

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

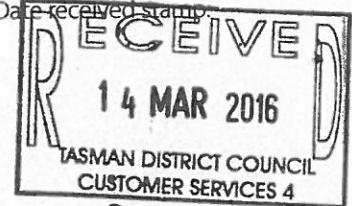
Note:

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.

Cover Sheet

OFFICE USE

Date received stamp



Initials: DL

Submitter No. 4040

Submitter Name: Christian Lang

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

P O Box 136
Nelson 7040

Home Phone: 03 544 2188

Bus. Phone: _____

Fax: _____

Email: christianlang@swpacific.co.nz

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): 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).

Rural Land Use and subdivision Policy Review – Proposed Plan Change 60.

My submission is that:

Disagree with the subdivision restrictions for larger uneconomic Rural 2 lands

①

Disagree with the distances of sleep outs and secondary dwellings on larger Rural 2 lands.

I seek the following decisions:

Rural 2 "Productive Land: We disagree with the statement that all Rural 2 land is "Productive Land " and has to be protected.

Some steep hill country is very dry and uneconomic. Sheep & cattle farming are not profitable, neither are forestry plantations; especially on smaller blocks of a few hundred hectares. The land price and other expenses are too high for any land based venture, especially close to Richmond.

On such land 15 to 20 Ha should be the minimum subdivision size as a controlled activity, as it allows for large life style blocks that can be maintained by dedicated owners without having an impact on the rural character.

On such land boundary adjustment (using natural features) should be allowed as a controlled activity.

②

In some Rural 2 hill country areas the ability to have non-removable sleep out, or housekeeping unit at no more than 20 metres from the principal dwelling is not possible due to land contour, particularly when there are far more suitable sites. This should be increased to at least 250 metres, but only on land areas of more the 15 to 20 Ha.

③

The site containing more than one dwelling, or secondary or minor dwelling, should be at least 15 to 20 Ha.

④

B&B and smaller "cottage" tourist accommodation, at a small scale, on larger blocks (>20 Ha), should be encouraged, to increase the economic value of the region.

HAVE A SAY

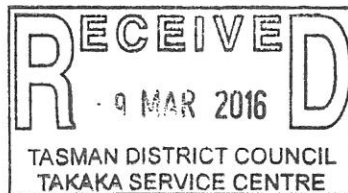
You are invited to make a submission on the proposed Plan Change. Submissions close at 4.00 pm on Monday, 14 March, 2016.



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

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Date received stamp:

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Submitter No.

4041

Note:

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Submitter Name:

Chris Laing

(organization/individual)

Representative/Contact:

(if different from above)

Postal Address: 65 Battery Road RD2
Takaka, Tasman 7182

Home Phone: 03-929-7552

Bus. Phone:

Fax:

Email: chrislain@gmail.com

Date: 9/3/16

Signature:

[Handwritten signature: Chris Laing]
(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: Rural Land Use &
Subdivision Policy Review

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

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

(1) My submission relates to: Provision No or Planning Map No. (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.
	<ul style="list-style-type: none"> - I support changes in RLUP that allow co-operative living - I support greater flexibility in creating affordable housing options on <u>any</u> size property - I do <u>not</u> think boundary setback should be increased from 5m. - I support amendment to current sleepout allowing 2 per dwelling as well as provision for detached minor dwellings up to 80^{sqm} or 120^{sqm} - rural areas like Golden Bay need more flexible options that may not be consistent with what's right for Richmond. - ease the way for allowing more communities (like Tui) to develop in Tasman - temporary/moveable dwellings should be allowed in land sharing arrangements to provide more housing as long as ^{basic} safety & sanitation standards can be provided - Re-zoning needs to be reviewed asap or on a case by case basis at a low cost to make these changes effective in rural areas 		1 2 3 4 5
	<ul style="list-style-type: none"> - Costs for review & TDC resource & consent should be reduced & the process simplified. - "productive" use should include family business & gardens/livestock 		

Feel free to contact us:

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

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Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

Initials:

[Handwritten initials]

Submitter No.

4042

Note:

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Submitter Name: **Stephan Lerd**

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

1087 Motueka Valley Hwy

Ngatimoti

Motueka 7196

Postal address for service of person making submission:

(if different from above)

Home Phone: 03 526 8066

Bus. Phone:

Fax:

Email: cdt@mailhv.com

Date: 13-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 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: 4042

<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:</i> • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</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.</i> <i>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>Change #60</p> <p>17.6.2.1, 17.6.3.1 and others</p>	<p>Background:</p> <p>the property records of my property were burnt during the fire at the Waimea District Council offices.</p> <p>Council is now asking me to revert a building which is assumed to have been a woolshed but supposedly was illegally converted to a dwelling by previous owners more than 30 years ago back to a woolshed.</p> <p>This situation will be similar in numerous cases where the council files about buildings got burnt. Today's owners would have no way of claiming an existing use right by proving a former status or the legality of former changes of the buildings.</p> <p>I wish to have the proposed changes amended to clarify the status of these buildings.</p> <p>Remark: Cr T Norriss is aware of the cases and able to present the facts during the hearing.</p>	<p>I urge the council to include a general rule that buildings for which the records have been likely burnt during the council office fire be accepted as legally established and consented in the state they are in today.</p>	<p align="center">1</p>

363

2/2

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Fax 03 523 1012

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Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

Initials:

[Handwritten initials]

Submitter No.

4043

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: Robert Lewis
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

607 Takaka/Collingwood Highway
Puramahoi 7182

Home Phone: 035256183

Bus. Phone:

Fax:

Email: roblewis@snap.net.nz

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

Date:

Signature:

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

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

IMPORTANT – Please state:

This submission relates to Change No.: 60

Change Title/Subject:

Rural Land Use and Subdivision Policy Review. 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).

I frequently stay as a tennent in hoiday accomadation in Pakawau.
 Last summer a motocross track was in use 25 meters from the holiday house.
 This sort of noisy activity can wreck your holiday

I 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.

HAVE A SAY

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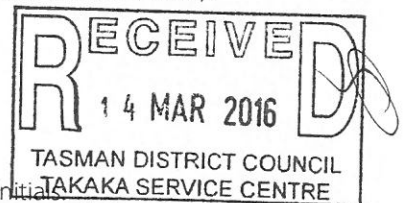
Submission on a Variation/Change to the Tasman Resource Management Plan

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OFFICE USE

Date received stamp:



Initials:

Submitter No.

4044

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Submitter Name:

Richard Lochner

(organization/individual)

Representative/Contact:

(if different from above)

Postal Address:

P O Box 141
Takaka

Home Phone:

021 - 08357934

Bus. Phone:

Fax:

Email:

richard.floro@hotmail.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:

IMPORTANT – Please state:

This submission relates to Variation/Change No.:

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

Variation/Change Title/Subject: Rural Landuse and

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

Subdivision Policy Review
Proposed Plan change 60

366

(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.
I agree with the	I support Subdivision		①
terms of the Rural	and Multiple Dwellings		②
land use and	on Rural Zoned Land		
subdivision policy	Movable Dwellings as		
proposed Plan	Yurts and Houseboats		③
change 60	should be allowed		
	especially for		
	low income earners		
	Communal Living and		④
	the forming of		⑤
	Communities should		
	be supported		

Feel free to contact us:



tasman
district council

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 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
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 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

Submission on a Change to the Tasman Resource Management Plan

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Cover Sheet

OFFICE USE

Date received stamp:

R 14.3.16

Initials:

Submitter No.

4045

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Submitter Name:

G LOVE

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

143 White Road
Hope

Home Phone:

Bus. Phone: 021 397263

Fax:

Email: g.love@xtra.co.nz

Date: 12-Mar-2016

Postal address for service of person making submission:

(if different from above)

c/o 18 Mill St
Maitai
Nelson 7010

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.: 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.

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Supplementary Sheet

OFFICE USE Submitter Number: 4045

(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 and similar in all rural zones	I support the increase of size of a minor dwelling from 60m2 to 80m2 or 120m2 including garage	To proceed with this proposed change	①
17.5.3.2 and in all rural zones - 17.6.3.1	I support the use of existing structures to be converted to habitable dwellings	To proceed with the proposed change	② ③
17.5.2.8A and in all rural zones - 17.6.2.8A	I support the restricted discretionary activity of cooperate living, however, I oppose the condition (8), natural character and rural amenity values. Council wishes to protect productive land which means clustering of dwellings. Clustering however is opposite to rural amenity of open space and low population density.	To proceed with the proposed change but alter or delete condition 8 of rural amenity and character as this condition works against clustering of dwellings and structures.	④ ⑤
17.5.3.1 (ca) in Rural 1 and in all other Rural zones	I oppose the restriction of sleepouts to two per dwelling, and I oppose councils intention to reduce the number of sleepouts to two per main dwelling only.	To alter the rule to permit 4 sleepouts per main dwelling and 2 sleepouts per any other dwelling.	⑥
17.5.3.1 (ea) in Rural 1 and in all other rural zones - 17.6.3.1 (gb)	I oppose the idea that sleepouts are not part of cooperative living. Precisely in cooperative living there will be a communal kitchen, and sleepouts are a cheaper form of accommodation for young couples and older singles	To include sleepouts as a permitted activity in cooperative living.	⑦

369/2

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 Richmond 7050
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 Fax 03 543 9524

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 92 Fairfax Street
 Murchison 7007
 New Zealand
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 PO Box 123
 Motueka 7143
 New Zealand
 Phone 03 528 2022
 Fax 03 528 9751

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

Supplementary Sheet

OFFICE USE Submitter Number: 4045

(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.
17.5.3.2 (ka)	I oppose that Workers accommodation is not permitted to be part of cooperative living	I ask council to permit workers accommodation in cooperative living. This is an ideal way to accommodate wwoofers, temporary workers, interns and students during courses, as this kind of set up is an ideal learning environment and needs extra, smaller bedrooms.	88
17.6.3.4 (b)	I oppose the 50 ha minimum	I encourage council to have no size limit on any Rural 2 proposed changes	9
17.6.3.4 (a)	I support 2 main dwellings as a restricted discretionary activity. I also support my point of clarification.	I seek clarification if 2 main dwellings therefore mean also 2 attached secondary units, i.e. 4 kitchens in total.	10

370

2/2

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 Email info@tasman.govt.nz
 Website www.tasman.govt.nz
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 189 Queen Street
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 Phone 03 543 8400
 Fax 03 543 9524

Murchison
 92 Fairfax Street
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 New Zealand
 Phone 03 523 1013
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 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

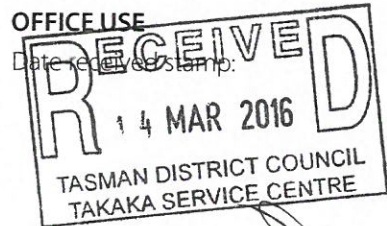
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Initials: _____
Submitter No. 4046

Submitter Name: Beth (Elizabeth) McCarthy
(organization/individual)

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

Postal Address: PO Box 265
Takaka 7142

Home Phone: _____

Bus. Phone: 021 0233 8570

Fax: _____

Email: bemanab7@gmail

Date: 13-3-16

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

As above

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

Total number of pages submitted: These 2 only

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 60

Variation/Change Title/Subject: Rural Land Use

Subdivision Policy Review

- I/we wish to be heard in support of my/our submission. in TAKAKA
- 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.
Opportunities for multiple housing and co-operative living.	I support the policy moves towards co-operative housing, low impact developments and multiple dwellings on single unit titles.	I request that these housing options be enabled across all zones in Golden Bay on appropriate land of any size ie less than 25h.	3
		I request that temporary dwellings be allowed as affordable housing options under 2-25 year renewable tenures, within a restricted discretionary status.	4
	I support policy which maintains rural character and supports rural lifestyle.	I suggest that a 5h block supporting 2 or more separate households in intensive gardening/orchards, or small livestock, is more attractive than that same block reverted to gorse because single owner unable to keep up maintenance.	
		I request that non-productive sporting activity eg motocross "practicing/training" and/or the establishment of casual racing tracks, be made a limited notified resource consent.	
	I do not support the idea that what works for Richmond is what works in Golden Bay but realise Council needs to produce an umbrella document.	I request that an additional clause be added that the particular character of GB be catered for and to.	7

372

Feel free to contact us:



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district council

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 Website www.tasman.govt.nz
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Manager, Policy
Tasman District Council
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OFFICE USE

Date received stamp:

14.3.16 

Note:

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

Initials: _____

Submitter No. _____

Submitter Name: K + F Mclean
(organization/individual)

Submitter No. 4047

Representative/Contact: Clayton Lewis
(if different from above)

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Email: kevinmclea@vodafone.co.nz

Date: 14-3-16

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

554 High Street South
Motueka

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

Total number of pages submitted: (1)

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 60

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

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

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

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</i>	OFFICE USE Submission No.
<u>Rural 1 Zone</u> <u>16.3.5</u>	<u>Support subdivision</u> <u>of Rural 1 land</u> <u>in close proximity to</u> <u>Motueka</u>	<u>Rezone existing</u> <u>Rural 1 land that</u> <u>is near existing</u> <u>housing & ribbon development</u>	

↓
P.T.O
07/10
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R

Submission on a Variation/Change to the
Tasman Resource Management Plan - Plan Change 60

Diana Christine McMahon (Dumont)

32 Pakawau Bush Rd, Seaford
RD #1 Collingwood 7073

phone 03 524 8333 (no business phone nor fax nor e-mail - sorry)
leave message on answer machine if I'm not in, thanks.

8 March 2016

Diana McMahon

total number of pages submitted = 4 (excluding this cover page)

this submission relates to:

- A. greater flexibility around housing provisions - (subjects)
- B. a review of rural zoning
- C. subdivision & development on smaller lots
- D. rural character protection vs rural productive potential
- E. low impact design

I WISH TO BE HEARD IN SUPPORT OF MY SUBMISSION

in either Collingwood or in Takaka.

Thank you

note - I apologize for handwriting, however, I believe this is a very important Plan Change that will affect our communities for the next 20 years.

I do not have internet access.

I have had frustrations attempting to digest all relevant sections, even though I am moderately intelligent and fairly literate (I hold 2 University degrees, after all!)

TDC office suggested I could read the proposed plan changes at the local library - but 1/2 hour time slots do not give me enough time to read + comprehend the document. I found this process very difficult and not user friendly, so I am submitting as best I can. Apologies for not including relevant variation/change numbers.

4048

A - Greater flexibility around housing provisions

(A1) \checkmark support change from 60m² to 80m² (120m² w/ garage)
 "in detached minor dwellings as an alternative to an attached housekeeping unit regardless of lot size ..."

* this needs to be applicable to all rural properties
 not just to Rural 1

in order to address the concerns in Golden Bay, where there are many small Rural 2 and Rural Residential properties which seek additional housing options.

(A2) \checkmark I am strongly in support of "greater flexibility around housing provisions, particularly for the elderly, family groups and co-operative living."

* this needs to be addressed on smaller land parcels - not just on parcels over 25 hectares or over 50 hectares ..

* I could find no actual details of how this would be implemented, but I shall optimistically assume guidelines will be made public once the policies are in place.

note - my present situation - I am not as strong or young as I was, and I worry that I will not be able to manage my property as I age. I was expecting this Policy Review to have listened to the needs of the submitters on the last round of submissions, and to have address the needs of me, and many other Golden Bay residents/rate payers who are greying, but live in their homes on small parcels of land. My 1.97 hectares is zoned Rural 2. I had started to make plans for a second small dwelling, so I could house a young family affordably to assist ^{me} in keeping the land productive (I have 40+ fruit + nut trees, large vegetable gardens and run young dairy cross stock on the paddocks periodically) what options have you left me with? leave the fruit unpicked and gardens over-run with weeds if I want to remain in my home ?? we need young people to be able to affordably live in the Bay - let's keep it vibrant and productive - let's ensure affordable housing options in Golden Bay becomes a reality - it just needs a bit of tweeking and revision of your Policy Plan.

please consider making changes regardless of ^{property} size
 as long as low impact development is undertaken conscientiously

376

Golden Bay is a region of low incomes and high elderly demographics
 this must be addressed, now. Second dwellings, workers accomodation,
 shared living ...

(A3) - Can we reinstate the Communal Living Policy Golden Bay lost when we ~~to~~ amalgamated back in the 1980's? Communal living works here. It gives a special character to Golden Bay. Golden Bay is richer for it. Perhaps Golden Bay could be a 'special circumstance' in the plan (like there are special considerations for Richmond West Development area re: noise on Hope Depot site ...) or could we be "trialed" in a new communal living policy that could later extend across other suitable regions in Golden Bay?

B - Review of rural zoning

"Community feedback confirmed the need for: a review of rural zoning" B2 RLU + S P Review

I understand that to address this issue at this time was just too much. However, it is acknowledged that out dated / historical zonings are not always appropriate. Unfortunately this review is based on zoning which is no longer appropriate.

I suggest that in view of this - greater flexibility should be encountered when dealing with land use on properties that are in appropriately zoned. This plan must work both now & after the rural zoning review occurs eventually. note: I live in the "village" of Seaford on less than 2 Ha, yet I am zoned Rural 2. Historic communities surely should be Rural Residential.

C - Subdivision + Development on Smaller Lots

(C1) p 4 "The proposed Plan Change - increases the setback for all habitable buildings from internal property boundaries from 5m to 30m"

"I strongly oppose that. Smaller parcels and narrow parcels would thus be excluded from future housing - surely not in keeping with a policy of greater flexibility around housing provisions!"

(E) (C2) - "encourages low-impact design ..." I support this fully!
 you could include this to state low-impact visual, low-impact environmental ... 377

D "Background ... A review of current rules ... revealed some issues + challenges in the way we manage ... subdivision + development, especially on small lots ... confirms that the Rural 1 and Rural 2 production zones are not lifestyle living areas ... productive activities are the priority land use in the rural productive zones"

p 2 RLU+S Policy Review - PPC-60

rural character protection vs rural productive potential.

- I really do not see a problem here - except in the possible implementation of these policies -

Small rural properties become more productive, at least many increase their productive potential, if the work force is increased.

Years ago, my property had a family with 8 children on it - they filled the house, tended the huge vegetable garden, planted the orchard and ran a couple dairy cows + chooks. ... years pass ... now I am alone in the house. I am finding I need help tending the orchard - the veg. garden has shrunk ... productivity is lower. I would love to build a second major dwelling - more hands would upgrade the old fences, tend the land - it takes people to make small parcels productive. Small, well tended parcels can have a great rural character - after all, New Zealand is more like the U.K. than Canada - large vast holdings are not as widespread nor as suitable here.

The rural productive potential will increase if strong measures are made to encourage more rural folk to stay + work the small rural properties.

I encourage low impact communal or family housing options for smaller rural parcels.

✓ productivity
✓ rural character.

rundown or neglected small farms are not positive rural character nor are large mansions on massive manicured lawns.

378 help support the small farmers :

Diana McMahon's Submission Plan Change 60

9 of 9

4048

Thank you for taking the time to
read and consider my submissions on
the Plan Change 60

I Look forward to hearing from you.
I will meet you at the hearings in Tatalca

Thank you

Diane McMahon

524 8333