



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

Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

Initials:

AS

Submitter No.

4067

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: Chris Rowse and Silvia Schneider
(organisation/individual)

Representative/Contact:
(if different from above)

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Bus. Phone:

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Email: 11nikaus@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.: Proposed Change 60

Change Title/Subject:

Proposed Change 60: 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).

OFFICE USE Submitter Number: 4067

(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.
Proposed Change 60: Rural Land Use and Subdivision Policy Review	<p>We found it hard to find a way to submit to this plan due to the complexity of the paperwork and have only been able to do this due to copying other points raised by others who have studied the plan in great detail. The minimum size for allowing more dwellings needs to be lower in Rural 2 and Rural Residential zones, and on existing small blocks of land in all zones.</p> <p>We bought a block of land of 15ha in 1999, as a subdivision of an 88ha block. Along with many other landowners went through a steep learning curve about the pest plants/trees that are abundant in this region. We find that the maintenance of it requires a large amount of pest plant and tree work as the majority of the land reverts naturally from unproductive steep sloped, sheep grazing land that was regularly burnt, to native bush. As the founder of Project De-Vine, it is easy to see now that the need to control pest plants/trees is paramount to avoid an ecological mess. We are able to manage 4ha effectively with productive fruit and nut trees. They generate a moderate income and have made us self sufficient in both for many years.</p>	<p>1/ The minimum size for allowing more dwellings needs to be lower in Rural 2 and Rural Residential zones, and on existing small blocks of land in all zones.</p> <p>2/ We support the changes the plan is proposing even if they don't go far enough for us such as including co-operative living and low impact development, and increasing the size of an additional dwelling.</p> <p>3/ Comment: the submission process with 16 marked-up documents, riddled with cross references, is extremely difficult for lay people to understand let alone address coherently. The process needs to be more user-friendly.</p> <p>4/ Golden Bay may have needs unique to this area, and it could be appropriate to consider our needs separate to the rest of Tasman District. It may be workable to use Golden Bay as a pilot to move forward on issues like multiple dwellings.</p> <p>5/ TDC needs to acknowledge the very high feedback received from Golden Bay throughout the process on the need for more flexibility to allow for a variety of realistic living options.</p> <p>6/ The feedback confirmed "the need for greater flexibility around housing provisions, particularly for the elderly, family groups and co-operative living".</p>	① ② ③ ④ ⑤ ⑥

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	<p>Luckily for us the other land is at a higher altitude and less prone to pest plant invasion. Wilding pines and other exotic trees have been dealt with and we do our best to stop pest vines spreading up the slopes and in to our covenanted land with QEII. In our work with Project De-Vine we see many properties that are not able to control their pest plants/tress and a primary reason is usually the size of the property. Being able to have multiple dwellings or subdivide to more manageable units, as a right, is a way to solve this dilemma that was created by the current inflexibility with the subdivision of Rural 2 and Rural Residential zones, and on existing small blocks of land in all zones. We would like to have another dwelling on our land, or one day sell a piece off, but with the current rules for Rural residential zones, we would have to chop the land into pieces that do not fit for easy living or access without high expenses. The cost of applying for subdivision and the expenses to achieve this with today's rules for land that is of low economic value, but yet can provide abundant fruit and vegetables to feed several families, pushes up the prices</p>	<p>This should be applied to any appropriate property and not restricted to only large holdings as suggested in the draft.</p> <p>7/ 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>8/ The intention of protecting productive land could be better addressed if productive land use included being occupied by people and their gardens, trees and livestock.</p> <p>9/ The existing communities in Golden Bay such as Tui and Rainbow Valley, set up in the 1980s under the District Plan, have helped people find their home space and have become part of the unique nature of Golden Bay. They have added value to our community as a whole.</p> <p>10/ 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</p>	<p>7</p> <p>8</p>

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	<p>and makes it harder for those with little money / income to buy. In a low income area like Golden Bay, more would move here if housing options were more flexible.</p> <p>We support the changes the plan is proposing even if they don't go far enough for us such as including co-operative living and low impact development, and increasing the size of an additional dwelling. Comment: the submission process with 16 marked-up documents, riddled with cross references, is extremely difficult for lay people to understand let alone address coherently. The process needs to be more user-friendly.</p> <p>Golden Bay may have needs unique to this area, and it could be appropriate to consider our needs separate to the rest of Tasman District. It may be workable to use Golden Bay as a pilot to move forward on issues like multiple dwellings. TDC needs to acknowledge the very high feedback received from Golden Bay throughout the process on the need for more flexibility to allow for a variety of realistic living options.</p> <p>The feedback confirmed "the need for greater flexibility around housing provisions, particularly for the elderly, family groups and co-operative living".</p>	<p>living situations could benefit low income earners. 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>11/ Dwellings of a moveable nature such as caravans, house trucks and yurts could provide desirable options for this sector. Simple living options should be allowable and desirable as they are low impact.</p> <p>12/ Moves to allow for parcel sales of large blocks of land seem a contradiction of the intent to protect our productive land.</p>	<p>9</p> <p>10</p> <p>11</p>

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	<p>This should be applied to any appropriate property and not restricted to only large holdings as suggested in the draft. 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 intention of protecting productive land could be better addressed if productive land use included being occupied by people and their gardens, trees and livestock.</p> <p>The existing communities in Golden Bay such as Tui and Rainbow Valley, set up in the 1980s under the District Plan, have helped people find their home space and have become part of the unique nature of Golden Bay. They have added value to our community as a whole.</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</p>		

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	<p>high prices. Land sharing, or co operative living situations could benefit low income earners. Some elderly land owners who want to share their land could benefit as well with more flexible rules that allow for multiple dwellings. Dwellings of a moveable nature such as caravans, house trucks and yurts could provide desirable options for this sector. Simple living options should be allowable and desirable as they are low impact. Moves to allow for parcel sales of large blocks of land seem a contradiction of the intent to protect our productive land.</p>		

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**RURAL CONTRACTORS NEW ZEALAND
SUBMISSION ON PROPOSED PLAN CHANGE NO. 60
TO THE TASMAN RESOURCE MANAGEMENT PLAN
(RURAL LAND USE AND SUBDIVISION POLICY REVIEW)**

To: Tasman District Council
Private Bag 4
RICHMOND

Email: info@tasman.govt.nz

Name of Submitter: Rural Contractors New Zealand Inc. ("RCNZ")

Contact Person: Graeme Mathieson

Address for Service: Environmental Management Services Ltd
PO Box 97431
MANUKAU 2241

Telephone: (09) 2555127
Facsimile: (09) 2555129
Email: graeme.mathieson@emslimited.co.nz

RCNZ wishes to be heard in support of this submission.

If others make a similar submission, RCNZ would be prepared to consider preparing a joint case with them at any hearing.

1 INTRODUCTION

1.1 Rural Contractors New Zealand Incorporated ("RCNZ") is the only national association and the leading advocate for rural contractors in New Zealand representing the interests of contractors engaged in a wide range of activities, and is an Affiliated Member of Federated Farmers. RCNZ monitors central and local government policies and plans. It maintains close relations with a wide number of organisations, government departments and other bodies.

1.2 There has been a growing trend in the share of rural contracting in total agricultural production with an estimated 1100 rural contractors nationwide. This has been indicative of a trend toward greater specialisation and contracting out of the inputs to rural production. Contractors are used for the skills they have gained through specialisation, the machinery and technology they can offer, and as a substitute for other labour.

1.3 The main industry users of services from the rural contracting industry are horticulture and fruit growing, livestock cropping and farming, dairy and cattle farming, forestry, and services to agriculture and hunting and trapping. Specific examples of rural contractor services include:

- Aeration;
- Cultivation;
- Earth moving;
- Fertilising;
- Grain and seed harvesting;
- Land clearing and development;
- Park and reserve maintenance;
- Root raking;
- Spraying;
- Windrowing;
- Hay and silage making;
- Drilling;
- Farm drainage;
- Hedge and shelter cut;
- Mowing;
- Ploughing;
- Aerial and land spraying;
- Track maintenance;
- Cartage;
- Fencing;
- Forestry;
- Horticulture;
- Mulching;
- Viticulture.

1.4 Rural contractors make a significant contribution to rural communities, by providing off-farm work and casual workers for the farming sector, and contributing to the economic and social health of local areas. Due to the nature of their business and the clients they serve, rural contractor depots are typically established in rural areas. The scale of rural contractor depots can vary from relatively small-scale seasonal operators, some of whom have established the business as a logical extension of an existing farming operation, to larger larger-scale businesses operating solely as a rural contractor depot.

1.5 Rural contractors are critical in ensuring the prosperity, security, and sustainability of New Zealand's pastoral and forestry sectors which are the backbone of our economy and their continued success is essential to this country's living standards. Sound planning is required to ensure that activities that are integral to the rural industry such as rural contractors are sufficiently recognised, provided for and protected for future generations in terms of key planning documents such as Proposed Plan Change 60.

2 GENERAL SUBMISSION AND RELIEF SOUGHT

Submission

2.1 RCNZ generally supports the provisions of Proposed Plan Change 60 and seeks that they are retained, except to the extent that specific changes are made in accordance with the relief sought by RCNZ in the balance of this submission and any further submission that RCNZ may make at the appropriate time. (1)

Relief Sought

- 2.2 Retain the existing provisions, except to the extent that specific changes are made in accordance with the relief sought by RCNZ in the balance of this submission and any further submission that RCNZ may make at the appropriate time.
- 2.3 Where RCNZ seeks specific relief in the balance of their submission, RCNZ would accept words to like effect or as otherwise may be required to ensure sustainable management.

3 SPECIFIC SUBMISSIONS AND RELIEF SOUGHT

3.1 Specific submissions and relief sought are addressed in the table below.

Signature: **RURAL CONTRACTORS NEW ZEALAND INC.**
by its authorised agents Environmental Management Services Ltd



G.J. Mathieson

Date: 14th March 2016

REF	PROVISION	SUPPORT OPPOSE	SUBMISSION	RELIEF SOUGHT
1	Section 2.2 – Defined Words Definition of “rural industrial activity”	Oppose	<p>“Rural industrial activity” is defined as: “...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 or contractor’s depot or yard, and the processing of minerals and quarry products.”</p>	<p>Amend the definition of “rural industrial activity” 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 or contractor’s depot or yard, and the processing of minerals and quarry products.</p>
2	Section 2.2 – Defined Words New definition for “Rural Contractor Depot”	New definition	<p>Amongst the list of examples provided in the “rural industrial activity” definition are a “rural contractor’s depot or yard”. RCNZ does not consider it appropriate to classify a “rural contractor’s depot or yard” as a “rural industrial activity”. The associated environmental effects are significantly less than other activities included as examples in the definition (e.g. sawmills, timber treatment plants, abattoirs, processing of minerals and quarry products etc). RCNZ is also concerned that the policy framework relating to “rural industrial activity” could potentially restrict Rural Contractor Depots from establishing on “land of high productive value” even though there is a functional need to do so due to the close association with primary production activities. Rural contractor depots are appropriate and essential rural activities, and may need to establish on land of high productive value to effectively and efficiently service primary production activities. In some cases, rural contractor depots have been established as a logical extension of an existing farming operation for seasonal work. Further, it is essential that rural contractor depots are in close proximity to the primary production market they service to minimise travel time and operating cost. RCNZ is seeking new provisions for “Rural Contractor Depots” within rural areas. The proposed provisions include new rules to manage Rural Contractor Depots at two scales, small scale (up to 10 persons employed) as permitted, and large scale</p>	<p>Include the following definition for “Rural Contractor Depot”: The land and buildings used for the purposes of storing or maintaining machinery, equipment and associated goods and supplies associated with a rural contracting business.</p>

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REF	PROVISION	SUPPORT OPPOSE	SUBMISSION	RELIEF SOUGHT
3	Objective 7.1.2.1	Support in part	<p>(greater than 10 persons employed) as restricted discretionary. Accordingly, RCNZ seeks that "rural contractor's depots and yards" be deleted from the definition of "Rural Industry", and a separate definition for "rural contractor depot" be introduced.</p> <p>Protecting "land of high productive value" is prudent in terms of sustaining the agricultural, horticultural and viticultural industries. However, RCNZ is concerned that the policy framework could potentially restrict rural contractor depots from establishing on "land of high productive value" even though there is a functional need to do so due to the close association with primary production activities. In some cases, rural contractor depots have been established as a logical extension of an existing farming operation for seasonal work. Further, it is essential that rural contractor depots are in close proximity to the primary production market they service to minimise travel time and operating cost. Accordingly, any RCNZ considers that the policy framework needs to recognise that rural contractor depots are appropriate and essential rural activities, and may need to establish on land of high productive value to effectively and efficiently service primary production activities.</p>	<p>Amend Objective 7.1.2.1 as follows: <u>Except where rural land is deferred for urban use or required for an activity that has a functional need to locate in rural areas (e.g. rural contractor depots), avoiding the loss of value for all rural land of existing and potential productive value to meet the needs of future generations, particularly land of high productive value.</u></p>
4	Objective 7.1.2.2	Support in part		<p>Amend Objective 7.1.2.2 as follows: <u>Retention and enhancement of opportunities for plant and animal production on land with the highest productive value in the District, identified as the Rural 1 Zone, except where rural land is required for an activity that has a functional need to locate in rural areas (e.g. rural contractor depots).</u></p>
5	Objective 7.1.2.3	Support in part		<p>Amend Objective 7.1.2.3 as follows: <u>Retention of opportunities primarily for plant and animal production on land that has varying productive value, identified as the Rural 2 Zone, except where rural land is required for an activity that has a functional need to locate in rural areas (e.g. rural contractor depots).</u></p>
6	Policy 7.1.3.2	Support in part		<p>Amend Policy 7.1.3.2 as follows: <u>To avoid, remedy or mitigate the effects of activities which reduce the area of land available for plant and animal production purposes in rural areas, unless there is a functional need for the activity to locate in rural areas (e.g. rural contractor depots).</u></p>
7	Policy 7.1.3.6E	Oppose	<p>Policy 7.1.3.6E states: <u>To accommodate rural living, commercial, industrial and rural activities in the Rural 1 Zone where the activity is wholly undertaken within existing buildings.</u> The policy could potentially unnecessarily restrict appropriate rural activities (including rural contractor depots) by requiring</p>	<p>Amend Policy 7.1.3.6E as follows: <u>To accommodate rural living, commercial, and industrial and rural activities in the Rural 1 Zone where the activity is wholly undertaken within existing buildings.</u></p>

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REF	PROVISION	SUPPORT OPPOSE	SUBMISSION	RELIEF SOUGHT
8	Policy 7.2.3.1E	Support	<p>associated activities to be wholly undertaken within existing buildings.</p> <p>Policy 7.2.3.1E states: <i>To minimise the potential for conflict between rural and residential activities by way of setbacks from boundaries and separation between incompatible uses.</i> This policy is supported because it addresses potential reverse sensitivity effects between incompatible activities in rural areas.</p>	Retain Policy 7.2.3.1E.
9	17.5.2.1 – Permitted Activities (Land Use – General) New permitted activity rule	New permitted activity rule for “rural contractor depots”	<p>RCNZ notes that “rural contractor’s depot or yard” is included within the definition of “rural industrial activity” which defaults to a discretionary activity in the Rural 1, 2 and 3 Zones. RCNZ does not consider it appropriate to classify a “rural contractor’s depot or yard” as a “rural industrial activity” triggering a discretionary activity resource consent. The associated environmental effects are significantly less than other activities included as examples in the definition (e.g. sawmills, timber treatment plants, abattoirs, processing of minerals and quarry products etc).</p> <p>RCNZ is concerned that the planning provisions unreasonably restrict Rural Contractor Depots from establishing in rural areas (particularly on “land of high productive value”) even though there is a functional need to do so due to the close association with primary production activities. Rural contractor depots are appropriate and essential rural activities, and may need to establish on land of high productive value to effectively and efficiently service primary production activities. In some cases, rural contractor depots have been established as a logical extension of an existing farming operation for seasonal work. Further, it is essential that rural contractor depots are in close proximity to the primary production market they service to minimise travel time and operating cost. Consistent with other District Plans, RCNZ seeks new rules to manage rural contractor depots at two scales, small scale (up</p>	<p>In Rule 17.5.2.1(a), include a new condition as follows: <i>Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:</i> Activities <i>(a) The activity is not:...</i> <i>A rural contractor depot that employs more than 10 persons.</i></p>
10	Section 17.5.2 Land Use New restricted discretionary activity rule	New restricted discretionary activity rule for “rural contractor depots”	<p>RCNZ is concerned that the planning provisions unreasonably restrict Rural Contractor Depots from establishing in rural areas (particularly on “land of high productive value”) even though there is a functional need to do so due to the close association with primary production activities. Rural contractor depots are appropriate and essential rural activities, and may need to establish on land of high productive value to effectively and efficiently service primary production activities. In some cases, rural contractor depots have been established as a logical extension of an existing farming operation for seasonal work. Further, it is essential that rural contractor depots are in close proximity to the primary production market they service to minimise travel time and operating cost. Consistent with other District Plans, RCNZ seeks new rules to manage rural contractor depots at two scales, small scale (up</p>	<p>In Section 17.5.2 (Land Use), include the new restricted discretionary activity rule for “rural contractor depots”: 17.5.2.8A - Restricted Discretionary Activities (Rural Contractor Depots) <i>A rural contractor depot that is not provided for as a permitted activity under Rule 17.5.2.1(a) is a restricted discretionary activity.</i> A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion: <i>a. Effects of the safety and efficiency of the transport network.</i> <i>b. Reverse sensitivity effects.</i></p>
11	17.6.2.1 – Permitted Activities (Land Use – General) New permitted	New permitted activity rule for “rural contractor	<p>RCNZ is concerned that the planning provisions unreasonably restrict Rural Contractor Depots from establishing in rural areas (particularly on “land of high productive value”) even though there is a functional need to do so due to the close association with primary production activities. Rural contractor depots are appropriate and essential rural activities, and may need to establish on land of high productive value to effectively and efficiently service primary production activities. In some cases, rural contractor depots have been established as a logical extension of an existing farming operation for seasonal work. Further, it is essential that rural contractor depots are in close proximity to the primary production market they service to minimise travel time and operating cost. Consistent with other District Plans, RCNZ seeks new rules to manage rural contractor depots at two scales, small scale (up</p>	<p>In Rule 17.6.2.1(a), include a new condition as follows: <i>Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:</i></p>

REF	PROVISION	SUPPORT OPPOSE	SUBMISSION	RELIEF SOUGHT
12	activity rule Section 17.6.2 Land Use New restricted discretionary activity rule	depots" New restricted discretionary activity rule for "rural contractor depots"	to 10 persons employed) as permitted, and large scale (greater than 10 persons employed) as restricted discretionary. RCNZ has also sought to amend the policy framework and exclude rural contractor depots from the definition of "rural industrial activity" and introduce a new definition for "rural contractor depot".	<p>Activities (a) <u>The activity is not:...</u> <u>A rural contractor depot that employs more than 10 persons.</u> In Section 17.6.2 (Land Use), include the new restricted discretionary activity rule for "rural contractor depots": 17.6.2.8A - Restricted Discretionary Activities (Rural Contractor Depots) A rural contractor depot that is not provided for as a permitted activity under Rule 17.6.2.1(a) is a restricted discretionary activity. A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion: c. Effects of the safety and efficiency of the transport network. d. Reverse sensitivity effects.</p>
13	17.7.2.1 – Permitted Activities (Land Use – General) New permitted activity rule	New permitted activity rule for "rural contractor depots"		<p>In Rule 17.7.2.1(b), include a new condition as follows: Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions: Activities (b) <u>The activity is not:...</u> <u>A rural contractor depot that employs more than 10 persons.</u> In Section 17.7.2 (Land Use), include the new restricted discretionary activity rule for "rural contractor depots": 17.7.2.5A - Restricted Discretionary Activities (Rural Contractor Depots) A rural contractor depot that is not provided for as a permitted activity under Rule 17.7.2.1(b) is a restricted discretionary activity. A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion: e. Effects of the safety and efficiency of the transport network.</p>
14	Section 17.7.2 Land Use New restricted discretionary activity rule	New restricted discretionary activity rule for "rural contractor depots"		<p>In Section 17.7.2 (Land Use), include the new restricted discretionary activity rule for "rural contractor depots": 17.7.2.5A - Restricted Discretionary Activities (Rural Contractor Depots) A rural contractor depot that is not provided for as a permitted activity under Rule 17.7.2.1(b) is a restricted discretionary activity. A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion: e. Effects of the safety and efficiency of the transport network.</p>

11

10

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4068

REF	PROVISION	SUPPORT OPPOSE	SUBMISSION	RELIEF SOUGHT
				<i>f. Reverse sensitivity effects.</i>

4068

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

Cover Sheet

OFFICE USE

Date received stamp:

14.3.16

Initials:

JS

Submitter No.

4069

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: **Jack Santa Barbara**

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

58 C Mytton Hts Rd
Motueka

Home Phone: 021 024 41567

Bus. Phone:

Fax:

Email: jack@atamavillage.com

Date: 13-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): 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.

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

Supplementary Sheet

OFFICE USE Submitter Number: **4069**

(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 wish to amend this provision and allow Workers accommodation as part of cooperative living	I urge council to permit workers accommodation in cooperative living. This is an ideal way to accommodate wwoofers, temporary workers, interns and students during courses.	①
17.6.3.4 (b)	I oppose the 50 ha minimum	I propose a minimum of no more than 3 ha	②
17.6.3.4 (a)	I support 2 main dwellings as a restricted discretionary activity.	I am assuming that with 2 main dwellings, also allowed are 2 attached secondary units, i.e. 4 kitchens in total.	③

449

2/2

3777 HotHouse Communications

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

Supplementary Sheet

OFFICE USE Submitter Number: 4069

(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	4
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	5
17.5.2.8A and in all rural zones - 17.6.2.8A	I support the restricted discretionary activity of cooperate living	to proceed with the proposed change	6
17.5.3.1 (ca) in Rural 1 and in all other Rural zones	I oppose the restriction of sleepouts to two per dwelling, but I also oppose councils intention to reduce the number of sleepouts further to two per main dwelling only.	To alter the rule to permit 4 sleepouts per main dwelling and 2 sleepouts per any other dwelling.	7
17.5.3.1 (ea) in Rural 1 and in all other rural zones - 17.6.3.1 (gb)	Sleepouts as part of cooperative living. 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.	8

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2/2

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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



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

Cover Sheet

OFFICE USE

Date received stamp:

R 14.3.16

Initials:

Submitter No.

4070

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: Jeff Santa Barbara
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:

58C Mytton Heights Road
RD1
Motueka

Home Phone:

Bus. Phone: 0220824328

Fax:

Email: jeff@atamaivillage.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): 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.

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

Supplementary Sheet

OFFICE USE Submitter Number: **4070**

(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 urge council to permit workers accommodation in cooperative living. This is a suitable way to accommodate temporary workers or visiting wwoofers.	①
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	②
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.	③

452

2/2

3777 HotHouse Communications

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

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 7 Hickmott Place
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 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

Supplementary Sheet

OFFICE USE Submitter Number: 4070

(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> • <i>support or oppose the specific provisions, or</i> • <i>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.</i> <i>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	5
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	4
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. Alternatively, I seek clarification on what "rural amenity" constitutes.	6
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 further to two per main dwelling only.	To alter the rule to permit 4 sleepouts per main dwelling and 2 sleepouts per any other dwelling.	7
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.	8
			9
			10
			11

453

2/2

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Tasman District Council
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Website www.tasman.govt.nz
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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

OFFICE USE

Date of Receipt: **RECEIVED**
14 MAR 2016
TASMAN DISTRICT COUNCIL
TAKAKA SERVICE CENTRE

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. 4071

Submitter Name: URSUS SCHWARZ
(organization/individual)

Representative/Contact: NR 1891
(if different from above)

Postal Address: TAKAKA-COLLINGWOOD
H.W. / SPIRIT OF NATURE
MILNTHORPE R.D. 2
TAKAKA

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

Home Phone: _____

Bus. Phone: 027 352 09 52

Fax: _____

Email: UUR@GMX.CH

Date: 13.3.2016

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

Total number of pages submitted: _____

o **IMPORTANT – Please state:**
This submission relates to Variation/Change No.: _____
Variation/Change Title/Subject: Rural Land Use
and Subdivision Policy
Proposed 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. **Small rural zonings which are not classified as productive land should be allowed to subdivide to town size allotments. Multiple dwellings and people should not be regulated by the council unless there is clear evidence of adverse effects on the environment - caused by such occupation.** ①
2. I agree with the terms of the Rural land use and subdivision policy – proposed plan change 60. ②
3. I submit that Council has no moral or constitutional duty to regulate or govern public residential matters involving co-operative living, low impact development or increasing the size of additional dwellings. ③
4. Council submissions, regulations and processes should be simplified so that all people can understand and work together with the council for a better district. ④
5. Golden Bay has different needs and requirements to the rest of the Tasman district, and as such should be governed in consideration of its unique values and culture – with greater flexibility for its individual needs. ⑤
6. There should be more legal flexibility for rural land owners in light of the zoning policy not having been reviewed for 20 years. ⑥
7. The councils good intentions of protecting productive land, could be met by allowing subdivisions to small scale farmers and gardeners. ⑦
8. Communal living should be encouraged, as existing examples of Tui and Rainbow community etc, demonstrate that communal living brings tangible value to the Golden Bay Region. ⑧
9. Golden Bays significant population of elderly and low income earners would greatly benefit from relaxed land use policies. ⑨
10. Movable dwellings such as caravans, house trucks and yurts, should be allowed, as they are low impact and cater for the low income earners who cannot afford their own land, ⑩
11. Moves to allow for parcel sales of large blocks of land seem a contradiction of the intent to protect our productive land. ⑪