.10 - Avoiding Expansion of Urban Area in Richmond West subject to Sea Level Rise

■ **1430 Royal Forest & Bird Protection Society (Nelson/Tasman)**

- C60.1430.2 *Remedy:* Retain the operational policy with reservations and, do not allow any more coastal hard-walling or raised building platform.
-

6.2.30 - Principal Reasons and Explanation

■ **2864 Horticulture New Zealand**

- C60.2864.77 *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.
-

Chapter 7 - Rural Environmental Effects

■ **3997 Borlase Transport Ltd**

- C60.3997.2 *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".

■ **4001 Butts, Joan E**

- C60.4001.3 *Remedy:* Amend to include Golden-Bay specific policies that meet the needs of its diverse community, including flexibility in housing.

- C60.4001.8 *Remedy:* Retain policies that support densification of existing developed areas.

■ **4023 Hancock Forest Management (NZ) Ltd**

- C60.4023.9 *Remedy:* Amend proposed conditions 7.2.3.1C(a) and 7.2.3.1D(b) as follows or similarly:

■ **2649 Hoos, Yana**

- C60.2649.6 *Remedy:* Amend provisions to acknowledge that productive opportunities can be better protected if land is occupied by people and their gardens, trees and livestock.

■ **2864 Horticulture New Zealand**

- C60.2864.15 *Remedy:* Amend proposed objectives by including objectives for Rural 3 and Rural Residential zones.

■ **4036 Kerrisk, Billy**

- C60.4036.1 *Remedy:* Retain proposals that prioritise rural productive activities in the Rural 1 and 2 zones.

- C60.4036.2 *Remedy:* Retain proposals that retain the 'ruralness' of rural areas.

- C60.4036.3 *Remedy:* Retain proposals that recognise the need for more appropriate housing for workers/family.

- C60.4036.4 *Remedy:* Retain proposals that take a long-term view of subdivision to prevent fragmentation.

- C60.4036.12 *Remedy:* Retain proposals that encourage more development in the Rural Residential zones.

■ **3969 Parkes, Claire**

- C60.3969.1 *Remedy:* Amend policies to discourage intensification of Rural Residential Zone.
-

Summary of Decisions Requested In Change 60 Submissions

Chapter 7 - Rural Environmental Effects

- **2849 Wedderburn, Jean**
C60.2849.2 *Remedy:* Retain provisions for cooperative living and low impact design.

7.0 - Introduction

- **3997 Borlase Transport Ltd**
C60.3997.1 *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”.
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.4 *Remedy:* Retain proposed changes to the introduction in section 7.0.
- **2864 Horticulture New Zealand**
C60.2864.10 *Remedy:* Insert the following words at the end of the second paragraph:
“and reverse sensitivity.”
C60.2864.11 *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 *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.”
- **4058 New Zealand Hops Ltd**
C60.4058.1 *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 *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”.
- **806 NZ Transport Agency**
C60.806.1 *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.”
- **174 Transpower NZ Ltd**
C60.174.9 *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).”

7.1 - Cumulative Effects of Land Fragmentation on Productive Opportunities

- **336 Batten, Garrick**
C60.336.4 *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.
- **4051 Mead, Donald J**
C60.4051.1 *Remedy:* Support proposals that protect high quality land and soils.
- **1440 Vincent, S M**
C60.1440.1 *Remedy:* Retain provisions 7.1.2.2, 7.1.2.3, 7.1.3.2 and 7.1.3.3.

7.1.1.1 - Cumulative Adverse Effects of Non Soil-Based Production

- **806 NZ Transport Agency**
C60.806.2 *Remedy:* Retain proposed issue 7.1.1.1 (a) and (b).
C60.806.3 *Remedy:* Amend issue (c) to include the words “transport routes” after “service provision”.

7.1.1.2 - Avoiding Loss of Productive Value in Golden Bay

- **806 NZ Transport Agency**
C60.806.4 *Remedy:* Retain proposed issue.

Summary of Decisions Requested In Change 60 Submissions

7.1.2 - Objective

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
 - C60.3974.3 *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 *Remedy:* Insert new objective 7.1.2.5:
"To ensure that existing and future quarrying activities are not unnecessarily compromised."
 - **1521 Federated Farmers of NZ (Inc.)**
 - C60.1521.6 *Remedy:* Retain proposed objectives 7.1.2.2 and 7.1.2.3.
 - **4034 Kebbell, John**
 - C60.4034.8 *Remedy:* Retain objectives and policies that protect productive land.
 - C60.4034.9 *Remedy:* Include policy and provisions that recognise the productive value of small lots.
 - **4080 Thomas, Liz**
 - C60.4080.3 *Remedy:* Retain objectives and policies that protect productive land.
 - C60.4080.4 *Remedy:* Include policy and provisions that recognise the productive value of small lots.
 - **4084 Turner, Reginald E J**
 - C60.4084.3 *Remedy:* Include policy and provisions that recognise the productive value of small lots.
-

7.1.2.1 - Avoiding the Loss of Productive Value

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
 - C60.3974.5 *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..."
 - **336 Batten, Garrick**
 - C60.336.6 *Remedy:* Amend proposed objective to insert the word "currently" to read as follows:
"Except where rural land is currently deferred for urban use ..."
 - **806 NZ Transport Agency**
 - C60.806.5 *Remedy:* Retain proposed objective.
 - **4068 Rural Contractors NZ Inc. (RCNZ)**
 - C60.4068.4 *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."
-

7.1.2.2 - Retention and Enhancement of Land of High Productive Value

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
 - C60.3974.6 *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)."
 - **4011 Egg Producers Federation of NZ**
 - C60.4011.6 *Remedy:* Retain proposed objective.
 - **2864 Horticulture New Zealand**
 - C60.2864.13 *Remedy:* Retain proposed objective.
 - **806 NZ Transport Agency**
 - C60.806.6 *Remedy:* Retain proposed objective.
 - **4068 Rural Contractors NZ Inc. (RCNZ)**
 - C60.4068.5 *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)."
-

7.1.2.3 - Retention of Land of Varying Productive Value

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
 - C60.3974.7 *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)."

Summary of Decisions Requested In Change 60 Submissions

7.1.2.3 - Retention of Land of Varying Productive Value

- **4011 Egg Producers Federation of NZ**
C60.4011.7 *Remedy:* Retain proposed objective.
- **2864 Horticulture New Zealand**
C60.2864.14 *Remedy:* Retain proposed objective.
- **806 NZ Transport Agency**
C60.806.7 *Remedy:* Retain proposed objective.
- **4068 Rural Contractors NZ Inc. (RCNZ)**
C60.4068.6 *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)."

7.1.3 - Policies

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.11 *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 *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."

C60.3974.13 *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."
- **4011 Egg Producers Federation of NZ**
C60.4011.8 *Remedy:* Retain proposed policy.
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.5 *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.
- **2864 Horticulture New Zealand**
C60.2864.19 *Remedy:* Amend proposed changes to section 7.1.3 to ensure that the potential for reverse sensitivity is avoided in all Rural zones.

7.1.3.2 - Avoidance of Reduced Area of Land for Productive Purposes

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.8 *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)."
- **4068 Rural Contractors NZ Inc. (RCNZ)**
C60.4068.7 *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)."

7.1.3.3 - Avoidance of Adverse Effects on Rural Land Resource

- **2864 Horticulture New Zealand**
C60.2864.16 *Remedy:* Amend current policy 7.1.3.3 by inserting words at the end as follows:
"... including reverse sensitivity effects."

7.1.3.4 - Requirement of Land Parcels to be Right Size and Shape

- **2864 Horticulture New Zealand**
C60.2864.17 *Remedy:* Amend point (a) of proposed policy 7.1.3.4 by deleting the words, "and the versatility of the land"

Summary of Decisions Requested In Change 60 Submissions

7.1.3.5 - Facilitation of Land Amalgamation or Boundary Adjustments

- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.8 *Remedy:* Retain proposed policy 7.1.3.5 which supports land amalgamation.
- **4032 Jelf, Iona**
C60.4032.12 *Remedy:* Retain the introduction of additional proposals to guide boundary adjustments.
- **1089 Nelson Forests Ltd**
C60.1089.7 *Remedy:* Retain proposed policy.

7.1.3.6 - Reduction of Further Land Fragmentation

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.9 *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)."
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.8 *Remedy:* Amend proposed policy 7.1.3.6 to better manage reverse sensitivity.

7.1.3.6A - Limiting Further Development of Existing Small Allotments

- **4008 Drummond, Stuart**
C60.4008.1 *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."
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.7 *Remedy:* Retain proposed policy 7.1.3.6A which limits subdivision of Rural 1 and Rural 2 Zone.
- **2864 Horticulture New Zealand**
C60.2864.18 *Remedy:* Retain proposed policy 7.1.3.6A.
- **4032 Jelf, Iona**
C60.4032.11 *Remedy:* Retain the introduction of additional guiding proposals for small lot subdivision to maintain rural character and amenity and protect productivity.
- **806 NZ Transport Agency**
C60.806.8 *Remedy:* Retain proposed policy.

7.1.3.6B - Protection of Land of Highest Productive Value from Residential Activity

- **2864 Horticulture New Zealand**
C60.2864.20 *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."
- **806 NZ Transport Agency**
C60.806.9 *Remedy:* Retain proposed policy.

7.1.3.6C - Avoiding Further Development where Created by Boundary Adjustment or Amalgamation

- **806 NZ Transport Agency**
C60.806.10 *Remedy:* Retain proposed policy.

7.1.3.6D - Discouragement of Non-Productive Activities in Rural 1 Zone

- **3997 Borlase Transport Ltd**
C60.3997.3 *Remedy:* Amend 7.1.3.6D to add the words "in the District" after "animal production".
- **4002 Butts, Robert J**
C60.4002.4 *Remedy:* Amend 7.1.3.6D to add the words "and Rural 2" between the words "Rural 1" and "Zone".
- **830 Fulton Hogan Ltd**
C60.830.4 *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."

Summary of Decisions Requested In Change 60 Submissions

7.1.3.6D - Discouragement of Non-Productive Activities in Rural 1 Zone

- **2864 Horticulture New Zealand**
C60.2864.21 *Remedy:* Amend proposed policy 7.1.3.6D by deleting the word “discourage” and replacing with “avoid.”
- **4058 New Zealand Hops Ltd**
C60.4058.3 *Remedy:* Retain proposed policy but add “in the District” at the end.
- **806 NZ Transport Agency**
C60.806.11 *Remedy:* Retain proposed policy.
- **4065 Port Tarakohe Services Ltd**
C60.4065.8 *Remedy:* Retain proposed policy.
C60.4065.12 *Remedy:* Retain proposed policy.
C60.4065.13 *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."

7.1.3.6E - Accommodation of Rural Activities within Existing Buildings

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.18 *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."
- **3994 Blackstock, Patsy**
C60.3994.5 *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].
- **3997 Borlase Transport Ltd**
C60.3997.4 *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”.
- **4000 Bryant, Murray & Stephanie**
C60.4000.3 *Remedy:* Retain policy 7.1.3.6E.
- **4018 Griffith, Graham & Anne**
C60.4018.2 *Remedy:* Retain the proposed provisions that enable the existing structures to be converted into habitable dwellings.
C60.4018.3 *Remedy:* Provide for proposed policy 7.1.3.6E by proposing new rules in all rural zones.
- **4024 Hannah, Lynda**
C60.4024.4 *Remedy:* Retain the proposed provisions that enable the existing structures to be converted into habitable dwellings.
C60.4024.5 *Remedy:* Provide for proposed policy 7.1.3.6E by proposing new rules in all rural zones.
- **2864 Horticulture New Zealand**
C60.2864.22 *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.”
- **4038 Koldau, Vanessa & Magnus**
C60.4038.2 *Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
C60.4038.3 *Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **4045 Love, G**
C60.4045.2 *Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
C60.4045.3 *Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **4052 Mitchell, Fran**
C60.4052.2 *Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings in Rural 1.
C60.4052.3 *Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.

Summary of Decisions Requested In Change 60 Submissions

7.1.3.6E - Accommodation of Rural Activities within Existing Buildings

- **806 NZ Transport Agency**
C60.806.12 *Remedy:* Retain proposed policy.
- **4068 Rural Contractors NZ Inc. (RCNZ)**
C60.4068.8 *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."
- **4069 Santa Barbara, Jack**
C60.4069.6 *Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
C60.4069.7 *Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **4070 Santa Barbara, Jeff**
C60.4070.6 *Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
C60.4070.7 *Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **4073 Seligman, Katerina**
C60.4073.6 *Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
C60.4073.7 *Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **4077 Stephenson, Andrew**
C60.4077.9 *Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
C60.4077.10 *Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
- **4078 Stephenson, Petra**
C60.4078.9 *Remedy:* Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
C60.4078.10 *Remedy:* Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.

7.1.3.6F - Retention of Productive Value of Land with Rural Living

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.9 *Remedy:* Amend proposed policy 7.1.3.6F to:
"To enable rural living opportunities in Rural 1 and Rural 2 zones, where appropriate."
- **2864 Horticulture New Zealand**
C60.2864.23 *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."
- **806 NZ Transport Agency**
C60.806.13 *Remedy:* Retain proposed policy.

7.1.3.7 - Protection of Specific Resource Value

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.10 *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..."

7.1.20 - Methods of Implementation

- **806 NZ Transport Agency**
C60.806.14 *Remedy:* Retain proposed changes to Methods of Implementation in section 7.1.20.
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Summary of Decisions Requested In Change 60 Submissions

7.1.20.1 - Regulatory

■ **2864 Horticulture New Zealand**

C60.2864.24 *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."

7.1.30 - Principal Reasons and Explanation

■ **336 Batten, Garrick**

C60.336.5 *Remedy:* Include Class C in the description of land of 'high' quality in paragraph 1.

■ **2864 Horticulture New Zealand**

C60.2864.25 *Remedy:* Add to the end of the first proposed paragraph:
"Availability of water is also an important attribute for high productive value."

■ **4058 New Zealand Hops Ltd**

C60.4058.4 *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."

7.1.40 - Performance Monitoring Indicators

■ **806 NZ Transport Agency**

C60.806.15 *Remedy:* Retain proposed changes to Performance Monitoring Indicators in section 7.1.40.

7.2.1.1 - Providing for Activities other than for Plant and Animal Production

■ **806 NZ Transport Agency**

C60.806.16 *Remedy:* Retain proposed issue.

7.2.2 - Objectives

■ **3974 Aggregate and Quarry Assn of NZ (AQA)**

C60.3974.14 *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."

■ **4011 Egg Producers Federation of NZ**

C60.4011.5 *Remedy:* Insert a new objective 7.2.2.4 as follows:
"Restrict new development to appropriate locations to minimise conflict between incompatible land uses."

■ **1521 Federated Farmers of NZ (Inc.)**

C60.1521.10 *Remedy:* Retain objectives 7.2.2.2 and 7.2.2.3.

7.2.2.1 - Retention of Opportunities for Activities other than for Plant and Animal Production

■ **4017 GP Investments Ltd**

C60.4017.1 *Remedy:* Delete proposed objective 7.2.2.1.

■ **2864 Horticulture New Zealand**

C60.2864.26 *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 *Remedy:* Include workers' accommodation in proposed objective unless provided for in the definition of plant and animal production.

■ **806 NZ Transport Agency**

C60.806.17 *Remedy:* Retain proposed objective.

7.2.2.2 - Provision of Residential Living Options within Rural Residential Zones

■ **3996 Boomerang Farm Ltd/M Wratten**

C60.3996.1 *Remedy:* Amend objective 7.2.2.2 to add the words "and the Rural 3 Zone" after "...Rural Residential Zone".

■ **806 NZ Transport Agency**

C60.806.18 *Remedy:* Retain proposed objective.

■ **4065 Port Taranaki Services Ltd**

C60.4065.9 *Remedy:* Retain proposed objective.

Summary of Decisions Requested In Change 60 Submissions

7.2.2.3 - Retention of Existing Rural Industrial Locations as Rural Industrial Zone

- **4017 GP Investments Ltd**
C60.4017.2 *Remedy:* Delete proposed objective 7.2.2.3.
- **2864 Horticulture New Zealand**
C60.2864.28 *Remedy:* Retain proposed objective.
- **4058 New Zealand Hops Ltd**
C60.4058.5 *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."
- **806 NZ Transport Agency**
C60.806.19 *Remedy:* Retain proposed objective.
- **4065 Port Tarakohe Services Ltd**
C60.4065.10 *Remedy:* Retain proposed objective.

7.2.3 - Policies

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.16 *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)."
- **4037 Kingston, Derry**
C60.4037.6 *Remedy:* Retain policies that provide for activities other than plant and animal production activities in rural zones.
- **4058 New Zealand Hops Ltd**
C60.4058.7 *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."
- **1440 Vincent, S M**
C60.1440.2 *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

7.2.3.1 - Enabling Activities Not Dependent on Plant and Animal Production

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.15 *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)."

7.2.3.1A - Identification of Locations for Rural Lifestyle Living Choice

- **3996 Boomerang Farm Ltd/M Wratten**
C60.3996.2 *Remedy:* Amend policy 7.2.3.1A to add the words "and the Rural 3 Zone" after "...Rural Residential Zone".
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.12 *Remedy:* Retain proposed policy 7.2.3.1A.
- **2864 Horticulture New Zealand**
C60.2864.29 *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."

7.2.3.1B - Encouragement of Low Impact Design Solutions

- **4005 Charlett, V Joan**
C60.4005.2 *Remedy:* Retain the proposed policy encouraging low impact design.
- **1188 Drummond, Wendy**
C60.1188.6 *Remedy:* Retain proposed policy that encourages Low Impact Development.

Summary of Decisions Requested In Change 60 Submissions

7.2.3.1B - Encouragement of Low Impact Design Solutions

- **4010 Eastman, Vic**
C60.4010.2 *Remedy:* Retain the proposed policy encouraging low impact design.
- **4032 Jelf, Iona**
C60.4032.7 *Remedy:* Retain proposed policy encouraging low impact design.
- **4034 Kebbell, John**
C60.4034.15 *Remedy:* Retain proposed policy encouraging low impact design.
- **4046 McCarthy, Beth**
C60.4046.2 *Remedy:* Retain proposed policy encouraging low impact design.
- **4048 McMahan, Diana C**
C60.4048.6 *Remedy:* Retain proposed policy encouraging low impact design.
- **4056 Needham Rosemary**
C60.4056.2 *Remedy:* Retain proposed policy encouraging low impact design.
- **4060 Osmers, John**
C60.4060.3 *Remedy:* Retain proposed policy encouraging low impact design.
- **4072 Scurr, Lorna**
C60.4072.10 *Remedy:* Retain proposed policy and provisions that encourage low impact development.
- **4080 Thomas, Liz**
C60.4080.10 *Remedy:* Retain proposed policy encouraging low impact design.
- **4091 Wells, Ned**
C60.4091.4 *Remedy:* Retain proposed policy that encourages low impact development.

7.2.3.1C - Enabling Further Development within Existing Rural Residential Zone

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.14 *Remedy:* Amend proposed policy 7.2.3.1C by inserting in clause (b), "significant" before "adverse effects".
- **2864 Horticulture New Zealand**
C60.2864.30 *Remedy:* Amend proposed policy 7.2.3.1C(b) by adding, "and adjacent plant and animal production".
- **1089 Nelson Forests Ltd**
C60.1089.8 *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."
- **806 NZ Transport Agency**
C60.806.20 *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 *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."

7.2.3.1D - Enabling Further Development within Existing Rural Residential Zones

- **1089 Nelson Forests Ltd**
C60.1089.9 *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."
- **806 NZ Transport Agency**
C60.806.22 *Remedy:* Delete proposed policy 7.2.3.1D.

C60.806.23 *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 *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."

Summary of Decisions Requested In Change 60 Submissions

7.2.3.1E - Minimisation of Conflict between Rural and Residential Activities

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.19 *Remedy:* Retain proposed policy.
- **4011 Egg Producers Federation of NZ**
C60.4011.3 *Remedy:* Retain proposed policy.
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.15 *Remedy:* Retain proposed policy 7.2.3.1E.
- **2864 Horticulture New Zealand**
C60.2864.31 *Remedy:* Retain proposed policy.
- **4068 Rural Contractors NZ Inc. (RCNZ)**
C60.4068.9 *Remedy:* Retain proposed policy.

7.2.3.1F - Discouragement of Residential Activity outside Rural Residential Zone

- **3996 Boomerang Farm Ltd/M Wratten**
C60.3996.3 *Remedy:* Amend policy 7.2.3.1F to add the words “and the Rural 3 Zone” after “...Rural Residential Zone”.
- **4011 Egg Producers Federation of NZ**
C60.4011.4 *Remedy:* Retain proposed policy.
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.17 *Remedy:* Retain proposed policy 7.2.3.1F.
- **2864 Horticulture New Zealand**
C60.2864.32 *Remedy:* Amend proposed policy 7.2.3.1F by deleting the word “discourage” and replacing with “avoid”.

7.2.3.1G - Enabling of Some CoOperative Living Opportunities

- **1188 Drummond, Wendy**
C60.1188.4 *Remedy:* Retain proposed policy that enables co-operative living.
- **4013 Forest, Sage Joy**
C60.4013.2 *Remedy:* Retain proposed policy that enables co-operative living in Rural 1 and 2 zones.
C60.4013.3 *Remedy:* Extend proposed co-operative living policy to all rural zones.
C60.4013.4 *Remedy:* Retain policy encouraging low impact development.
- **4032 Jelf, Iona**
C60.4032.9 *Remedy:* Retain proposed policy that provides for co-operative living, including large intentional communities.
- **4034 Kebbell, John**
C60.4034.10 *Remedy:* Retain proposed policy that enables co-operative living and multiple housing.
- **4036 Kerrisk, Billy**
C60.4036.7 *Remedy:* Retain policy that recognises co-operative living.
- **4044 Lochner, Richard**
C60.4044.4 *Remedy:* Retain proposals that enable co-operative living.
- **4050 Maurer, Joachim**
C60.4050.1 *Remedy:* Retain proposals that enable co-operative living.
- **4046 McCarthy, Beth**
C60.4046.1 *Remedy:* Retain proposed policy that provides for co-operative housing.
- **4048 McMahan, Diana C**
C60.4048.3 *Remedy:* Retain proposed policy that provides for co-operative living as per Golden Bay County Transitional Plan.
- **4051 Mead, Donald J**
C60.4051.3 *Remedy:* Retain proposed policy that enables co-operative living provided that infrastructure demands on the Council are not increased.
- **4056 Needham Rosemary**
C60.4056.1 *Remedy:* Retain proposed policy that provides for co-operative living.

Summary of Decisions Requested In Change 60 Submissions

7.2.3.1G - Enabling of Some CoOperative Living Opportunities

- **806 NZ Transport Agency**
C60.806.25 *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 it intersections with local side roads.”
- **4060 Osmer, John**
C60.4060.1 *Remedy:* Retain proposed policy that enables co-operative living.
- **4061 Pearson, Debbie & Mark**
C60.4061.1 *Remedy:* Retain proposed policy that enables co-operative living.
- **4067 Rowse, Chris & Schneider, Silvia**
C60.4067.2 *Remedy:* Retain proposals that enable co-operative living.
C60.4067.4 *Remedy:* Retain policy and other proposals encouraging low impact development.
- **4072 Scurr, Lorna**
C60.4072.11 *Remedy:* Retain proposed policy that recognises co-operative living.
- **2799 Tasman District Council staff**
C60.2799.6 *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.
- **4080 Thomas, Liz**
C60.4080.5 *Remedy:* Retain proposed policy that enables co-operative living and multiple housing.
- **4090 Wells, Graeme**
C60.4090.4 *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.
- **4091 Wells, Ned**
C60.4091.3 *Remedy:* Retain proposed policy that enables co-operative living and multiple housing.
- **4092 Wi Rutene, Simon L**
C60.4092.2 *Remedy:* Retain proposed policy that enables co-operative living.

7.2.3.2 - Enabling of Specific Sites to be used for Certain Purposes

- **3997 Borlase Transport Ltd**
C60.3997.5 *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”.
- **4017 GP Investments Ltd**
C60.4017.3 *Remedy:* Delete proposed policy 7.2.3.2.
- **2864 Horticulture New Zealand**
C60.2864.33 *Remedy:* Amend proposed policy to include workers' accommodation unless provided for in the definition of plant and animal production.
C60.2864.34 *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;”
- **4058 New Zealand Hops Ltd**
C60.4058.6 *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.”

7.2.3.5 - Location of Activities not Involved in Plant and Animal Production

- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.10 *Remedy:* Retain proposed policy 7.2.3.5 which addresses reverse sensitivity.
- **1089 Nelson Forests Ltd**
C60.1089.10 *Remedy:* Retain policy.

7.2.20 - Methods of Implementation

- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.11 *Remedy:* Insert a regulatory method in 7.2.20 to have rules to implement policy 7.2.3.5.

Summary of Decisions Requested In Change 60 Submissions

7.2.20 - Methods of Implementation

7.2.20.1 - Regulatory

- **1089 Nelson Forests Ltd**
C60.1089.11 *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."
- **806 NZ Transport Agency**
C60.806.26 *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 *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;"

7.2.30 - Principal Reasons and Explanation

- **3997 Borlase Transport Ltd**
C60.3997.6 *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".
- **4058 New Zealand Hops Ltd**
C60.4058.8 *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 *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 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."
- **806 NZ Transport Agency**
C60.806.28 *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 *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 *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."

Summary of Decisions Requested In Change 60 Submissions

7.2.30 - Principal Reasons and Explanation

C60.806.31 *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."

■ **1430 Royal Forest & Bird Protection Society (Nelson/Tasman)**

C60.1430.3 *Remedy:* Provide for a 'whole of catchment' approach when any change of land use interferes with or pollutes the normal flow of fresh water.

7.3.3 - Policies

■ **806 NZ Transport Agency**

C60.806.33 *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."

7.3.3.11 - Improvement of Access and Roads in Coastal Tasman Area

■ **806 NZ Transport Agency**

C60.806.33 *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 ..."

7.4 - Rural Character and Amenity Values

■ **174 Transpower NZ Ltd**

C60.174.10 *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."

Summary of Decisions Requested In Change 60 Submissions

7.4.1.2 - Ensuring Soil-Based Production Activities Operative without Undue Constraints

- **2864 Horticulture New Zealand**
C60.2864.35 *Remedy:* Retain proposed issue 7.4.1.2.
-

7.4.2 - Objective

- **4011 Egg Producers Federation of NZ**
C60.4011.9 *Remedy:* Retain current objective.
 - **2864 Horticulture New Zealand**
C60.2864.36 *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."
-

7.4.3 - Policies

- **4046 McCarthy, Beth**
C60.4046.5 *Remedy:* Retain proposed policies which maintain rural character and rural lifestyle.
-

7.4.3.2 - Provision for Rural Activities Involving Noise, Dust, Smoke, etc.

- **4011 Egg Producers Federation of NZ**
C60.4011.10 *Remedy:* Retain current policy 7.4.3.2.
-

7.4.3.5A - Discouraging Subdivision of Small Allotments in Rural 1 and 2

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.18 *Remedy:* Retain proposed policy 7.4.3.5A.
 - **2864 Horticulture New Zealand**
C60.2864.37 *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."
-

7.4.3.5B - Avoiding Subdivision of Large Allotments

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.19 *Remedy:* Amend proposed policy 7.4.3.5B by deleting the word "avoid" and reconsidering less restrictive and more enabling alternatives.
-

7.4.3.5C - Discouraging Dwelling Development on Existing Small Allotments

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.20 *Remedy:* Retain proposed policy 7.4.3.5C.
 - **2864 Horticulture New Zealand**
C60.2864.38 *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."
-

7.4.3.9 - Avoiding Servicing Effects of Rural Subdivision

- **806 NZ Transport Agency**
C60.806.34 *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."
-

7.50.3 - Continuing Availability and Accessibility of Rural Resources

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.17 *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."
-

Summary of Decisions Requested In Change 60 Submissions

Chapter 16 - General Rules

- **4003 Carson, Colin**
C60.4003.1 *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.
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.23 *Remedy:* Amend proposed changes to make subdivision of a Rural 1 zone site to allotments of less than 12 hectares a discretionary activity.
- **4013 Forest, Sage Joy**
C60.4013.6 *Remedy:* Reduce the Rural 2 Zone minimum lot size from 12 hectares to 2 hectares.
C60.4013.9 *Remedy:* Reduce the Rural 1 Zone minimum lot size.
C60.4013.10 *Remedy:* Provide for smaller un-productive lots to be subdivided.
- **4014 Gall, Natasha**
C60.4014.1 *Remedy:* Enable subdivision of unproductive Rural 1 Zone and Rural 2 Zone lots into 2 acre minimum sections.
- **4016 Golden Bay Surveyors**
C60.4016.4 *Remedy:* Amend proposed rules 16.3.5.5A and 16.3.6.5A to exclude boundary adjustments from the Non-Complying activity status.
- **4020 Hall, Pip**
C60.4020.3 *Remedy:* Amend the proposed changes to make the most restrictive activity status for Rural 2 Zone subdivisions Discretionary and not Non-Complying.
- **4021 Halliwell, Cathleen**
C60.4021.2 *Remedy:* Enable subdivision of land to under 20 hectares.
C60.4021.4 *Remedy:* Delete the current minimum area of 50 hectares for Rural 2 Zone and replace with more flexible subdivision rules.

16.1.6.1 - Permitted Activities (Temporary Signs)

- **806 NZ Transport Agency**
C60.806.35 *Remedy:* Delete proposed condition 16.1.6.1(b).

16.3 - Subdivision

- **3987 Angelo, Joseph**
C60.3987.2 *Remedy:* Amend 16.3.5 and 16.3.6 subdivision rules to allow for small lots to be further subdivided into smaller allotments.
C60.3987.7 *Remedy:* Amend subdivision rules to allow for the creation of smaller landholdings to increase productive use in the form of small farms and gardens.
- **3989 Astill, Rosie**
C60.3989.3 *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.
C60.3989.6 *Remedy:* Retain provisions that allow for alternative land tenure such as unit titles.
- **4001 Butts, Joan E**
C60.4001.6 *Remedy:* Delete provisions that allow "as of right" controlled activity subdivision of large land lots.
C60.4001.7 *Remedy:* Amend provisions to allow for subdivision of small lots.
- **1227 Davis Ogilvie & Partners Ltd**
C60.1227.4 *Remedy:* Amend subdivision provisions to make it a prohibited activity to subdivide off a minor dwelling.
- **4016 Golden Bay Surveyors**
C60.4016.3 *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.
- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.14 *Remedy:* Retain proposed matters of control (7A) in 16.3.5.1 and 16.3.6.1 which address reverse sensitivity.
C60.4023.15 *Remedy:* Retain proposed matters of control (7B) in 16.3.5.1 and 16.3.6.1 which address hazards.

Summary of Decisions Requested In Change 60 Submissions

16.3 - Subdivision

- C60.4023.20 *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."
- **4032 Jelf, Iona**
- C60.4032.2 *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 *Remedy:* Retain proposals in 16.3.5.4A and 16.3.6.4A for Discretionary level subdivision for co-operative living purposes.
- C60.4032.13 *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.
- **4036 Kerrisk, Billy**
- C60.4036.9 *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 *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 *Remedy:* Provide specific proposals for Rural 1 land under 12 ha that has been subdivided and is no longer productive.
- **4049 Manson, Mark & Laura**
- C60.4049.1 *Remedy:* Allow subdivision requests to be assessed on a case-by-case basis due to variability of soil types.
- **1403 Muter, Frans**
- C60.1403.5 *Remedy:* Amend to allow for greater flexibility around subdivision in light of inappropriate zoning patterns (see submission point A).
- **2852 Riley, Trevor H**
- C60.2852.2 *Remedy:* Amend to prevent "as of right" Controlled Activity Rural 1 Zone subdivision (creation of 12ha titles).
- C60.2852.3 *Remedy:* Amend subdivision minimum allowable allotment size to 100 hectares for both Rural 1 and Rural 2 Zone.
- **4066 Rose, David Glenn**
- C60.4066.1 *Remedy:* Retain subdivision proposals that protect coastal character.
- C60.4066.2 *Remedy:* Retain subdivision proposals that protect natural character.
- **4067 Rowse, Chris & Schneider, Silvia**
- C60.4067.11 *Remedy:* Disallow any subdivision of large blocks of land that are productive.
- **4071 Schwarz, Ursus**
- C60.4071.1 *Remedy:* Enable subdivision of small unproductive lots to urban lot sizes.
- C60.4071.6 *Remedy:* Ensure productive land is protected by enabling small-scale subdivision to gardeners and farmers.
- C60.4071.9 *Remedy:* Disallow any subdivision of large blocks of land that are productive.
- **4072 Scurr, Lorna**
- C60.4072.8 *Remedy:* Disallow any subdivision of large parcels of productive land.
- **4079 Strang, Dot**
- C60.4079.1 *Remedy:* Enable subdivision of small (below 12 ha) Rural 1 land parcels.
- **4084 Turner, Reginald E J**
- C60.4084.5 *Remedy:* Disallow any subdivision of large blocks of land that is productive.
- **1196 Waimea Rural Fire Authority**
- C60.1196.1 *Remedy:* Retain 16.3.5.1 7B and 16.3.6.1 7B "wildfire risk" as an assessment matter in subdivision.
- C60.1196.2 *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).
- **4091 Wells, Ned**
- C60.4091.2 *Remedy:* Enable subdivision of small unproductive lots in all relevant zones.
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Summary of Decisions Requested In Change 60 Submissions

16.3.5 - Rural 1 Zone

- **174 Transpower NZ Ltd**
C60.174.13 *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].

16.3.5.1 - Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)

- **3957 Adam, Vicki**
C60.3957.1 *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.
- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.12 *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."

C60.4023.16 *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."
- **3015 Hoddys Orchard Ltd**
C60.3015.1 *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.
- **2864 Horticulture New Zealand**
C60.2864.39 *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 *Remedy:* Amend matter of control (7A) by replacing "reverse sensitivities" with "reverse sensitivity."

C60.2864.41 *Remedy:* Retain matter of control (1A).
- **1089 Nelson Forests Ltd**
C60.1089.12 *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.

C60.1089.14 *Remedy:* Retain proposed matter of control (7A).

C60.1089.16 *Remedy:* Retain proposed matter of control (7B).

C60.1089.18 *Remedy:* Amend matter of control (9) to add the word "significant" to the following attributes: ecological value, landscape value and indigenous vegetation.
- **806 NZ Transport Agency**
C60.806.36 *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."
- **174 Transpower NZ Ltd**
C60.174.11 *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 *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"
- **2957 Verdonk, Marinus T**
C60.2957.1 *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.

16.3.5.3A - Restricted Discretionary Subdivision

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.21 *Remedy:* Amend proposed condition (b) by reducing the average net area of all allotments to 2 hectares.
- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.13 *Remedy:* Delete proposed condition (c).
- **1089 Nelson Forests Ltd**
C60.1089.13 *Remedy:* Delete proposed condition (c).

Summary of Decisions Requested In Change 60 Submissions

16.3.5.5A - Non-Complying Subdivision (Rural 1 Zone)

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.22 *Remedy:* Amend proposed rule 16.3.5.5A by deleting the non-complying activity status and inserting a discretionary activity status.
 - **806 NZ Transport Agency**
C60.806.37 *Remedy:* Retain proposed rule 16.3.5.5A.
 - **174 Transpower NZ Ltd**
C60.174.14 *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”.
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16.3.6 - Rural 2 Zone

- **4020 Hall, Pip**
C60.4020.1 *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.
 - **4022 Halliwell, Marlene**
C60.4022.1 *Remedy:* Delete the current minimum area of 50 hectares for Rural 2 Zone and replace with more flexible subdivision rules.
 - **4024 Hannah, Lynda**
C60.4024.2 *Remedy:* Delete minimum lot sizes for subdivision and land use rules in the Rural 2 Zone.
 - **35 Randall, C W A**
C60.35.2 *Remedy:* Allow more flexibility for the subdivision of unproductive Rural 2 land.
 - **4077 Stephenson, Andrew**
C60.4077.4 *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.
 - **4078 Stephenson, Petra**
C60.4078.4 *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.
 - **174 Transpower NZ Ltd**
C60.174.18 *Remedy:* Add new restricted discretionary activity rule 16.3.6.2A [as provided in the submission]
C60.174.19 *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.”
 - **4086 Wallis, William G**
C60.4086.2 *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.
-

16.3.6.1 - Controlled Subdivision (Rural 2 Zone)

- **4007 Crummer, Ani**
C60.4007.1 *Remedy:* Delete the current minimum area of 50 hectares in condition (a) and insert a new minimum area of 0.4 hectares.
- **1188 Drummond, Wendy**
C60.1188.1 *Remedy:* Reduce the minimum lot size in condition (a) for Rural 2 subdivision with Controlled activity status.
- **3592 Golden Bay Community Board**
C60.3592.5 *Remedy:* Amend rule 16.3.6.1 to allow for Rural 2 subdivision of smaller unproductive lots.
- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.17 *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.”

Summary of Decisions Requested In Change 60 Submissions

16.3.6.1 - Controlled Subdivision (Rural 2 Zone)

- C60.4023.19 *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."
- **2864 Horticulture New Zealand**
- C60.2864.44 *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 *Remedy:* Amend matter of control (7A) by replacing "reverse sensitivities" with "reverse sensitivity."
- C60.2864.46 *Remedy:* Retain matter of control (1A).
- **4034 Kebbell, John**
- C60.4034.21 *Remedy:* Amend rule 16.3.6.1 to allow for Rural 2 subdivision of smaller unproductive lots.
- **4040 Lang, Christian**
- C60.4040.1 *Remedy:* Delete existing operative provision in condition (a) requiring 50 ha for Controlled subdivision in Rural 2 and replace with 25 or 20 ha.
- **1089 Nelson Forests Ltd**
- C60.1089.15 *Remedy:* Retain proposed matter of control (7A).
- C60.1089.17 *Remedy:* Retain proposed matter of control (7B).
- C60.1089.19 *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."
- C60.1089.21 *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".
- **806 NZ Transport Agency**
- C60.806.38 *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."
- **174 Transpower NZ Ltd**
- C60.174.15 *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 *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."

16.3.6.2 - Restricted Discretionary Subdivision (Rural 2 Zone - Richmond West Development Area)

- **174 Transpower NZ Ltd**
- C60.174.17 *Remedy:* Amend rule 16.3.6.2 [as provided in the submission].

16.3.6.3A - Restricted Discretionary Subdivision (Rural 2 Zone)

- **1521 Federated Farmers of NZ (Inc.)**
- C60.1521.24 *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.
- **4023 Hancock Forest Management (NZ) Ltd**
- C60.4023.18 *Remedy:* Delete proposed condition 16.3.6.3A(e) that refers to boundary adjustments and minimum lot sizes.
- **4040 Lang, Christian**
- C60.4040.2 *Remedy:* Delete proposal for Restricted Discretionary boundary adjustment activity status and replace with Controlled activity status.
- **1089 Nelson Forests Ltd**
- C60.1089.20 *Remedy:* Delete proposed condition (e).

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16.3.6.5A - Non-Complying Subdivision

- **4008 Drummond, Stuart**
C60.4008.2 *Remedy:* Delete the proposed rule.
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.25 *Remedy:* Amend proposed rule 16.3.6.5A by deleting the non-complying activity status and inserting a discretionary activity status.
- **4020 Hall, Pip**
C60.4020.2 *Remedy:* Delete provision that makes subsequent subdivision in Rural 2 Zone after a certain date a non-complying activity.
- **4077 Stephenson, Andrew**
C60.4077.5 *Remedy:* Delete proposed Non-Complying activity status for Rural 2 subdivision.
- **4078 Stephenson, Petra**
C60.4078.5 *Remedy:* Delete proposed Non-Complying activity status for Rural 2 subdivision.

16.3.7.1 - Controlled Subdivision (Rural 3 Zone)

- **1089 Nelson Forests Ltd**
C60.1089.22 *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."

16.3.8 - Rural Residential Zone

- **4065 Port Taranaki Services Ltd**
C60.4065.3 *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."
- **174 Transpower NZ Ltd**
C60.174.20 *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 *Remedy:* Amend rule 16.3.8.3 Restricted Discretionary Subdivision (Rural Residential Zone – Specified Location) [as provided in the submission].
- C60.174.22 *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 *Remedy:* Add a new non-complying activity rule 16.3.8.6A [as provided in the submission].

16.3.8.1 - Controlled Subdivision (Rural Residential Zone)

- **2864 Horticulture New Zealand**
C60.2864.47 *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."
- **1089 Nelson Forests Ltd**
C60.1089.23 *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."
- **806 NZ Transport Agency**
C60.806.39 *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."

16.3.8.4A - Restricted Discretionary Subdivision (Rural Residential Zone)

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.26 *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."
- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.21 *Remedy:* Insert "wildfire" into the list of natural hazards in the proposed matter of Restricted Discretion.

Summary of Decisions Requested In Change 60 Submissions

16.3.8.4A - Restricted Discretionary Subdivision (Rural Residential Zone)

- **4032 Jelf, Iona**
C60.4032.14 *Remedy:* Retain the Restricted Discretionary status for subdivision of Rural Residential zoned lots below the minimum lot size.
- **4036 Kerrisk, Billy**
C60.4036.14 *Remedy:* Retain proposals for Restricted Discretionary subdivision for lots below minimum lot size in the Rural Residential zone.
- **1089 Nelson Forests Ltd**
C60.1089.24 *Remedy:* Amend restricted discretionary matter (2) to include reference to wildfire in the list of natural hazards.

Sch. 16.3A - Assessment Criteria for Subdivision

- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.22 *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."
- **2864 Horticulture New Zealand**
C60.2864.42 *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 *Remedy:* Insert an additional assessment criterion (13):
"(13) Potential reverse sensitivity effects."
- **1089 Nelson Forests Ltd**
C60.1089.25 *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."
- **806 NZ Transport Agency**
C60.806.40 *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."

16.3.20 - Principal Reasons for Rules

- **174 Transpower NZ Ltd**
C60.174.24 *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."

16.8 - Temporary Activities and Relocated Dwellings

- **4031 Jacobson, Julie**
C60.4031.1 *Remedy:* Delete temporary military training proposals in proposals 16.8.2.2 and 16.8.2.3.
- **4033 Jenkins, Barry**
C60.4033.3 *Remedy:* Provide more enabling proposals for temporary dwellings.

Summary of Decisions Requested In Change 60 Submissions

16.8 - Temporary Activities and Relocated Dwellings

- **4034 Kebbell, John**
C60.4034.5 Remedy: Add new proposal for Low Impact Temporary Dwellings as follows:
"16.8.4 Low Impact Temporary Dwellings
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 30m2.
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."

- **4041 Laing, Chris**
C60.4041.5 Remedy: Provide more enabling proposals for temporary dwellings for land sharing arrangements.

- **4050 Maurer, Joachim**
C60.4050.4 Remedy: Provide more enabling proposals for temporary dwellings provided basic sanitary and safety standards are met.

- **4046 McCarthy, Beth**
C60.4046.4 Remedy: Allow temporary dwellings as affordable housing options under 2-5 year renewable tenures with Restricted Discretionary consent status.

- **4056 Needham Rosemary**
C60.4056.3 Remedy: Provide enabling provisions for temporary dwellings.

- **4062 Perry, Robert Zane**
C60.4062.2 Remedy: Provide enabling provisions for temporary dwellings.

- **4067 Rowse, Chris & Schneider, Silvia**
C60.4067.10 Remedy: Provide for movable, temporary dwellings.

- **4071 Schwarz, Ursus**
C60.4071.8 Remedy: Provide for movable, temporary dwellings.

- **4072 Scurr, Lorna**
C60.4072.7 Remedy: Allow temporary dwellings.

- **4074 Simon, Carolyn**
C60.4074.3 Remedy: Allow temporary dwellings.

- **4084 Turner, Reginald E J**
C60.4084.4 Remedy: Provide for movable, temporary dwellings.

- **1196 Waimea Rural Fire Authority**
C60.1196.4 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).

Summary of Decisions Requested In Change 60 Submissions

16.8.2 - Temporary Activities

- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.23 *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.
- **4057 New Zealand Defence Force**
C60.4057.5 *Remedy:* Retain Figure 16.8A: Noise Controls table but replace the words "approved by Council" with "provided to Council".
- **1196 Waimea Rural Fire Authority**
C60.1196.3 *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.

16.8.2.2 - Permitted Activities (Temporary Military Training Activities)

- **1089 Nelson Forests Ltd**
C60.1089.26 *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.
- **4057 New Zealand Defence Force**
C60.4057.4 *Remedy:* Retain Permitted Activities (Temporary Military Training Activities) as notified.

16.8.2.3 - Controlled Activities (Temporary Military Training Activities)

- **1089 Nelson Forests Ltd**
C60.1089.27 *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.
- **4057 New Zealand Defence Force**
C60.4057.6 *Remedy:* Retain proposed Controlled activity rule.

16.8.20 - Principal Reasons for Rules

- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.24 *Remedy:* Include a reference to 'wildfire' into the Principal Reasons for Rules and align with amended conditions and matters of control.
- **1089 Nelson Forests Ltd**
C60.1089.28 *Remedy:* Amend proposed principal reasons to include 'wildfire' in alignment with the amended additional permitted consent conditions and matters for control.
- **4057 New Zealand Defence Force**
C60.4057.7 *Remedy:* Retain proposed Principal Reasons for Rules.

Chapter 17 - Zone Rules

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.20 *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..."
- **3987 Angelo, Joseph**
C60.3987.3 *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.
C60.3987.8 *Remedy:* Amend 17.5, 17.6 and 17.8 to allow for more flexibility around alternative forms of housing such as trucks and yurts.
- **3988 Angus, Penny**
C60.3988.2 *Remedy:* Amend 17.5, 17.6 and 17.8 to allow for more flexibility around housing forms that are affordable.
- **3989 Astill, Rosie**
C60.3989.4 *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.
- **3991 Bensemman, Alan**
C60.3991.4 *Remedy:* Amend cooperative living rule so that a cooperative living activity is a Non-Complying Activity.

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

- **3992 Bensemann, Roy**
 - C60.3992.2 *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 *Remedy:* Amend cooperative living rule so that a cooperative living activity is a Discretionary or Non-complying Activity.
- **3994 Blackstock, Patsy**
 - C60.3994.4 *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
 - C60.3994.6 *Remedy:* Retain 17.5.2.8A and 17.6.2.8A cooperative living provisions.
 - C60.3994.7 *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 *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.
- **3995 Blithe, Thora**
 - C60.3995.1 *Remedy:* Retain provisions that clarify regulations around noise from associated events that are temporary activities.
- **3996 Boomerang Farm Ltd/M Wratten**
 - C60.3996.4 *Remedy:* Delete proposed conditions 17.5.2.1(a)(xiv) and 17.7.2.1(b).
 - C60.3996.5 *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).
- **3998 Bourhis, Beatrice**
 - C60.3998.1 *Remedy:* Amend 17.5.3.3, 17.6.3.2 and 17.8.3.1A to increase the size of the additional [minor] dwelling.
 - C60.3998.3 *Remedy:* Amend to allow more opportunities for more than one dwelling on a site.
- **3999 Bradley, Ralph**
 - C60.3999.2 *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.
- **4000 Bryant, Murray & Stephanie**
 - C60.4000.2 *Remedy:* Retain changes to provision for additional dwellings.
 - C60.4000.4 *Remedy:* Amend to provide support in rules framework for conversion of existing buildings into dwellings.
- **4001 Butts, Joan E**
 - C60.4001.2 *Remedy:* Amend minor dwelling provision to allow for a second dwelling of any size, subject to good design and appropriate screening.
 - C60.4001.4 *Remedy:* Amend to allow for additional housing on any site, independent of lot size.
 - C60.4001.5 *Remedy:* Retain provisions for cooperative and family living opportunities on any sized land title.
- **4006 Cousins, John & Anstey, Colleen**
 - C60.4006.1 *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.
 - C60.4006.2 *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.
(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.”
- **1227 Davis Ogilvie & Partners Ltd**
 - C60.1227.3 *Remedy:* Amend provision for minor dwellings to enable them as permitted activities.
- **1188 Drummond, Wendy**
 - C60.1188.5 *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.

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Chapter 17 - Zone Rules

■ 4009 Eastman, Liza

C60.4009.2 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 Remedy: Restrict or discourage intrusive street lighting on subdivision for residential purposes in rural areas.

■ 4011 Egg Producers Federation of NZ

C60.4011.11 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 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 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."

C60.4011.17 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 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."

■ 1521 Federated Farmers of NZ (Inc.)

C60.1521.33 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".

■ 4012 Ford, Lillemor M

C60.4012.3 Remedy: Delete the current minimum area of 25 hectares in Rural 2 Zone and insert a new minimum area of less than 25 hectares.

■ 4013 Forest, Sage Joy

C60.4013.5 Remedy: Allow for multiple dwellings in Rural 2 Zone.

C60.4013.7 Remedy: Provide for multiple dwellings in Rural Zone 1.

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

- **830 Fulton Hogan Ltd**
C60.830.11 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."
- **4014 Gall, Natasha**
C60.4014.2 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.
- **4015 Garside, Christopher J**
C60.4015.1 Remedy: Provide for multiple dwellings on smaller sites, such as a minimum 0.5 acre lot.
- **3592 Golden Bay Community Board**
C60.3592.1 Remedy: Retain provisions [policies & rules] for cooperative housing.
C60.3592.2 Remedy: Retain provisions [policies & rules] for low impact development.
C60.3592.3 Remedy: Amend to include cooperative housing opportunities in all appropriate zones.
C60.3592.4 Remedy: Retain opportunities for second dwellings on Rural 1 and Rural 2 zone lots of any size.
C60.3592.6 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.
C60.3592.8 Remedy: Amend temporary activities provisions to exclude motocross practise activity or the establishment of casual racing tracks as a permitted activity.
- **4016 Golden Bay Surveyors**
C60.4016.5 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.
- **4018 Griffith, Graham & Anne**
C60.4018.1 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).
C60.4018.4 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 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 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.
- **34 Hall, Peter**
C60.34.1 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 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.
- **4021 Halliwell, Cathleen**
C60.4021.3 Remedy: Further increase flexibility of land use in Rural 2 Zone and differentiate it from Rural 1 Zone.
C60.4021.5 Remedy: Retain the proposed changes for low impact development.
- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.2 Remedy: Provide for recreational activities as Permitted and Restricted Discretionary activities.
C60.4023.25 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.
C60.4023.27 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 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).

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

- C60.4023.29 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 Remedy: Retain proposed conditions 17.8.3.1(h) and 17.8.3.2(e).
- **4024 Hannah, Lynda**
- C60.4024.3 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).
- C60.4024.6 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 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 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.
- **4025 Harwood, Geoffrey**
- C60.4025.1 Remedy: Retain the proposed changes for low impact development.
- **4026 Harwood, Marjory L**
- C60.4026.1 Remedy: Delete the proposed changes that discourage or restrict motorcycle and motor sports activities.
- **4027 Harwood, Shane**
- C60.4027.1 Remedy: Support proposed changes to low impact development.
- C60.4027.2 Remedy: Amend the proposed changes to make low impact development a Permitted activity on smaller lots.
- **3015 Hoddys Orchard Ltd**
- C60.3015.2 Remedy: Retain second minor dwelling opportunity for a smaller block that has been amalgamated to, but is distant from, a larger block.
- **2649 Hoos, Yana**
- C60.2649.3 Remedy: Amend to provide for a second dwelling that is larger.
- C60.2649.5 Remedy: Retain cooperative living and multiple housing opportunities on any sized rural land holding (not just large landholdings).
- **4032 Jelf, Iona**
- C60.4032.4 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 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 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).
- C60.4032.15 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.
- C60.4032.17 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 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 Remedy: Retain zone air emissions provision in 17.5.2.1(b), 17.6.2.1(b) and 17.7.2.1(c).
- **4034 Kebbell, John**
- C60.4034.6 Remedy: Provide flexibility in decision making in the absence of a zoning review.
- C60.4034.7 Remedy: Allow multiple dwellings on small land parcels in all rural zones.
- C60.4034.12 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 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 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.

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

- C60.4034.16 *Remedy:* Allow additional dwellings on suitable lots where developments apply low impact design principles.
- C60.4034.17 *Remedy:* Retain provisions [policies & rules] for cooperative housing.
- C60.4034.18 *Remedy:* Retain provisions [policies & rules] for low impact development.
- C60.4034.19 *Remedy:* Amend to include cooperative housing opportunities in all appropriate zones.
- C60.4034.20 *Remedy:* Retain opportunities for second dwellings on Rural 1 and Rural 2 zone lots of any size.
- C60.4034.22 *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.
- C60.4034.24 *Remedy:* Amend temporary activities provisions to exclude motocross practise activity or the establishment of casual racing tracks as a permitted activity.
- **4036 Kerrisk, Billy**
- C60.4036.5 *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 *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).
- C60.4036.8 *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.
- **4038 Koldau, Vanessa & Magnus**
- C60.4038.1 *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).
- C60.4038.4 *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 *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 *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 *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.
- **4041 Laing, Chris**
- C60.4041.2 *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 *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 *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).
- **4040 Lang, Christian**
- C60.4040.4 *Remedy:* Provide for sites containing more than dwelling to be at least 15 ha to 20 ha in size.
- C60.4040.5 *Remedy:* Encourage small-scale tourist accommodation on large blocks, i.e. greater than 20 ha.
- **4043 Lewis, Robert**
- C60.4043.1 *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 *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.
- **4044 Lochner, Richard**
- C60.4044.5 *Remedy:* Retain proposals that enable co-operative living in 17.5.2.8A and 17.6.2.8A.

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

■ 4045 Love, G

- C60.4045.1 *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).
- C60.4045.4 *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 *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 *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.
- C60.4045.7 *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 *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.

■ 4049 Manson, Mark & Laura

- C60.4049.2 *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 *Remedy:* Request that regulation relating to use of recessive house colours in rural areas is relaxed.

■ 4050 Maurer, Joachim

- C60.4050.2 *Remedy:* Retain proposals that enable co-operative living in 17.5.2.8A and 17.6.2.8A.
- C60.4050.5 *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).
- C60.4050.6 *Remedy:* Retain the proposals for a detached minor dwelling regardless of lot size in 17.5.3.3(ba) and 17.6.2(b).
- C60.4050.8 *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).

■ 4046 McCarthy, Beth

- C60.4046.3 *Remedy:* Enable co-operative and multiple housing options in all zones in Golden Bay regardless of lot size.
- C60.4046.6 *Remedy:* Ensure recreational motor sport activities require limited notified resource consent.
- C60.4046.7 *Remedy:* Provide policy that protects the character of Golden Bay.

■ 4048 McMahan, Diana C

- C60.4048.1 *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).
- C60.4048.5 *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).

■ 4051 Mead, Donald J

- C60.4051.4 *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.

■ 4052 Mitchell, Fran

- C60.4052.1 *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).
- C60.4052.4 *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 *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 *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 *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.

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Chapter 17 - Zone Rules

- C60.4052.8 *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.
- **4053 MudWood, Amira Mudfaery**
- C60.4053.1 *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 *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.
- C60.4053.4 *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 *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 *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 *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 *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.
- **1403 Muter, Frans**
- C60.1403.2 *Remedy:* Amend cooperative living rule to enable cooperative living proposals to be allowed with conditions as permitted or controlled activities.
- C60.1403.3 *Remedy:* Amend to allow for a second dwelling to be a permitted activity on allotments that are 2 hectares or greater.
- **1089 Nelson Forests Ltd**
- C60.1089.29 *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 *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 *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 *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."
- **2891 NZ Fire Service Commission**
- C60.2891.1 *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).
- **4060 Osmers, John**
- C60.4060.2 *Remedy:* Retain proposals in 17.5.2.8A and 17.6.2.8A that enable co-operative living.
- C60.4060.4 *Remedy:* Retain proposals that increase the size of an additional dwelling.
- **4061 Pearson, Debbie & Mark**
- C60.4061.2 *Remedy:* Retain proposals in 17.5.2.8A and 17.6.2.8A that enable co-operative living.
- C60.4061.3 *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 *Remedy:* Retain in 17.5.2.1(r) and 17.6.2.1(r) proposals for temporary events.
- C60.4061.5 *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.
- C60.4061.7 *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.
- **4062 Perry, Robert Zane**
- C60.4062.1 *Remedy:* Retain provisions that enable one or two additional dwellings on rural land.

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

■ 4064 Pope, Jannine

C60.4064.1 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 .

C60.4064.2 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.

■ 4065 Port Tarakohe Services Ltd

C60.4065.14 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.

C60.4065.16 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.

■ 4067 Rowse, Chris & Schneider, Silvia

C60.4067.1 Remedy: Allow additional dwellings on small lots in all rural zones.

C60.4067.3 Remedy: Retain proposals in 17.5.2.8A and 17.6.2.8A that enable co-operative living.

C60.4067.5 Remedy: Retain proposals that increase the size of an additional dwelling.

C60.4067.9 Remedy: Provide more flexible rules for multiple dwellings to facilitate land sharing and co-operative living.

■ 4068 Rural Contractors NZ Inc. (RCNZ)

C60.4068.10 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 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."

■ 4069 Santa Barbara, Jack

C60.4069.1 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.

C60.4069.4 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 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.

C60.4069.8 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 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 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.

■ 4070 Santa Barbara, Jeff

C60.4070.1 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.

C60.4070.4 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 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).

C60.4070.8 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 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.

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

- C60.4070.10 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 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.
- **4071 Schwarz, Ursus**
- C60.4071.2 Remedy: Remove regulation of multiple dwellings unless there is evidence of clear adverse effects on the environment.
- C60.4071.7 Remedy: Provide more flexible land use rules for communal living to facilitate land sharing and co-operative living.
- **4072 Scurr, Lorna**
- C60.4072.3 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 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 Remedy: Provide flexibility in decision making on proposals for building construction use and alteration.
- C60.4072.6 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.
- C60.4072.12 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 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.
- **4073 Seligman, Katerina**
- C60.4073.1 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.
- C60.4073.4 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 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.
- C60.4073.8 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 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 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 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.
- **4074 Simon, Carolyn**
- C60.4074.2 Remedy: Provide greater flexibility for low impact development and multiple dwellings on shared co-operative land that is less than 2 ha in size.
- **4075 Smith, Shanti**
- C60.4075.1 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 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.
- **4085 Staig & Smith and Alandale & Vailima Orchards**
- C60.4085.2 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.

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

■ 4077 Stephenson, Andrew

- C60.4077.1 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.
- C60.4077.7 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 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.
- C60.4077.11 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 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 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 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.

■ 4078 Stephenson, Petra

- C60.4078.1 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.
- C60.4078.7 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 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.
- C60.4078.11 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 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 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 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.

■ 2799 Tasman District Council staff

- C60.2799.7 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 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.

■ 4080 Thomas, Liz

- C60.4080.1 Remedy: Provide flexibility in decision making in the absence of a zoning review.
- C60.4080.2 Remedy: Allow multiple dwellings on small land parcels in all rural zones.
- C60.4080.7 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 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 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.
- C60.4080.11 Remedy: Allow additional dwellings on suitable lots where developments apply low impact design principles.

■ 4084 Turner, Reginald E J

- C60.4084.2 Remedy: Provide more flexible rules for multiple dwellings to facilitate land sharing for family groups and co-operative living.

Summary of Decisions Requested In Change 60 Submissions

Chapter 17 - Zone Rules

- **1440 Vincent, S M**
C60.1440.3 *Remedy:* Amend to require a 30 metre setback of dwellings from boundaries to Rural zones within Rural Residential zones.
- **4086 Wallis, William G**
C60.4086.3 *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.
- **4087 Waters, Bronwyn**
C60.4087.1 *Remedy:* Delete proposed temporary activity condition in 17.5.2.1(p) and 17.6.2.1(p).
- **4088 Waters, Mason**
C60.4088.1 *Remedy:* Delete proposed temporary activity condition in 17.5.2.1(p) and 17.6.2.1(p).
- **4089 Waters, Peter**
C60.4089.1 *Remedy:* Delete proposed temporary activity condition in 17.5.2.1(p) and 17.6.2.1(p).
- **2849 Wedderburn, Jean**
C60.2849.3 *Remedy:* Amend to provide greater flexibility around the number of dwellings allowable on smaller Rural 1 land holdings.
C60.2849.4 *Remedy:* Amend to allow for increased size of additional dwellings.
- **4090 Wells, Graeme**
C60.4090.1 *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 *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 *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.
- **4091 Wells, Ned**
C60.4091.5 *Remedy:* Extend proposals that allow for additional dwellings to small lots.
- **4092 Wi Rutene, Simon L**
C60.4092.3 *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.

17.5.2.1 - Permitted Activities

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.27 *Remedy:* Retain proposed condition (a)(xiv).
C60.1521.30 *Remedy:* Retain proposed deletion of current condition (b).
- **830 Fulton Hogan Ltd**
C60.830.5 *Remedy:* Delete proposed unpermitted activity 17.5.2.1(a)(xiv).
C60.830.9 *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.
- **2864 Horticulture New Zealand**
C60.2864.48 *Remedy:* Amend the current definition of "day" to "7:00 am to 9:00 pm Monday to Sunday inclusive ..."
C60.2864.49 *Remedy:* Retain the exemption for temporary rural and animal production activities from Noise conditions.
- **806 NZ Transport Agency**
C60.806.41 *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 *Remedy:* Delete proposed condition 17.5.2.1(p)(i).
- **174 Transpower NZ Ltd**
C60.174.25 *Remedy:* Amend the word "transmission" in condition (l) to "distribution".

Summary of Decisions Requested In Change 60 Submissions

17.5.2.8A - Restricted Discretionary Activities (Cooperative Living)

- **4037 Kingston, Derry**
C60.4037.1 *Remedy:* Retain the restricted discretionary land use proposal for co-operative living.
- **806 NZ Transport Agency**
C60.806.43 *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."
- **4083 Thorpe, William**
C60.4083.2 *Remedy:* Retain the proposal for co-operative living in the Rural 1 zone.

17.5.3.1 - Permitted Activities (Building Construction, Alteration or Use)

- **4011 Egg Producers Federation of NZ**
C60.4011.14 *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..."
- **2635 Ewing Poultry Ltd/Lloyd Ewing**
C60.2635.1 *Remedy:* Amend 17.5.3.1(kb)(ii) and where it similarly appears elsewhere in the Plan, from a 300m setback to 100m.
- **2864 Horticulture New Zealand**
C60.2864.50 *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 *Remedy:* Retain proposed condition 17.5.3.1(kb).
C60.2864.52 *Remedy:* Amend proposed condition 17.5.3.1(l) to:
"... greenhouses and artificial crop protection structures..."
C60.2864.53 *Remedy:* Retain current condition 17.5.3.1(e)(i).
C60.2864.54 *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."
- **4037 Kingston, Derry**
C60.4037.2 *Remedy:* Retain proposed condition (ca) for no more than two sleepouts per dwelling.
C60.4037.3 *Remedy:* Retain proposed condition (d) that provides that either sleepout is not more than 36 sqm.
C60.4037.4 *Remedy:* Delete proposed amendments to condition (e) that requires either sleepout to be no more than 20m from the principal dwelling.
C60.4037.5 *Remedy:* Delete proposed condition (ea) that excludes a sleepout from a co-operative living activity.
- **2799 Tasman District Council staff**
C60.2799.1 *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 *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".
- **174 Transpower NZ Ltd**
C60.174.26 *Remedy:* Add new permitted activity condition (kc) [as provided in the submission].

17.5.3.2 - Controlled Activities

- **3994 Blackstock, Patsy**
C60.3994.1 *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.
C60.3994.9 *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.
- **3996 Boomerang Farm Ltd/M Wratten**
C60.3996.6 *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 *Remedy:* Amend 17.5.3.2(f) and where it similarly appears elsewhere in the Plan, to remove the words "hard rock".

Summary of Decisions Requested In Change 60 Submissions

17.5.3.2 - Controlled Activities

■ **1227 Davis Ogilvie & Partners Ltd**

C60.1227.1 *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 *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.

■ **2635 Ewing Poultry Ltd/Lloyd Ewing**

C60.2635.2 *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 *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 *Remedy:* Amend 17.5.3.2(f) to remove the words "hard rock".

■ **4018 Griffith, Graham & Anne**

C60.4018.7 *Remedy:* Delete proposed condition 17.5.3.2(ka) that excludes workers' accommodation from cooperative living.

■ **4024 Hannah, Lynda**

C60.4024.1 *Remedy:* Delete proposed condition 17.5.3.2(ka) that excludes workers' accommodation from cooperative living.

■ **2864 Horticulture New Zealand**

C60.2864.55 *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."

17.5.3.3 - Restricted Discretionary Activities (Building Construction, Alteration or Use)

■ **3996 Boomerang Farm Ltd/M Wratten**

C60.3996.8 *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".

■ **2635 Ewing Poultry Ltd/Lloyd Ewing**

C60.2635.5 *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".

■ **2864 Horticulture New Zealand**

C60.2864.56 *Remedy:* Retain proposed matter of control (2) in proposed rule 17.5.3.3.

■ **4072 Scurr, Lorna**

C60.4072.2 *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.

■ **2799 Tasman District Council staff**

C60.2799.3 *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 *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."

17.5.3.3C - Non-Complying Activities

■ **1521 Federated Farmers of NZ (Inc.)**

C60.1521.34 *Remedy:* Amend proposed rule 17.5.3.3C by deleting the non-complying activity status and inserting a discretionary activity status.

■ **174 Transpower NZ Ltd**

C60.174.27 *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."

Summary of Decisions Requested In Change 60 Submissions

17.5.20 - Principal Reasons for Rules

- **3997 Borlase Transport Ltd**
C60.3997.7 *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 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."
- **4065 Port Tarakohe Services Ltd**
C60.4065.15 *Remedy:* Retain proposed new paragraph 2.

17.6 - Rural 2 Zone Rules

- **174 Transpower NZ Ltd**
C60.174.29 *Remedy:* Add a new rule 17.6.2A.1 [as provided in the submission].

17.6.2.1 - Permitted Activities

- **3995 Blithe, Thora**
C60.3995.2 *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.
- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.28 *Remedy:* Retain proposed condition (a)(xii).
C60.1521.31 *Remedy:* Retain proposed deletion of current condition (b).
- **830 Fulton Hogan Ltd**
C60.830.6 *Remedy:* Delete proposed unpermitted activity 17.6.2.1(a)(xii).
C60.830.10 *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.
- **2864 Horticulture New Zealand**
C60.2864.57 *Remedy:* Amend the current definition of "day" to "7:00 am to 9:00 pm Monday to Sunday inclusive ..."
C60.2864.58 *Remedy:* Retain the exemption for temporary rural and animal production activities from Noise conditions.
- **806 NZ Transport Agency**
C60.806.44 *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 *Remedy:* Delete proposed condition 17.6.2.1(p)(i).
- **1076 Ravendown Fertiliser Co-Operative Ltd**
C60.1076.2 *Remedy:* Delete proposed unpermitted activity (a)(xii).
- **174 Transpower NZ Ltd**
C60.174.28 *Remedy:* Add new 'Note' as follows:
"Note 2: For land use within 25m of any National Grid substation see also 17.6.2A."

17.6.2.8A - Restricted Discretionary Activities (Co-operative Living)

- **3991 Bensemman, Alan**
C60.3991.3 *Remedy:* Amend 17.6.2.8A cooperative living to tighten up the requirements around "legal arrangement" of a cooperative living group.
- **4031 Jacobson, Julie**
C60.4031.3 *Remedy:* Retain proposal for co-operative living as a Discretionary activity.
- **806 NZ Transport Agency**
C60.806.46 *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."
- **4081 Thorpe, Jonathan**
C60.4081.1 *Remedy:* Retain the proposal for co-operative living in the Rural 2 zone.
- **4082 Thorpe, R Joshua**
C60.4082.1 *Remedy:* Retain the proposal for co-operative living in the Rural 2 zone.

Summary of Decisions Requested In Change 60 Submissions

17.6.2.8A - Restricted Discretionary Activities (Co-operative Living)

- **4083 Thorpe, William**
C60.4083.1 *Remedy:* Retain the proposal for co-operative living in the Rural 2 zone.
- **4093 Williams, Rose**
C60.4093.1 *Remedy:* Retain the proposals for co-operative living in the Rural 2 zone.

17.6.2.9 - Discretionary Activities (Land Use)

- **1076 Ravendown Fertiliser Co-Operative Ltd**
C60.1076.3 *Remedy:* Delete condition (c) or alternatively define the words "local road".

17.6.3 - Building Construction, Alteration or Use

- **174 Transpower NZ Ltd**
C60.174.32 *Remedy:* Insert a new rule 17.6.3.6 as [as provided in the submission].

17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)

- **3991 Bensemann, Alan**
C60.3991.2 *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.
- **1188 Drummond, Wendy**
C60.1188.2 *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.
- **4011 Egg Producers Federation of NZ**
C60.4011.15 *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..."
- **2864 Horticulture New Zealand**
C60.2864.59 *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 *Remedy:* Retain proposed condition 17.6.3.1(n)(i).
C60.2864.61 *Remedy:* Amend proposed condition 17.6.3.1(p):
"... greenhouses and artificial crop protection structures..."
- **4031 Jacobson, Julie**
C60.4031.4 *Remedy:* Retain the proposal in condition (c) extending one dwelling to include two self-contained housekeeping units.
C60.4031.5 *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 *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 *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 *Remedy:* Delete proposed condition (gb) that does not permit sleepouts for co-operative living dwellings.
- **4034 Kebbell, John**
C60.4034.1 *Remedy:* Delete the restriction in condition (ea) on the number of sleepouts per dwelling.
C60.4034.2 *Remedy:* Delete proposed condition (g) requiring sleepouts to be within 20m from the principal dwelling.
C60.4034.3 *Remedy:* Delete proposed condition (gb) that does not permit sleepouts for co-operative living dwellings.
C60.4034.4 *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.
- **4035 Kelsall, Julia**
C60.4035.1 *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.
C60.4035.4 *Remedy:* Delete the restrictions in condition (ea) on the number of sleepouts per dwelling in the Rural 2 zone.
C60.4035.5 *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.

Summary of Decisions Requested In Change 60 Submissions

17.6.3.1 - Permitted Activities (Building Construction, Alteration or Use)

- C60.4035.6 *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.
- **4040 Lang, Christian**
- C60.4040.3 *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.
- **3660 St Leger Group**
- C60.3660.1 *Remedy:* Delete proposed condition (j)(i).
- C60.3660.2 *Remedy:* Amend proposed condition (ma) to ensure there is certainty and not necessarily requiring written permission.
- C60.3660.3 *Remedy:* Delete proposed condition (n)(i).
- **2799 Tasman District Council staff**
- C60.2799.9 *Remedy:* Amend condition 17.6.3.1 (p) to delete reference to 25 hectares.
- **174 Transpower NZ Ltd**
- C60.174.30 *Remedy:* Add a new permitted activity condition '(na)' as [as provided in the submission].
- C60.174.31 *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."

17.6.3.2 - Controlled Activities (Building Construction, Alteration or Use)

- **2864 Horticulture New Zealand**
- C60.2864.62 *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."
- **4035 Kelsall, Julia**
- C60.4035.2 *Remedy:* Retain proposal in condition (b) for a second minor dwelling in the Rural 2 zone.
- **4038 Koldau, Vanessa & Magnus**
- C60.4038.8 *Remedy:* Retain proposed condition (b) and (ba) that provide for the building of a minor dwelling.

17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)

- **3994 Blackstock, Patsy**
- C60.3994.2 *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 *Remedy:* Amend 17.6.3.4 (a) to clarify that two main dwellings can contain a secondary attached unit.
- **4007 Crummer, Ani**
- C60.4007.2 *Remedy:* Delete the current minimum area of 50 hectares in condition (b) and insert a new minimum area of 0.4 hectares.
- **4018 Griffith, Graham & Anne**
- C60.4018.8 *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.
- **4045 Love, G**
- C60.4045.9 *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 *Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit on a Rural 2 site.
- **4052 Mitchell, Fran**
- C60.4052.9 *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 *Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit on a Rural 2 site.
- **4069 Santa Barbara, Jack**
- C60.4069.2 *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 *Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.

Summary of Decisions Requested In Change 60 Submissions

17.6.3.4 - Restricted Discretionary Activities (Building Construction etc - Ngarua Caves)

- **4070 Santa Barbara, Jeff**
 - C60.4070.2 *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 *Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
- **4073 Seligman, Katerina**
 - C60.4073.2 *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 *Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
- **4077 Stephenson, Andrew**
 - C60.4077.2 *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 *Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
- **4078 Stephenson, Petra**
 - C60.4078.2 *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 *Remedy:* Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.

Sch. 17.6A - Controlled Activities: Ngarua Cave Site

- **2864 Horticulture New Zealand**
 - C60.2864.63 *Remedy:* Retain current matter of control (2) in Schedule 17.6A.

17.7.2.1 - Permitted Activities

- **1521 Federated Farmers of NZ (Inc.)**
 - C60.1521.29 *Remedy:* Retain proposed condition (b)(xii).
 - C60.1521.32 *Remedy:* Retain proposed deletion of current condition (c).
- **830 Fulton Hogan Ltd**
 - C60.830.7 *Remedy:* Delete proposed unpermitted activity 17.7.2.1(a)(xii).
- **2864 Horticulture New Zealand**
 - C60.2864.64 *Remedy:* Amend the current definition of "day" to "7:00 am to 9:00 pm Monday to Sunday inclusive ..."
- **806 NZ Transport Agency**
 - C60.806.47 *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".

17.7.3.1 - Permitted Activities

- **4011 Egg Producers Federation of NZ**
 - C60.4011.16 *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..."
- **2864 Horticulture New Zealand**
 - C60.2864.65 *Remedy:* Retain the exemption for temporary rural and animal production activities from Noise conditions.
 - C60.2864.66 *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 *Remedy:* Amend proposed condition 17.7.3.1(k) to:
"... greenhouses and artificial crop protection structures..."

Summary of Decisions Requested In Change 60 Submissions

17.7.3.2 - Controlled Activities

■ **3974 Aggregate and Quarry Assn of NZ (AQA)**

C60.3974.21 *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..."

■ **2864 Horticulture New Zealand**

C60.2864.68 *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."

17.8 - Rural Residential Zone Rules

■ **3988 Angus, Penny**

C60.3988.1 *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.

■ **3989 Astill, Rosie**

C60.3989.2 *Remedy:* Amend Rural Residential land use rules to include the same cooperative living provisions that are provided for elsewhere in the rural zones.

■ **4012 Ford, Lillemor M**

C60.4012.4 *Remedy:* Provide for second dwellings on small Rural Residential sections.

■ **3969 Parkes, Claire**

C60.3969.2 *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 *Remedy:* Amend 17.8 land use rules to limit number of dogs on property adjoining rural land.

17.8.2.1 - Permitted Activities (Land Use - General)

■ **830 Fulton Hogan Ltd**

C60.830.8 *Remedy:* Delete proposed unpermitted activity 17.8.2.1(a)(vi).

■ **806 NZ Transport Agency**

C60.806.48 *Remedy:* Retain proposed unpermitted activity 17.8.2.1(a)(vi).

■ **4065 Port Tarakohe Services Ltd**

C60.4065.1 *Remedy:* Retain proposed changes to quarry setback rules in condition (j).

17.8.3 - Building Construction, Alteration or Use

■ **1089 Nelson Forests Ltd**

C60.1089.33 *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.

17.8.3.1 - Permitted Activities (Building Construction, Alteration or Use)

■ **855 Cotton & Light Surveyors**

C60.855.1 *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.

■ **2864 Horticulture New Zealand**

C60.2864.69 *Remedy:* Retain proposed condition 17.8.3.1(h).

■ **4063 Pons, Rodger**

C60.4063.1 *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.

C60.4063.2 *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.

■ **4065 Port Tarakohe Services Ltd**

C60.4065.2 *Remedy:* Amend quarry setback condition (o) to be consistent with 17.8.2.1(j).

Summary of Decisions Requested In Change 60 Submissions

17.8.3.1 - Permitted Activities (Building Construction, Alteration or Use)

- **3660 St Leger Group**
C60.3660.4 *Remedy:* Delete proposed condition (h)(i).
- **174 Transpower NZ Ltd**
C60.174.33 *Remedy:* Delete 17.8.3.1(g)(vii) and add a new condition '(ha)' [as provided in the submission].
- **4090 Wells, Graeme**
C60.4090.5 *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."

17.8.3.1A - Controlled Activities (Building Construction or Alteration)

- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.31 *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 *Remedy:* Amend proposed matter of control (9) in 17.8.3.1A to further clarify what alternatives for fire risk management could include.
- **2864 Horticulture New Zealand**
C60.2864.70 *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."
- **4036 Kerrisk, Billy**
C60.4036.13 *Remedy:* Retain proposal for a minor dwelling as a Controlled activity in the Rural Residential zone for sites above 2 ha in size.
- **4037 Kingston, Derry**
C60.4037.7 *Remedy:* Retain proposal for a minor dwelling as a Controlled activity in the Rural Residential zone for sites above 2 ha in size.
- **4050 Maurer, Joachim**
C60.4050.7 *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.
- **1089 Nelson Forests Ltd**
C60.1089.34 *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 *Remedy:* Amend proposed matter of control (9) to clarify its meaning.
- **806 NZ Transport Agency**
C60.806.49 *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."

17.8.3.2 - Restricted Discretionary Activities (Building Construction or Alteration)

- **2864 Horticulture New Zealand**
C60.2864.71 *Remedy:* Retain proposed condition (e) in proposed rule 17.8.3.2.

17.8.3.3 - Non-Complying Activities (Building Construction or Alteration)

- **174 Transpower NZ Ltd**
C60.174.34 *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. "

Summary of Decisions Requested In Change 60 Submissions

18.5.2 - Land Disturbance Area 1

- **174 Transpower NZ Ltd**
C60.174.37 *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)."

18.5.2.1 - Permitted Activities (Land Disturbance)

- **174 Transpower NZ Ltd**
C60.174.35 *Remedy:* Amend condition (ib) [as provided in the submission].

18.5.2.5 - Restricted Discretionary Activities (Land Disturbance)

- **174 Transpower NZ Ltd**
C60.174.36 *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: "

18.7.2.1 - Restricted Discretionary Activity

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.22 *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 *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."
- **830 Fulton Hogan Ltd**
C60.830.12 *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."
- **2799 Tasman District Council staff**
C60.2799.10 *Remedy:* Amend condition 18.7.2.1(a) to: "Dwellings or residential activities are set back at least 500 metres..."

18.7.20 - Principal Reasons for Rules

- **3974 Aggregate and Quarry Assn of NZ (AQA)**
C60.3974.24 *Remedy:* Delete the proposed changes to Principal Reasons for Rules 18.7.20 which insert references to "hard rock".

19.2 - Information Required for Land Use or Subdivision Consent Applications

- **1521 Federated Farmers of NZ (Inc.)**
C60.1521.35 *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.
- **4023 Hancock Forest Management (NZ) Ltd**
C60.4023.33 *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.
- **4031 Jacobson, Julie**
C60.4031.2 *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
- **4032 Jelf, Iona**
C60.4032.10 *Remedy:* Retain the increase in the information requirement for Rural 1 and 2 subdivision.
- **1089 Nelson Forests Ltd**
C60.1089.36 *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.

