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Change 60: Co-Operative Living

Decisions and Reasons

Final Decision 604.1

C60.1188.4	Drummond, Wendy	Allow
C60.1188.5	Drummond, Wendy	Allow In Part
C60.1403.2	Muter, Frans	Disallow
C60.2649.2	Hoos, Yana	Allow
C60.2649.5	Hoos, Yana	Allow In Part
C60.2649.7	Hoos, Yana	Allow In Part
C60.2799.5	Tasman District Council staff	Disallow
<i>Allow</i>	FC60.4032.1	
C60.2799.6	Tasman District Council staff	Allow In Part
<i>Allow in Part</i>	FC60.2864.27	
C60.2799.7	Tasman District Council staff	Allow In Part
<i>Disallow</i>	FC60.4032.2	
C60.2799.8	Tasman District Council staff	Allow In Part
C60.2849.2	Wedderburn, Jean	Allow
C60.3592.1	Golden Bay Community Board	Allow In Part
C60.3592.3	Golden Bay Community Board	Allow
C60.3987.6	Angelo, Joseph	Allow
C60.3989.2	Astill, Rosie	Allow In Part
C60.3991.3	Bensemman, Alan	Disallow
C60.3991.4	Bensemman, Alan	Allow In Part
C60.3992.3	Bensemman, Roy	Allow In Part
C60.3994.1	Blackstock, Patsy	Disallow
C60.3994.6	Blackstock, Patsy	Allow In Part
C60.3994.9	Blackstock, Patsy	Disallow
C60.3998.2	Bourhis, Beatrice	Allow
C60.4004.1	Cartwright, James E	Allow
C60.4009.5	Eastman, Liza	Allow
C60.4013.2	Forest, Sage Joy	Allow
C60.4013.3	Forest, Sage Joy	Allow
C60.4014.2	Gall, Natasha	Allow In Part
C60.4016.1	Golden Bay Surveyors	Allow In Part
C60.4018.4	Griffith, Graham & Anne	Allow In Part
C60.4018.6	Griffith, Graham & Anne	Disallow
C60.4018.7	Griffith, Graham & Anne	Disallow
C60.4019.2	Halkin, Susan	Allow
C60.4019.3	Halkin, Susan	Allow
C60.4022.2	Halliwell, Marlene	Allow
C60.4024.1	Hannah, Lynda	Disallow
C60.4024.6	Hannah, Lynda	Allow In Part
<i>Allow in Part</i>	FC60.4032.32	
C60.4024.8	Hannah, Lynda	Disallow
C60.4029.1	Hodgson, Antony	Allow In Part
<i>Allow in Part</i>	FC60.4032.35	
C60.4031.3	Jacobson, Julie	Allow
C60.4031.8	Jacobson, Julie	Disallow
C60.4032.9	Jelf, Iona	Allow
C60.4032.15	Jelf, Iona	Allow In Part
C60.4033.1	Jenkins, Barry	Disallow
C60.4033.2	Jenkins, Barry	Allow
C60.4034.3	Kebbell, John	Disallow

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C60.4034.10	Kebbell, John	Allow
C60.4034.17	Kebbell, John	Allow In Part
C60.4034.19	Kebbell, John	Disallow
C60.4036.7	Kerrisk, Billy	Disallow
C60.4036.8	Kerrisk, Billy	Allow In Part
C60.4036.9	Kerrisk, Billy	Allow
C60.4037.1	Kingston, Derry	Allow In Part
C60.4037.5	Kingston, Derry	Disallow
C60.4038.4	Koldau, Vanessa & Magnus	Allow In Part
C60.4038.7	Koldau, Vanessa & Magnus	Disallow
C60.4041.1	Laing, Chris	Allow In Part
C60.4044.2	Lochner, Richard	Allow
C60.4044.4	Lochner, Richard	Allow
C60.4044.5	Lochner, Richard	Allow In Part
C60.4045.4	Love, G	Allow In Part
C60.4045.7	Love, G	Disallow
C60.4045.8	Love, G	Disallow
<i>Allow</i>	FC60.2864.37	
C60.4046.1	McCarthy, Beth	Allow
C60.4046.3	McCarthy, Beth	Allow
C60.4048.3	McMahan, Diana C	Allow In Part
C60.4050.1	Maurer, Joachim	Allow
C60.4050.2	Maurer, Joachim	Allow In Part
<i>Disallow</i>	FC60.2864.39	
C60.4051.3	Mead, Donald J	Allow
C60.4051.4	Mead, Donald J	Allow
C60.4052.4	Mitchell, Fran	Allow In Part
C60.4052.7	Mitchell, Fran	Disallow
C60.4052.8	Mitchell, Fran	Disallow
<i>Allow</i>	FC60.2864.41	
C60.4055.1	Nalder, Sheryl	Allow In Part
C60.4056.1	Needham Rosemary	Allow
C60.4060.1	Osmers, John	Allow
C60.4060.2	Osmers, John	Allow In Part
C60.4061.1	Pearson, Debbie & Mark	Allow
C60.4061.2	Pearson, Debbie & Mark	Allow In Part
C60.4067.2	Rowse, Chris & Schneider, Silvia	Allow
C60.4067.3	Rowse, Chris & Schneider, Silvia	Allow In Part
C60.4067.9	Rowse, Chris & Schneider, Silvia	Allow
C60.4069.1	Santa Barbara, Jack	Disallow
C60.4069.8	Santa Barbara, Jack	Allow In Part
C60.4069.10	Santa Barbara, Jack	Disallow
C60.4070.1	Santa Barbara, Jeff	Disallow
C60.4070.8	Santa Barbara, Jeff	Allow In Part
C60.4070.11	Santa Barbara, Jeff	Disallow
C60.4071.7	Schwarz, Ursus	Allow
C60.4072.11	Scurr, Lorna	Allow
C60.4072.12	Scurr, Lorna	Allow In Part
C60.4072.13	Scurr, Lorna	Allow In Part
C60.4073.1	Seligman, Katerina	Disallow
C60.4073.8	Seligman, Katerina	Allow In Part

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C60.4073.11	Seligman, Katerina	Disallow
C60.4074.2	Simon, Carolyn	Allow In Part
C60.4077.1	Stephenson, Andrew	Disallow
C60.4077.11	Stephenson, Andrew	Allow In Part
C60.4077.14	Stephenson, Andrew	Disallow
C60.4078.1	Stephenson, Petra	Disallow
C60.4078.11	Stephenson, Petra	Allow In Part
C60.4078.14	Stephenson, Petra	Disallow
C60.4080.5	Thomas, Liz	Allow
C60.4081.1	Thorpe, Jonathan	Allow In Part
C60.4082.1	Thorpe, R Joshua	Allow In Part
C60.4083.1	Thorpe, William	Allow In Part
C60.4083.2	Thorpe, William	Allow In Part
<i>Allow in Part</i>	FC60.4032.27	
C60.4084.2	Turner, Reginald E J	Allow
C60.4090.4	Wells, Graeme	Allow
C60.4091.3	Wells, Ned	Allow
C60.4092.2	Wi Rutene, Simon L	Allow
C60.4092.3	Wi Rutene, Simon L	Allow In Part
C60.4093.1	Williams, Rose	Allow In Part

Plan Amendments**Topic : 7.2.3.1G**

Amend policy 7.2.3.1G as follows:

1. Amend line one of the policy to read:

"To enable cooperative living opportunities in the Rural 1, Rural 2 and Rural Residential zones where:...."

2. Amend paragraph (a) to read:

"(a) the land is held collectively, wholly or in part, by one or more persons, including by way of unit titles; and"

3. Amend paragraph (c) to read:

"(c) the potential productive value of the land is maintained in the Rural 1 and 2 zones, particularly land of high productive value; and"

Topic : 16.3.8

Insert new rule:

"16.3.8.4B Discretionary Subdivision (Rural Residential Zone – Cooperative Living)

Subdivision in the Rural Residential Zone that does not comply with the conditions of rule 16.3.8.1 other than where it is only subject to rule 16.3.8.2, 16.3.8.3, 16.3.8.4 or 16.3.8.4A is a discretionary activity if it complies with the following conditions

(a) The subdivision is for the purpose of co-operative living and a land use consent application under rule 17.8.2.8A has been submitted with the application for subdivision consent.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act."

Topic : Chapter 17

Amend rules 17.5.2.8A and 17.6.2.8A as follows:

1. Delete the word "Restricted" from the heading.
2. Delete the word "restricted" from the first line under the heading.
3. Amend the phrase after condition (c) to read:

"A resource consent is required. Consent may be refused, or conditions imposed. In considering the applications and determining conditions, Council will have regard to the following criteria and to other provisions of the Plan or Act:"

4. Insert an additional criterion for assessment as follows:

"(10) The extent to which buildings, structures and accessways minimise the physical fragmentation of a site."

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Topic : 17.8

Insert new rule:

"17.8.2.6A Discretionary Activities (Cooperative Living)

Cooperative living is a discretionary activity if it meets the following conditions:

- (a) The activity meets permitted conditions (a) – (p) of rule 17.8.2.1.
- (b) All buildings, including dwellings, meet permitted conditions (e) – (q) of rule 17.8.3.1 where applicable.

A resource consent is required. Consent may be refused, or conditions imposed. In considering the applications and determining conditions, Council will have regard to the following criteria and to other provisions of the Plan or Act:

- (1) The proposed legal arrangement regarding land and building ownership.
- (2) The extent to which the buildings and proposed land use are consistent with low impact design principles and methods.
- (3) Matters (1) - (5) and (7) - (11) in rule 17.8.3.1A."

Other Action

Council to develop guidance material for co-operative living.

Reasons

1. The amended co-operative policy and additional assessment criterion will better support the primary rural environment objective of retaining potentially productive land, particularly high productive land, for the purpose of plant and animal production.
2. A Discretionary level consent pathway for a co-operative living land use application similar to the consent pathway for regular land use and building development reduces the incentive for activities that are not co-operative in purpose to make use of the consent pathway for co-operative living and provides equivalent opportunities for both 'regular' and co-operative living land use and building activity.
3. The retention of the proposed matters for Restricted Discretion as assessment criteria particular to co-operative living will provide guidance to both the public and decision makers about Council's assessment parameters.
4. The specific provision for co-operative living in the Rural Residential zone provides the opportunity for co-operative living associated with rural lifestyle rather than plant and animal production as for the Rural 1 and 2 zones.