

# Submission on a Change to the Tasman Resource Management Plan

**Return your submission by the advertised closing date to:**

Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

Initials:

Submitter No.

3996

**Note:**

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

Submitter Name: BOOMERANG FARM LIMITED / MATTHEW W WRATTEN  
(organisation/individual)

Representative/Contact: As above  
(if different from above)

Postal Address:

C/- McFadden McMeeken Phillips  
P O Box 656  
Nelson 7040

Home Phone:

Bus. Phone: 03 548 2154

Fax: 03 548 2157

Email: nigel@mmp.co.nz

Date: 14-Mar-2016

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

As above

Signature:

*[Handwritten Signature]*  
NOTE: A signature is not required if you make your submission by electronic means.

Total number of pages submitted (including this page): 3

**IMPORTANT – Please state:**

This submission relates to Change No.: \_\_\_\_\_

Change Title/Subject:

Change 60 to TRMP

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

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

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

OFFICE USE Submitter Number: 3996

<p>(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i></p>	<p>(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i></p>	<p>(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>	<p>OFFICE USE Submission No.</p>
<p>Section 7.0 7.2.2.2 7.2.3.1A</p>	<p>Refers to "Industrial living options" but refers only to the Rural Residential Zone</p>	<p>Add: "...and the Rural 3 Zone" to 7.2.2.2 and 7.2.3.1A</p>	<p>1</p>
<p>Section 7.0 7.2.3.1F</p>	<p>Refers to "Rural Residential Zone"</p>	<p>Add: "...and the Rural 3 Zone" offer the words "Rural Residential Zone"</p>	<p>2</p>
<p>17.5.2 5.1.3(xiv)</p>	<p>This Rule precludes a small scale contractor or landowner storing his own trucks or diggers on his own land. There is no resource management reason for this.</p>	<p>Delete 5.1.3(xiv)</p>	<p>3</p>
<p>5.1.2.6 (17.5.3.2(e))</p>	<p>Requiring a set back of 30 metres from any internal boundary does not enable an efficient use of a site - it is a setback for no reason, a 30m setback from horticultural plantings is acceptable but not just generally. This Rule could ruin the ability to efficiently use a site</p>	<p>Delete "30 metres from any horticultural plantings" in its stead or reduce to 10 metres from boundary.</p>	<p>4</p>
<p>5.1.2.7 (17.5.3.2(f))</p>	<p>A set back of 500 metres generally is unreasonable - it would catch unauthorised and not currently operating quarries</p>	<p>Add "lawfully established and operating as at 20.1.2016" after the words "quarry site" - why tie it only to "hard rock"?</p>	<p>5</p>

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2/2

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Website [www.tasman.govt.nz](http://www.tasman.govt.nz)  
24 hour assistance

Richmond  
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Richmond 7050  
New Zealand  
Phone 03 543 8400  
Fax 03 543 9524

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

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

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

OFFICE USE Submitter Number: 3996

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or                      Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and                      clearly indicate whether you:                      • support or oppose the specific provisions, or                      • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision                      you seek in relation to the variation number and                      provision/map number given in column (1), e.g.                      addition, deletion or alteration.                      The more specific you can be the easier it will be for                      Council to understand your concerns.)</i>	OFFICE USE Submission No.
17.5.3.3 (bc) 5.1.36	This refers to "existing quarry site" 17.5.3.2(f) to "hard rock" quarry site. What is the reason for the difference?	Amend as for the relief sought for 17.5.3.2(f) above)	
17.6.3.1(o)	As above for 17.5.3.3	Amend as for the relief sought for 17.5.3.2(f) above.	8
17.7.3.2(f) (5.3.22)	As for 17.5.3.2(e) above	Amend as for the relief sought for 17.5.3.2(e) above.	
17.7.3.2(f)(iii) (5.3.22)	As for 17.5.3.2 (f) above	As for the relief sought for 17.5.3.2 (f) above	
17.7.2.1(b)	As for 17.5.2 (xiv) above	Delete 17.7.2.1(b)	
17.7.3.1(b)Qa(i) 5.3.14	As for 17.5.3.2(e) above	As for the relief sought for 17.5.3.2 (e) above	
17.7.3.1(b) Qa(iii)	As for 17.5.3.2(f) above	As for the relief sought for 17.5.3.2 (f) above	
17.7.3.1Qa(i) (5.3.14) and 17.7.3.2(f)(i)	As for 17.5.3.2(f) above	As for the relief sought for 17.5.3.2 (e) above	
17.7.3.1 Qa(iii) (5.3.14) and 17.7.3.2(f)(iii)	As for 17.5.3.2(f) above	As for the relief sought for 17.5.3.2 (f) above	

Feel free to contact us:



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 Website www.tasman.govt.nz  
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Takaka  
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 Phone 03 525 0020  
 Fax 03 525 9972

TASMAN DISTRICT COUNCIL  
RESOURCE MANAGEMENT ACT 1991

3997

SUBMISSION ON PLAN CHANGE 60



To: Manager, Policy  
Tasman District Council  
Private Bag 4  
Richmond 7050

Attention: Steve Markham  
Email: [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Submitter:** Borlase Transport Limited

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

**Closing Date for Submissions:** 14 March 2016

Dated this <sup>16<sup>th</sup></sup> 14 day of March 2016

A handwritten signature in black ink, appearing to be 'J McNae', written over a dotted line.

(Signed by the Submitters Authorised Agent)

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

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

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## 1.0 SUBMISSION

- 1.1 This submission relates to the extent of provisions within Plan Change 60 related to Rural Industrial Activity and the provision of an appropriate Planning Framework for expansion of those activities.
- 1.2 The Submitters have an established Rural Transport Depot which includes a workshop for maintenance of the trucks and associated wash down facilities, office facilities and parking for trucks at Spring Grove. This rural industry supports the needs of the forestry sector which is a significant sector in the region.
- 1.3 The Submitters interest in the Plan Change relates to appropriate recognition of the significance of Rural Industrial activities that support the productive forestry sector in the region. The Submitter is concerned that the importance of such Rural Industrial activities is not sufficiently recognised within the Policy framework of the Plan Change and within the Rules proposed to be incorporated into the Plan Change.
- 1.4 The specific areas where the Submitter considers further recognition is required is within the Introductory Statement under 7.0 to the Plan Change, the Policies under 7.1.3.6, 7.2.3.2 and the Principle Reasons and Explanations under 7.1.30 and 7.2.30. In addition the Relevant Rules, and more particularly the Explanation for the Rules in the Rural Zone.
- 1.5 The specific wording required in relation to the above Objectives, Policies, Reasons and Rules are set out under Section 3.0 of this submission.

## 2.0. REASONS FOR THE SUBMISSIONS

- 2.1. Borlase Transport Limited owns a Rural Transport Company that is dedicated to the transportation of forest products from forestry blocks in the Top of the South to downstream processing facilities and Port facilities. The forestry industry is a very important sector of the regional economy and the ability of Rural Industrial activities to support and service the forestry industry is critical for the efficient and sustainable operation of the industry, and transport is a key component of the necessary support services to the forestry industry.
- 2.2. Borlase Transport Limited is strategically located at Spring Grove adjacent to SH 6 providing an excellent location to both plantation resources and the transport network. To ensure the ongoing efficient operation of the rural transport activity there needs to be the ability to make changes to the operation to enhance the ability of the business to respond to the needs of the forestry sector efficiently. To do this there needs to be an appropriate Planning framework in place that allows the Submitter to refine and expand aspects of the business to ensure an efficient service is maintained.
- 2.3. While the Submitter accepts that Council must carefully manage the rural land resource, particularly the land of high productive value, there is a need to balance this against not only the needs of the land required for the physical production of forestry, horticulture and animal production, but also the Rural Industrial processing and support facilities so that these services and facilities can respond in a timely manner to changes in demand for their services as harvesting volumes increase.
- 2.4. The Submitter is concerned that the expansion needs of established Rural Industrial activity are not given sufficient consideration within the Plan Change. While the Submitter accepts that the Council has to carefully consider where new Rural Industrial activity establish within the rural area, and ensure that such locations are appropriate once established, such Rural

Industries need a level of flexibility to be able to meet the changing needs of the rural productive sector they service.

- 2.5. Plan Change 60 Section 32 Analysis, does not give sufficient consideration to the adequacy and effectiveness of the Planning framework as it relates to existing established Rural Industrial activities providing for the processing, storage and distribution of plant and animal production. Making appropriate provision for activities that support the productive sector is important, ensuring that there are not unreasonable restrictions in place. Realising the benefits from production requires consideration of the entire sector, not just the needs for land for producing plant and animal production, but all the downstream support networks required to transport and process that product before it reaches the market.
- 2.6. Plan Change 60 does not promote the Purpose and Principles of the Act, as the current and proposed Planning Framework does not enable Rural Industrial Activity reasonable options for growth.

### 3.0 Relief Sought

- (i) Amend Paragraph 12 under Section 7.0 to state the following:

*"An important aspect of managing rural environmental effects is recognising the qualities and character of rural areas, and the legitimacy of existing established activities, particularly those that support the processing and transport needs of plant and animal production, and a range of potential future activities which involve the productive use of the land resource."* ①

- (ii) Amend the first of the proposed new Paragraphs to Section 7.0 as follows:

*"The Zone Framework within Tasman District's rural areas is based on the productive capacity of the Tasman District's land and soil resources. The rural production zones are Rural 1 and Rural 2 Zones, and the Rural 3 Zone where that zone contains land with high productive value. In these zones, activities involving plant and animal production are prioritised above opportunities for rural housing, industry or commercial activity where that value is high, unless the activity is a rural industry directly associated with plant and animal production."* ②

- (iii) The Submitter supports the introduction of Policy 7.1.3.6D but considers there should be additional words added at the end of the paragraph to ensure that the interpretation is clear that the Policy relates to association with plant and animal production from the District rather than is associated with plant or animal production on the site of that plant and animal production. The amendment sought is as follows: ③

*"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 in the District."*

- (iv) Amend Policy 7.1.3.6E to state the following:

*"To accommodate rural living, commercial, industrial and rural activities in the Rural 1 Zone where the activity is undertaken within existing buildings and addition to those existing buildings.."* ④

- 238 (v) Amend the first sentence of the fourth paragraph under 7.1.30 which deals with principal reasons and explanations to state the following:

*"The Plan recognises that a range of activities (including buildings) can be appropriately accommodated within rural areas, particularly those that support the processing and transport needs of plant and animal production and support the well-being of rural people and communities."*

(vi) Amend Policy 7.2.3.2(ea) to state:

*"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"* ⑤

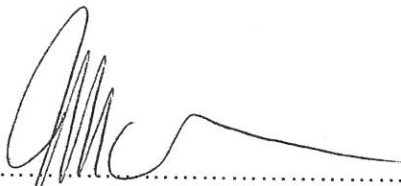
(vii) Amend 7.2.30 dealing with Reasons and Explanations by adding a new second paragraph to state the following:

*"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 too 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."* ⑥

(viii) Amend the Principal Reasons for Rules under the subheading Industrial and Commercial Activities to state the following:

*"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 use 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."* ⑦

#### 4.0 The Submitter does wish to be heard in respect of this Submission.



(Signed by the Submitters Authorised Agent)

Dated this 14th day of March 2016

Hello, this is my 2. try to submit this submission.

3998

Please let me know if you are able to read it. I have sent this submission yesterday and got your feedback, that you r

Regards  
Beatrice Bourhis

R 14.3.16

## Proposed Plan Change No.60 Rural Land Use and Subdivision Policy Review

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### Submission on a Change to the Tasman Resource Management Plan

(1) My submission relates to  
Provision No or  
Planning Map No.  
(Please specify, e.g. 34.2201  
Zone Map 25)

60  
Rural Land Use and  
Subdivision Policy  
Review

Return your submission by the advertised closing date to:  
Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

Cover Sheet

OFFICE USE  
Date received stamp:

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Initials \_\_\_\_\_  
Submitter No  
3998

Submitter Name: Beatrice Bourhis  
(organisation/individual)

Representative/Contact: \_\_\_\_\_  
(if different from above)

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7182 Takaka**

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Email: be@bebou.co.nz

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

Date: 12.03.2016

240

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

Total number of pages submitted (including this page):



3998

ed an empty form! But when I check my sent emails I see both pages filled in! Any idea how that can happen?

the intended recipient, please delete. Any views expressed in this message are not necessarily the official view of Tasman District Council.

Supplementary Sheet

OFFICE USE Submitter Number.

<p>(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you:</i>  <ul style="list-style-type: none"> <li>- support or oppose the specific provisions, or</li> <li>- wish to have amendments made, giving reasons.)</li> </ul> </p>	<p>(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>	<p>OFFICE USE Submission No.</p>
<p>I support the changes, but I don't think they go far enough to reach the problems our community is facing. This changes should also include:  <ul style="list-style-type: none"> <li>- increasing the size of an additional dwelling</li> <li>- co-operative living and low impact development</li> </ul> </p>	<p>This changes should also include:  <ul style="list-style-type: none"> <li>- increasing the size of an additional dwelling</li> <li>- co-operative living and low impact development</li> </ul> <p>Rural Land Use is based on the zoning of the land. The zoning has not been reviewed for 20 years. This means that some rules for specific zones could be unintentionally inappropriate and prevent optimum use in today's conditions. There needs to be flexibility to allow for this in the absence of the zoning review.</p> <p>The fact that Tasman District includes a large proportion of low income families needs to be reflected in the policy review. All residents require reasonable and secure dwellings, including those who are unable to afford to buy on the current market high prices. Land sharing, or co operative living situations could benefit low income earners and also young people who try to make a living in Golden Bay. Some elderly land owners who want to share their land could benefit as well with more flexible rules that allow for multiple dwellings.</p> </p>	<p>① ② ③</p>

# Submission on a Change to the Tasman Resource Management Plan

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Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

24.2.16

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Initials:

Submitter No.

3999

**Note:**

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Submitter Name: **Ralph Bradley**

(organisation/individual)

Representative/Contact:

(if different from above)

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R D 1 Wakefield 7095

Home Phone: 03 5418859

Bus. Phone:

Fax:

Email: [ralphb@clear.net.nz](mailto:ralphb@clear.net.nz)

Date: 23-Feb-2016

Postal address for service of person making submission:

(if different from above)

Signature: R

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

Total number of pages submitted (including this page):

**IMPORTANT – Please state:**

This submission relates to Change No.: **60**

Change Title/Subject:

Rural Land Use

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

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

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

## Supplementary Sheet

**OFFICE USE** Submitter Number: 3999

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.  The more specific you can be the easier it will be for Council to understand your concerns.)</i>	<b>OFFICE USE</b> Submission No.
1. General	In general I support the direction of the Changes to the plan and like the concept of keeping larger blocks of rural land together.  Thank you to the staff who explained the changes at the Wakefield meeting.		①
2. Boundary Set backs	That the 5m set back be left in place for Rural 1 & 2.  Or That the 5m set back from boundaries be left as it is where the boundary is adjacent to a minium of 30m of vacant land on the neighbouring side. ie where grazing pasture is the only thing on the neighbors side of the boundary.  That the set back in all other cases be a maximum of 10m.  ( this will allow building as of right on more narrow or narrow necked properties.)	1. Leave the 5m set back as it is now.  2 OR: Allow a 5m set back where adjacent land is bare land with no buildings for at least 30m on the neighbouring side.  3. And?Or Adjust the maximum required set back to 10m where building on the neighbouring side of the boundary are within 30m.	②

243 2/2

Feel free to contact us:



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Website [www.tasman.govt.nz](http://www.tasman.govt.nz)  
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New Zealand  
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Fax 03 528 9751

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

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

**Return your submission by the advertised closing date to:**

Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond, Nelson 7050 OR  
189 Queen Street, Richmond, Nelson OR  
Fax 543-9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

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Submitter Name: Murray-J. and Stephanie Bryant  
(organization/individual)

Representative/Contact:

(if different from above)

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Ruby Bay, Mapua 7005  
Nelson

Home Phone: 03 5403074

Bus. Phone: cell Murray 0278123486

Fax: cell Stephanie 0274671770

Email: murray.bryant46@gmail.com

Date: 14/03/2016

Signature:

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

Total number of pages submitted: \_\_\_\_\_

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

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.: No. 60

Variation/Change Title/Subject: Rural 1 and 2  
Zones Residential Zones

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

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

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</i>	OFFICE USE Submission No.
	Support of proposed changes of protecting Rural Zone 1 & 2 land. Also the proposed change to dwelling on said land.		①
			②

244

PTO

07/10

**OFFICE USE**

Date received stamp: **14 MAR 2016**

TASMAN DISTRICT COUNCIL  
MOTUEKA

Initials: MB

Submitter No. 4000



**Submission to Proposed Plan Change 60 Rural Land Use and Subdivision Policy Review**

**Submitter:** Joan Elaine Butts

**Address:** 517 Abel Tasman Drive, Takaka.7183

**Phone:** 03 525 9140 or cell 027 667 3010

**E-mail:** [joanbutts@port-tarakohe.co.nz](mailto:joanbutts@port-tarakohe.co.nz)

**Date:** March 14 2016



**I support:**

The changes that are proposed in the draft plan change, but I don't think they go far enough. I cannot see that the size of an additional dwelling should be so restricted. If the house follows good design practice and is screened by trees, size is irrelevant. Two small houses don't house two families. We need to encourage young families back to Golden Bay. At present they cannot afford the real estate. We need the horse power of youth and the wisdom of experience to have a healthy community. We have a large proportion of low income families and not many employment opportunities. The more opportunities for families to live close to each other then the more chance we have for families to look after each other. Giving the opportunity for more flexibility on small holdings that are close to existing infrastructure simply makes good sense. Existing small blocks of productive land would be put to better use by being occupied than supporting a couple of sheep. More hands, more trees planted, better weed control, more production, healthier community.

①  
②  
④  
⑤

**I would like to see the following changes:**

Golden Bay's needs are very different to urban areas. Golden Bay would embrace a chance to work on a separate Golden Bay plan/policy that met the needs of our diverse community. The feedback confirmed this need for flexibility for housing provision. I don't support the draft's provision for only large land titles having the opportunity to take advantage of the new policies. This seems illogical if you want to protect our productive land and keep farming viable. I support existing, appropriate, small land titles in all zones having the opportunity to present a plan to TDC showing that there is a good case for co-operative living or family living.

③

Zoning in Golden Bay is not an accurate description for many properties so land use based on existing rural zones could be seen to be very unfair to some land owners. There needs to be a rural land zoning review in Golden Bay.

I believe there should be more restrictions on the larger blocks being subdivided and more infilling of existing villages and housing clusters.

⑥

Signed:

I do not wish to speak at the hearing

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

4002

**Submitter:** Robert James Butts

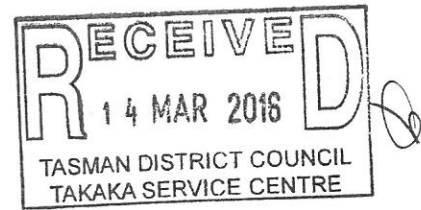
**Address:** 517 Abel Tasman Drive, Takaka.7183

**Phone:** 03 525 9140 or cell 027 444 3086

**E-mail:** [bobbutts@xtra.co.nz](mailto:bobbutts@xtra.co.nz)

**Hearing:** I wish to speak to the submission and to be heard in Takaka

**Date:** March 14 2016



Definitions

There are some definitions that are proposed in Plan Change 60 (PC 60) that are relevant to the marine and aquaculture industry and I believe some need to be changed or added to the TRMP.

The definitions below are very relevant to the expanding aquaculture industry as well as the land based production.

**“Reverse sensitivity** – means the risk to an existing activity that may generate adverse effects, of receiving **complaints or other expressions of sensitivity from any new activity locating nearby.** ①

**“Plant and animal production** – means the use of land and buildings primarily for or associated with the production (but not processing) of plant or animal products, including agricultural, pastoral, horticultural and forestry products.” ②

I support the changes to the above definitions.

The other definition being changed is “Rural industry” to “Rural industrial activity”.

The proposed new definition reads as follows:

**“Rural industrial activity** – means the use of land and buildings for an industrial activity that depends on produce harvested from plant and animal production, **or the sea**, or any other land-derived product, including any sawmill, timber treatment plant, abattoir, stockyard, packhouse, cold storage, rural transport contractor’s depot or yard, and the processing of minerals and quarry products.”

I question the inclusion of the term “or the sea” and suggest this category is removed.

The use of land and buildings on rural land for produce harvested from the sea does not seem appropriate given that the sea is not rurally land based – it is from the marine environment. Furthermore, the effects associated with storing/processing marine produce or gear is out of character with the rural land environment. Sawmills, timber treatment plants, packhouses etc are more appropriate given their activities are directly associated with rural land, not the marine environment, as is the case with produce harvested from the sea. Shore-based facilities for sea produce are better located in the Rural Industrial Zone or Industrial Zone where the effects can be better managed. We have all witnessed the random development of the aquaculture industry in Havelock. They have a mussel shell mountain with the clouds of resident seagulls and vermin, (viewed from State Highway 1). They have 1 ton bags of ropes and rows of floats stored in people’s backyards and paddocks. I’ve also seen the beginning of the seaweed industry with the product drying on farm fences.

**Recommendation:**

Remove the term "or the sea" and address the marine industry separately.

4002  
3

### 3.2) Relevant Policy Changes

Most of the other changes proposed in PC60 for rural industrial activities relate to changes in policy. Under Chapter 7 of the TRMP – Rural Environment Effects, new wording is introduced on Page 7/2 that states *"The rural production zones are the Rural 1 and Rural 2 zones, and the Rural 3 Zone where that zone contains land with high productive value. In these zones, **activities involving plant and animal production are prioritised above opportunities for rural housing, industry or commercial activity where that value is high.**"*

I've bolded the important parts. This wording provides background for the following new proposed policy under 7.1.3.6D:

*"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."*

This policy should be expanded to Rural 2. Why just Rural 1? There are many productive areas on Rural 2 land. The default position should always be to protect the productive potential of both Rural 1 and 2 land unless the activity is directly associated with plant and animal production. The present zoning maps and soil type maps are not an accurate or a comprehensive reflection of land type or use and need to be reassessed urgently.

Recommendation:

The same policy should apply to Rural 1 and Rural 2. I support rural industrial activities in appropriate zones and locations.

4

### 3.3) Relevant Rule Changes

Under the current rules, to establish a rural industrial activity is a discretionary activity in both the Rural 1 and 2 Zones. PC60 proposes a new rule that if a rural industrial activity gains access from a local road and operates outside the hours of between 6.00am and 10.00pm then it shall be a non-complying activity (unless the traffic is generated by agricultural machinery).

A new paragraph is also proposed in the Rural 1 "Principal Reasons for Rules" on Page 17/14 which states:

*"The Rural 1 Zone is not appropriate to contain or manage the cumulative effects of business activities where these activities are better located in Commercial, Industrial and Rural 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, or the activity re-uses and is contained within an existing building, it may be more appropriate."*

I support the new policy re transport movements and the cumulative effects. I think all this is relevant to agricultural/land based activities.

Land-based marine industrial activities are not rural in nature, do not rely on plant or animal production from the land and are not directly associated with rural land. Their association is with the marine environment. On that basis they should be located in appropriate Industrial or Rural Industrial zoning.



Recommendation:

4002

A new definition could be added to define "marine industrial activity" which could then be considered as a non-complying activity in both the Rural 1 and 2 zones.

5

Summary

We have an opportunity right now to address potential problems re adverse effects. Marine gear fresh from the sea stinks and the smell permeates the neighbourhood as the shellfish, seaweed and other marine organisms rot on the lines. The production of marine gear is an industrial activity, no different to an engineering workshop. It also has the associated noise and traffic movements of any industrial activity. The visual effects of shipping containers, 1 ton plastic bags, coloured floats, tanks, anchors and chains, fishing pots, trucks, forklifts, vehicles and other associated machinery are visually offensive in a rural setting and these storage areas need to be screened. The associated midge swarms and vermin, i.e. mice, rats, stoats, and wild cats that work over the marine gear have no place near homes. We already have witnessed the storage of aquaculture gear in residential areas. Often the gear is moved on trucks to the Port and there have been incidents of insecure loads causing road accidents. There needs to be some careful thought now to regulate this industry problem and the associated infrastructure before the marine farming in Golden Bay expands further. We need robust definitions and policy in the TRMP and we might avoid the situation where councils allow activities without realising the consequences to neighbours when *reverse sensitivity* issues cause major problems. Of course there is a place for all activities in a community but be accurate with the definitions, land use policy and be aware of the future development looming on the horizon. I'm sure Marlborough District wish they had this opportunity to draft a policy that protected the natural character of a district.



# Submission on a Change to the Tasman Resource Management Plan

**Return your submission by the advertised closing date to:**

Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

R23-2.16

Initials:

Submitter No.

4003

**Note:**

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

Submitter Name: Colin Carson

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

244 Main Road  
Hope  
Nelson 7020

Home Phone: (03) 544 4453

Bus. Phone: 0274 814 744

Fax:

Email: carsons@vodafone.co.nz

Date: 23-Feb-2016

Postal address for service of person making submission:

(if different from above)

Signature:

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

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

**IMPORTANT – Please state:**

This submission relates to Change No.: 60

Change Title/Subject:

Rural Land Use and Subdivision Policy Review

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

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

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

Supplementary Sheet

OFFICE USE Submitter Number: 4003

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you:</i> • support or oppose the specific provisions, or • wish to have amendments made, giving reasons.)	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.</i>  <i>The more specific you can be the easier it will be for Council to understand your concerns.)</i>	OFFICE USE Submission No.
Proposed Plan Change 60	There are a number of properties within the strip development of Hope that are neither productive land nor do they require additional servicing as those services already exist. Where there are existing dual habitations on those properties and no further building is intended, an exception should be allowed for subdivision as in other 'urban' like areas. To make a 'one size fits all' ruling in this case is not appropriate and the precedent factor will not apply as intending subdividers of productive land or where additional services are required will not fit criteria for exception.	That an exception be created for subdivision where certain criteria exist, namely: 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.	①

Feel free to contact us:



Tasman District Council  
 Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
 Website [www.tasman.govt.nz](http://www.tasman.govt.nz)  
 24 hour assistance

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

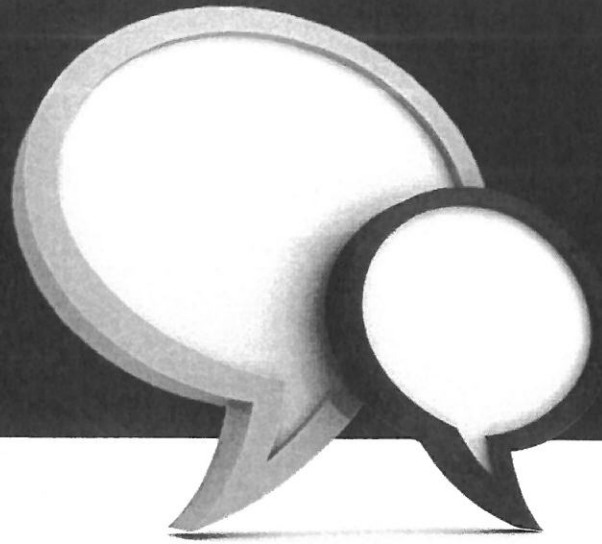
Murchison  
 92 Fairfax Street  
 Murchison 7007  
 New Zealand  
 Phone 03 523 1013  
 Fax 03 523 1012

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

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

# HAVE A SAY

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

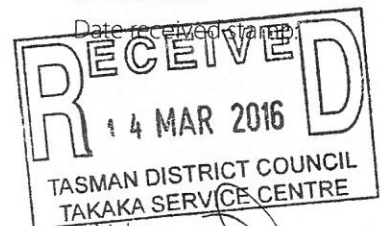


## Submission on a Variation/Change to the Tasman Resource Management Plan

**Return your submission by the advertised closing date to:**

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

**OFFICE USE**



**Note:**

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Submitter Name: MR JAMES E. CARTWRIGHT.  
(organization/individual)

Initials: \_\_\_\_\_  
Submitter No. 4004

Representative/Contact: \_\_\_\_\_  
(if different from above)

Postal Address: 91 EXCELLENT ST.  
RD1  
COLLINGWOOD  
7073

Home Phone: 03 524 8576

Bus. Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: RONALDSUPPAROSE@HOTMAIL.COM

Date: 12 / 3 / 16

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

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

Total number of pages submitted: 2.

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.: 60

Variation/Change Title/Subject: PLAN CHANGE 60

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

I think the land zoning should have been reviewed first before this new plan as it is 20 years out of date .

However, I am in favour of the low impact development, increasing one's dwelling size and cooperative living provisions. ①

The whole review documents are not at all easy for the layman to understand and should be vastly simplified.

In my opinion the new plan should allow for much more flexibility, not less as seems to be the case. ②

"Protecting our productive land" Specifically we live on 16 acres of Rural 2 land, exceedingly poor soil over ironstone about the least productive soil in the whole country. on which we run a retreat business and with a lot of hard work grow most of our own food, while protecting, encouraging and retaining some 90% of the regenerating native bush.

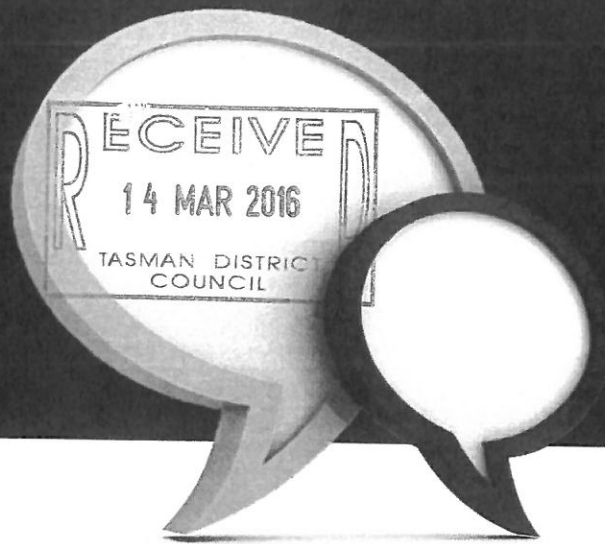
After a serious health scare last year and both my partner and I suffering from onset arthritis, we have realised the property is too big for us to manage, but after many years of hard, hard work and the fact that we love the place , the area and our neighbours, why should we be forced to sell up and move ? The obvious answer is to subdivide into two , allowing some new blood to revitalise the existing business ( made more affordable as it would be only half of the land ) and us to build a low impact, low maintenance building(which would not be visible away from the property) for our old age. Thus adding to the productivity and health of the local economy while preserving and enhancing the character of the land, as it will give us more time for native planting and taking out noxious exotics.

We know many people in Golden Bay in a similar situation, to the extent that perhaps Golden Bay should be treated separately from the rest of the district as used to be the case, it could be a trial area. ③

In conclusion, here in the Bay we have a demographic time bomb, by allowing more flexibility (subdivisions and the like on smaller blocks of all zoned land ) you would allow owners (some having been there for decades) to retain their connections , free up smaller parcels of land for the next generation meaning more more affordable and more productive land a healthier local community and economy, which is exactly what we need here in Golden Bay.

# HAVE A SAY

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



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

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Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 543-9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**OFFICE USE**

Date received stamp:

14.3.16

Initials: VC

Submitter No.

4005

**Note:**

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Submitter Name: VALERIE JOAN CHARLETT  
(organization/individual)

Representative/Contact: SIHANE HARWOOD  
(if different from above)

Postal Address: 18 EDINBRUGH ST Home Phone: 03 525 8514

TAKAKA Bus. Phone:

Fax:

Email:

Date:

Postal address for service of person making the submission:  
(if different from above) P.O. BOX 188

TAKAKA Signature: V. J. Charlett

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

Total number of pages submitted:

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.:

Variation/Change Title/Subject: RURAL LAND USE

PLAN. CHANGE 60

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

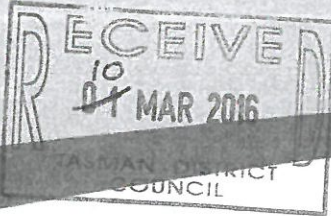
I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

(1) My submission relates to: Provision No or Planning Map No. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)	(2) My submission is that: (State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)	(3) I seek the following decisions from the Tasman District Council: (Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)	OFFICE USE Submission No.
① We would like to put a submission forward so able to sub-divide our family land at Awarua.	② as the zoning rules are very out of date now being over 20 years since we have been able to touch it.	③ Apparently a very comprehensive & expensive investigation was done in relation to new zoning but never finished. This 10 acre block has been in the family 77 years for the last 25 years we have tried our best to be able to do more with it for our enlarging families. Being able to build more multiple dwellings on this would certainly help our cause and has some potential to do this.	①
④ "But" the way families are these days, all taking their own property to look after and willing to share cost, but it is not working as part of an estate or larger property like ours.	⑤ We would like to speak to our submission here in Takaka, so be able to explain our submission in more detail.	⑥ So being able to sub divide this property into multiple titles like say 10 has a lot of merit, for them to own their piece of heritage land at Awarua.	②
⑦ We really support the low impact housing but this is not permitted on our 10 acre block. That is why it is important for us not to leave the next generations with this headache.	⑧ Your website is not useful to our generation, hence the need for us to be able to speak to the required people in person about this matter.	⑨	③

Feel free to contact us:



Tasman District Council Email info@tasman.govt.nz Website www.tasman.govt.nz 24 hour assistance	Richmond 189 Queen Street Private Bag 4 Richmond 7050 New Zealand Phone 03 543 8400 Fax 03 543 9524	Murchison 92 Fairfax Street Murchison 7007 New Zealand Phone 03 523 1013 Fax 03 523 1012	Motueka 7 Hickmott Place PO Box 123 Motueka 7143 New Zealand Phone 03 528 2022 Fax 03 528 9751	Takaka 14 Junction Street PO Box 74 Takaka 7142 New Zealand Phone 03 525 0020 Fax 03 525 9972
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# Submission on a Change to the Tasman Resource Management Plan

**Return your submission by the advertised closing date to:**

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Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

10.3.16

*[Handwritten initials]*

Initials:

Submitter No.

4006

**Note:**

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Submitter Name: John Cousins and Colleen Anstey  
*(organisation/individual)*

Representative/Contact: Peter Hall  
*(if different from above)*

Postal Address:

170 Springfield Road  
St Albans  
Christchurch 8014

Home Phone: 03 3559495

Bus. Phone: 03 3554800

Fax: \_\_\_\_\_

Email: jec20@xtra.co.nz

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

\_\_\_\_\_

Date: 06-Mar-2016

Signature: \_\_\_\_\_

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

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

**IMPORTANT – Please state:**

This submission relates to Change No.: 60

Change Title/Subject:

Rural Land Use and Subdivision Policy Review. Rural 2  
(and Rural 1) zone (17.6.2.1 (c)), Noise Rule

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

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

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



We support the proposed change to the "noise rule" in the Rural 2 (and Rural 1) zone (17.6.2.1 (c)), which clarifies that the **exemption** for rural intermittent or temporary activity from the noise rules only applies to "**soil-based productive**" activities and as a consequence the Exemption WILL NOT apply to rural activities such as motor cross. ①

While the above change is an improvement, given the difficulties associated with noise measurement, would it not be simpler to include a further section in the plan at 17.6.2.1 that deals specifically with the problem perhaps along the following lines:

**Recreational Motorcycle Use**

(e) Where the activity is recreational motorcycle use then it must achieve the following setbacks: ②

- (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 area as approved on a survey plan of subdivision - 600 metres.

I would appreciate it if the Plan Change could adopt a policy that provides for a setback for Recreational Motorcycle Use as described above and also suggested by Rose Biss in section 4.6 of her report titled "Ombudsman's Report on Motorcross Activities" dated 6th of October 2011.

# Submission on a Change to the Tasman Resource Management Plan

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Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

R 14.3.16 A

Initials: \_\_\_\_\_

Submitter No. \_\_\_\_\_

4007

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Submitter Name: **Ani Crummer**  
(organisation/individual)

Representative/Contact:  
(if different from above)

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RD1 Upper Moutere

Home Phone: 03 5403766

Bus. Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: [anicrummer@gmail.com](mailto:anicrummer@gmail.com)

Date: 14-Mar-2016

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

Signature: \_\_\_\_\_

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

Total number of pages submitted (including this page): \_\_\_\_\_

**IMPORTANT – Please state:**

This submission relates to Change No.: **60**

Change Title/Subject:

Rural Land Use and Subdivision review

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

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

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

## Supplementary Sheet

**OFFICE USE** Submitter Number: 4007

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.  The more specific you can be the easier it will be for Council to understand your concerns.)</i>	<b>OFFICE USE</b> Submission No.
16.3.6.1 (a)	I oppose the minimum area of 50 hectares	I propose the minimum size to be 4,000 square metres, which would enable those who have large properties and are no longer able to manage it, to have the choice of remaining where they are instead having to sell all and move. Also provides more land for housing.	①
17.6.3.4 (b)	I oppose the minimum area of 50 hectares	As stated above	②

259 2/2

Feel free to contact us:



**tasman**  
district council

Tasman District Council  
Email [info@tasman.govt.nz](mailto:info@tasman.govt.nz)  
Website [www.tasman.govt.nz](http://www.tasman.govt.nz)  
24 hour assistance

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

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

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

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