

# 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.



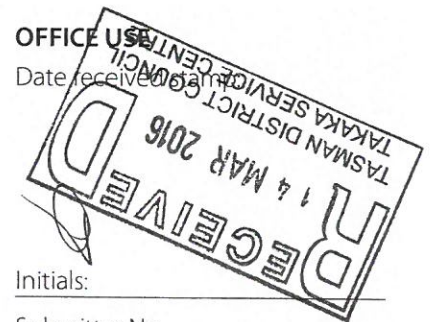
## Submission on a Variation/Change to the Tasman Resource Management Plan

**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)

**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. 4072

Submitter Name: LORNA SCURR  
(organization/individual)

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

Postal Address: 9 BOYLE ST  
CLIFTON  
TAKAKA

Home Phone: (03) 5258206

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

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

Email: lorna.scurr@gmail.com

Date: 12/3/16

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

Signature: Lorna Scurr  
(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.: 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.

Submission to TDC - March 2016

Proposed Plan Change 60 - Rural Land Use and Subdivision Policy Review

Name Lorna Scurr  
Address 9 Boyle Street, Clifton, TAKAKA. Signature -  
(Rural Zone One)

Email lorna.scurr@gmail.com Phone (03) 5258206 Cell 021 029 66781

YES I wish to be heard in support of my submission

YES I would be prepared to consider presenting my submission in a joint case with others

I commend the Council for addressing these issues and realise that it has been a huge task, and although I agree with most of the proposals, I feel there are still some anomalies in text.

I was pleased to read in the coloured 'summary' (P.3) that the proposed plan change provides for 'a detached minor dwelling as an alternative to an attached housekeeping unit (regardless of lot size in the Rural One Zone as a R. Discr. Activity), as in my case, attaching the H/K unit with the proposed, completely enclosed, walkway, would ruin an old established area of my garden, and cut the light from a food production area.

(2)

But then when I read Zone rule 17.5.5.3 b), I am confused, as this states that my property would need to be over 25ha. Is this yet to be changed? (see underline above).  
17.5.3.2 c) also mentions 25ha with ref. to the allowed housekeeping unit.

(Yet you are proposing to allow 5 day events and do not limit those to property size !?)

I have been trying very hard to decipher Rural One Zone Rules. There is red print, much of it crossed out, everywhere. It is very hard for me to make a valid submission in light of this.

I want to be heard to say that the Rural One second dwelling / housekeeping unit rules need to apply regardless of lot size.

I thank you for recognising the benefits of low impact second dwellings and / or housekeeping units on our ability to maintain and enhance our rural properties with their orchards and gardens.

(3)

It will provide homes for family members, and for young people who come to Golden Bay (in particular), for the lifestyle, giving an outlet for their energy and enthusiasm towards land care and food production.

(4)

Many of us know our own land so well that we can teach the younger generation.

The sleep out options will suit some in Rural Zones, but with my small cottage I wouldn't want to have to share my little kitchen. (My property is connected to mains sewerage.)

My property is not huge but it has been highly productive, is sunny and fertile.

As I age I need more assistance to maintain it's productivity, and could potentially sell vegetables, flowers, flowering plants, tree seedlings and bulbs which I have in abundance.

As I need better garaging, I would like to be able to rebuild an existing shed/garage/workshop building on a slight angle to include garaging and a 'dwelling' - a small space with it's own kitchen.

My existing 2 bedroom historic cottage is less than 100m2 (no garage attached).

It seems that I am allowed 600m<sup>2</sup> !! of buildings excluding my glasshouse 17.5.3.1. L1), but not necessarily allowed what I would be asking for. Could my old cottage be a secondary dwelling, I wonder, so I don't have to 'butcher' it and the garden to extend it or build a link. FLEXABILITY is needed. (5)

I think that the proposed 30m setback rule should be site sensitive as some Rural One properties are smaller than others, and some are narrow. 30m from a boundary may mean in open sunny productive land when closer to a boundary may mean tucked into trees for eg. Which is better ?? (6)

17.5.3.5 k b) could allow for rebuilding on existing footprint or for discretion to allow a variation. For eg. my current shed is not 30m for internal boundary.

Neighbour consent is not mentioned here either, yet it is on P.4 of coloured summary.

For those of us rebuilding or developing our properties, or for those unable to afford the huge costs involved in building, the special allowance of temporary dwellings in Golden Bay could be considered. There are huge design advancements in small buildings now and quality yurts for example. There are low income families for whom property ownership is just a dream, who could co-exist with landowners on rural properties, either in second dwellings or temp. dwellings.

There are also many people driving around in vans and house trucks, parking up in public places etc, who could have a permanent or temporary, but safe, home in some corner of rural land here in the Bay. (7)

I applaud your attempts to ensure the protection of our open farmland and would hope there is no rush to subdivide the 'once'. I would prefer that the big farms remain in tact. (8)

I see that you are proposing to allow extra dwellings on Rural 2 land, but I think 2 dwellings, each with 2 H/K units attached, and each with 2 sleep outs means potentially 8 bathrooms and 6 kitchens!! Where often these properties are on septic tanks.

Some of these property owners would actually rather subdivide.

Most of us, I imagine, just want an extra small dwelling with it's own kitchen by right. (9)

The ability to 'Age in Place' is what I want.

A beautiful, productive rural environment is what we all want.

For some land owners, communal living on their land, as per your proposal for Rural 2, is their hope for the future. (11) (12)

For MANY younger people, this is what they dream of.

Monitor the conditions and drainage etc. somehow. Low impact etc is all great. (10)

It has worked historically, in Golden Bay, as you will be well aware.

It suits us. Maybe a trial specific to Golden Bay would be warranted. (13)

Thank you for taking the time to consider my views.

Lorna Scurr.

58 yrs.

Clifton resident 28 yrs.



# Submission on a Change to the Tasman Resource Management Plan

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**Cover Sheet**

**OFFICE USE**

Date received stamp:

14-3-16

Initials:

Submitter No.

4073

**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: **Katerina Seligman**

(organisation/individual)

Representative/Contact:

(if different from above)

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20 McGlashen St Motueka 7120

Home Phone: 03 5280194

Bus. Phone: above

Fax:

Email: [katselig@xtra.co.nz](mailto:katselig@xtra.co.nz)

Postal address for service of person making submission:

(if different from above)

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): 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).**

OFFICE USE Submitter Number: 4073

(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 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.	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 whether 2 main dwellings also mean 2 attached secondary units, i.e. 4 kitchens in total.	③

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

OFFICE USE Submitter Number: 4073

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17.5.3.3 and similar in all rural zones	I support the increase of size of a minor dwelling from 60m2 to 100m2 including garage	to proceed with this proposed change	4 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	6 7
17.5.2.8A and in all rural zones - 17.6.2.8A	I support the restricted discretionary activity of cooperate living, however,	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.	8 9
17.5.3.1 (ca) in Rural 1 and in all other Rural zones	I oppose the restriction of sleep-outs to two per dwelling, and I also oppose councils intention to reduce the number of sleep-outs 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.	10
17.5.3.1 (ea) in Rural 1 and in all other rural zones - 17.6.3.1 (gb)	I oppose the idea that sleep-outs are not part of cooperative living. In cooperative living there may be a communal kitchen. Sleep-outs offer a cheaper form of accommodation.	To include sleepouts as a permitted activity in cooperative living.	11

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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  
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 Phone 03 543 8400  
 Fax 03 543 9524

Murchison  
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 Murchison 7007  
 New Zealand  
 Phone 03 523 1013  
 Fax 03 523 1012

Motueka  
 7 Hickmott Place  
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 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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Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

14.3.16 JS

Initials:

Submitter No.

4074

**Note:**

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Submitter Name: Carolyn Simon

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

8 Onekaka Iron Works Rd  
RD2 Takaka 7182

Home Phone: 03 525 8544

Bus. Phone: 0274 835 865

Fax:

Email: carolynsimon1@gmail.com

Date: 10-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 & 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: 4074

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Plan change 60	<p>I support changes to the current use of rural land in Tasman district. Less productive land that is zoned either Rural 2 or Rural Residential is suited to multiple use, including co-operative living, particularly in Golden Bay which is a unique area in Tasman with different lifestyle priorities. These include an urgent need for more affordable and accessible housing options and a preference for ecologically and socially sustainable development.</p> <p>I request that the proposed changes allow greater flexibility for low impact development of multiple dwellings on shared/co-operative land that is smaller than 2 hectares, without the need to subdivide. These allowable dwellings should include temporary forms such as yurts, caravans, housetrucks, etc.</p>		<div style="text-align: center;">①</div> <div style="text-align: center; margin-top: 100px;">②</div> <div style="text-align: center; margin-top: 100px;">③</div>

464

2/2

3777 HotHouse Communications

*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

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 Private Bag 4  
 Richmond 7050  
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 Phone 03 543 8400  
 Fax 03 543 9524

**Murchison**  
 92 Fairfax Street  
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 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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### Cover Sheet

**OFFICE USE**

Date received stamp:

11-3-16

S

Initials:

Submitter No.

4075

**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:

Shanti Smith

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

6 Falcone Rd  
RD 1  
Takaka

Home Phone:

Bus. Phone:

Fax:

Email:

shanti@stere@gmail.com

Date:

8/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):

Postal address for service of person making submission:

(if different from above)

**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).

8 Mar 2016 4075

To Whom It May Concern:

I have enjoyed holiday accommodation at the Paturau River mouth for many years. In some recent summers the noise from the neighbors and their motor vehicles was devastatingly loud and obnoxious! We could not approach them to stop as I suppose it is within their rights to make such a loud stinky fuss...it ruined our trips many times. Motorcross smells and pollutes. This is a residential area with a few other houses...even though it seems rather rural.

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:

- (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. ②
- (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.

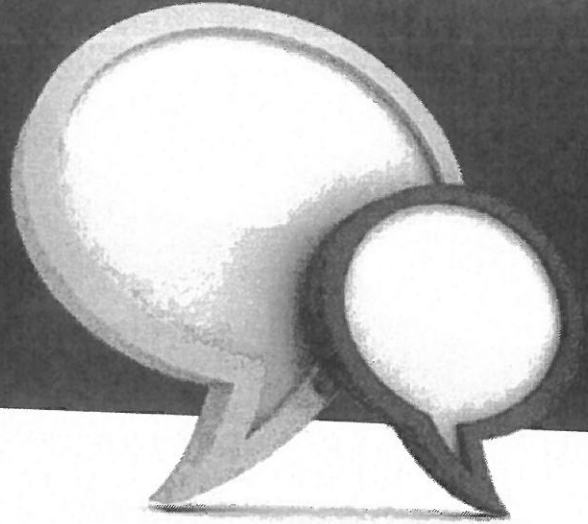
I would appreciate it if the Plan Change could adopt a policy that provides for a setback for Recreational Motorcycle Use as described above and also suggested by Rose Biss in section 4.6 of her report titled "Ombudsman's Report on Motorcross Activities" dated 6th of October 2011.

Thank you,  
Shanti Smith



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Submissions close at 4.00 pm on  
Monday, 14 March, 2016.



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Submitter Name: Steadman Karen  
(organization/individual)

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

Postal Address: RD 3  
SHB Murchison

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

Home Phone: \_\_\_\_\_

Bus. Phone: 0274826199

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

Email: Karen.steadman ??

Date: 14<sup>th</sup> / 3 / 2016

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: \_\_\_\_\_

- 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.

**OFFICE USE**  
Date received stamp:  
LATE  
R 17.3.16 [Initials]  
Initials: \_\_\_\_\_  
Submitter No. 4076

**IMPORTANT – Please state:**  
This submission relates to Variation/Change No.: \_\_\_\_\_  
Variation/Change Title/Subject: \_\_\_\_\_



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**Cover Sheet**

**OFFICE USE**

Date received stamp:

14.3.16  
AS

Initials:

Submitter No.

4077

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Submitter Name: Andrew Stephenson

(organisation/individual)

Representative/Contact: -

(if different from above)

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98 Thorp Street  
Motueka

Home Phone: 03 528 5129

Bus. Phone: 03 528 7370

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

Email: andrew@bellstephenson.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): 3

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OFFICE USE Submitter Number: 4077

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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
C60 Subdivision	Rural 2 land should not be excluded from subdivision after a certain time. It encourages people to subdivide as 'of right now', making irrational decisions now. Rural 2 has often also non productive soils, so a subdivision does no harm. Making a subdivision from now on a non-complying activity also makes any cooperate living a non-complying activity, if titles for individual houses are desired.	Exclude rural 2 from the time limit and eliminate subdivision in rural 2 becoming non-complying.	④ ⑤
Rural Character - Meaning of word	the definition of rural character should exclude a) open space, as open space discourages clustering. It is subjective and does nothing to protect productive land	delete: a) open space - as one criteria of rural character.	⑥

470

Feel free to contact us:



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

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 Fax 03 528 9751

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 Fax 03 525 9972

OFFICE USE Submitter Number: 4677

(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 60m <sup>2</sup> to 80m <sup>2</sup> or 120m <sup>2</sup> including garage	to proceed with this proposed change	7
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	8
17.5.2.8A and in all rural zones - 17.6.2.8A	I support the restricted discretionary activity of cooperate living, however,	to proceed with the proposed change	9
17.5.2.8A and in all rural zones - 17.6.2.8A	I support the restricted discretionary activity of cooperate living, however,	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.	10
17.5.2.8A and in all rural zones - 17.6.2.8A	I support the restricted discretionary activity of cooperate living, however,	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.	11
17.5.2.8A and in all rural zones - 17.6.2.8A	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.	12
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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 doublely 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.	13
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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.	14
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3777 HotHouse Communications

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  
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 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

**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:

11-3-16

o

Initials:

Submitter No.

4078

**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: Petra Stephenson

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

98 Thorp Street  
Motueka

Home Phone: 03 5285129

Bus. Phone: 027 5141434

Fax:

Email: petra@bellstephenson.co.nz

Postal address for service of person making submission:

(if different from above)

Date: 12-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): 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).**



OFFICE USE Submitter Number: 4078

(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 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.	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
C60 Subdivision	Rural 2 land should not be excluded from subdivision after a certain time. It encourages people to subdivide as 'of right now', making irrational decisions now. Rural 2 has often also non productive soils, so a subdivision does no harm. Making a subdivision from now on a non-complying activity also makes any cooperate living a non-complying activity, if titles for individual houses are desired.	Exclude rural 2 from the time limit and eliminate subdivision in rural 2 becoming non-complying.	④ ⑤
Rural Character - Meaning of word	the definition of rural character should exclude a) open space, as open space discourages clustering. It is subjective and does nothing to protect productive land	delete: a) open space - as one criteria of rural character.	⑥

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