

**601 Change 60: Productive Potential vs Rural Residential Living and Business****Evaluation Overview**

This staff evaluation deals with submissions requests affecting policies, objectives and definitions, being Plan provisions that form the basis for rules affecting rural land use and subdivision.

In general terms, Plan Change 60 upholds the principle that maintaining productive opportunity is the priority land use for Rural 1 and Rural 2 zones. Changes to the policy framework reflect Council's recognition of the demand for a more flexible approach to rural living. Some changes to definitions concern an improved understanding of values associated with land and its productive potential.

**Submissions Dealt with in this Report**

<b>C60.35.1</b>	<b>Randall, C W A</b>	<b>C60 GEN</b>	Retain proposed Plan Change 60.
<b>C60.336.1</b>	<b>Batten, Garrick</b>	<b>2.2</b>	Amend the proposed definition of 'high productive value' feature (b) from "13 degrees" to "15 degrees".
<b>C60.336.2</b>	<b>Batten, Garrick</b>	<b>2.2</b>	Amend the proposed definition of 'high productive value' to include Class D soils in the category of soils of high productive value.
<b>C60.336.3</b>	<b>Batten, Garrick</b>	<b>2.2</b>	Delete the proposed change to the definition of 'productive value' and retain the operative definition.
<i>Oppose</i>		FC60.2864.7	
<b>C60.336.4</b>	<b>Batten, Garrick</b>	<b>7.1</b>	Amend the proposed text in 7.1.30 and 7.1.20.1 to delete the word "highest" and use consistent terminology to refer to land of high productive value.
<b>C60.336.5</b>	<b>Batten, Garrick</b>	<b>7.1.30</b>	Include Class C in the description of land of 'high' quality in paragraph 1.
<i>Support</i>		FC60.4032.20	
<b>C60.336.6</b>	<b>Batten, Garrick</b>	<b>7.1.2.1</b>	Amend proposed objective to insert the word "currently" to read as follows: "Except where rural land is currently deferred for urban use ..."
<i>Oppose</i>		FC60.4032.7	
<b>C60.806.2</b>	<b>NZ Transport Agency</b>	<b>7.1.1.1</b>	Retain proposed issue 7.1.1.1 (a) and (b).
<i>Support</i>		FC60.806.1	
<b>C60.806.4</b>	<b>NZ Transport Agency</b>	<b>7.1.1.2</b>	Retain proposed issue.
<b>C60.806.5</b>	<b>NZ Transport Agency</b>	<b>7.1.2.1</b>	Retain proposed objective.
<b>C60.806.6</b>	<b>NZ Transport Agency</b>	<b>7.1.2.2</b>	Retain proposed objective.
<b>C60.806.7</b>	<b>NZ Transport Agency</b>	<b>7.1.2.3</b>	Retain proposed objective.
<b>C60.806.8</b>	<b>NZ Transport Agency</b>	<b>7.1.3.6A</b>	Retain proposed policy.
<b>C60.806.9</b>	<b>NZ Transport Agency</b>	<b>7.1.3.6B</b>	Retain proposed policy.
<b>C60.806.10</b>	<b>NZ Transport Agency</b>	<b>7.1.3.6C</b>	Retain proposed policy.
<b>C60.806.11</b>	<b>NZ Transport Agency</b>	<b>7.1.3.6D</b>	Retain proposed policy.
<b>C60.806.12</b>	<b>NZ Transport Agency</b>	<b>7.1.3.6E</b>	Retain proposed policy.
<b>C60.806.13</b>	<b>NZ Transport Agency</b>	<b>7.1.3.6F</b>	Retain proposed policy.

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<b>C60.806.14</b>	<b>NZ Transport Agency</b>	<b>7.1.20</b>	Retain proposed changes to Methods of Implementation in section 7.1.20.
<b>C60.806.15</b>	<b>NZ Transport Agency</b>	<b>7.1.40</b>	Retain proposed changes to Performance Monitoring Indicators in section 7.1.40.
<b>C60.806.16</b>	<b>NZ Transport Agency</b>	<b>7.2.1.1</b>	Retain proposed issue.
<b>C60.806.17</b>	<b>NZ Transport Agency</b>	<b>7.2.2.1</b>	Retain proposed objective.
<b>C60.806.18</b>	<b>NZ Transport Agency</b>	<b>7.2.2.2</b>	Retain proposed objective.
<b>C60.806.19</b>	<b>NZ Transport Agency</b>	<b>7.2.2.3</b>	Retain proposed objective.
<b>C60.806.22</b>	<b>NZ Transport Agency</b>	<b>7.2.3.1D</b>	Delete proposed policy 7.2.3.1D(d).
<i>Support</i>			FC60.806.5
<b>C60.806.24</b>	<b>NZ Transport Agency</b>	<b>7.2.3.1D</b>	Insert a new clause in 7.2.3.1D: “(e) The development will not result in adverse effects on the State Highway network including its intersections with local side roads.”
<i>Support</i>			FC60.806.7
<b>C60.806.29</b>	<b>NZ Transport Agency</b>	<b>7.2.30</b>	Insert words at the end of the first sentence of the proposed penultimate paragraph so it reads: “The different Rural Residential Zone areas have different threshold subdivision sizes which take into account the character and attributes of the land (including servicing capability and traffic effects).”
<b>C60.1089.3</b>	<b>Nelson Forests Ltd</b>	<b>2.2</b>	Amend the definition of 'plant and animal production' to include the processing of trees into logs.
<b>C60.1188.6</b>	<b>Drummond, Wendy</b>	<b>7.2.3.1B</b>	Retain proposed policy that encourages Low Impact Development.
<b>C60.1188.8</b>	<b>Drummond, Wendy</b>	<b>2.2</b>	Include a definition of productive land.
<b>C60.1403.1</b>	<b>Muter, Frans</b>	<b>C60 GEN</b>	Retain Plan Change 60.
<b>C60.1430.2</b>	<b>Royal Forest &amp; Bird Protection Society (Nelson/Tasman)</b>	<b>6.2.3.10</b>	Retain the operational policy with reservations and, do not allow any more coastal hard-walling or raised building platform.
<b>C60.1430.3</b>	<b>Royal Forest &amp; Bird Protection Society (Nelson/Tasman)</b>	<b>7.2.30</b>	Provide for a 'whole of catchment' approach when any change of land use interferes with or pollutes the normal flow of fresh water.
<b>C60.1440.1</b>	<b>Vincent, S M</b>	<b>7.1</b>	Retain provisions 7.1.2.2, 7.1.2.3, 7.1.3.2 and 7.1.3.3.
<b>C60.1440.4</b>	<b>Vincent, S M</b>	<b>C60 GEN</b>	Amend provisions to ensure the long term protection of rural land from rural-residential type activity.
<b>C60.1521.1</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>2.2</b>	Amend the proposed definition of “low impact building design” to: “Low impact building design – means the design of a building or structure to minimise the visual impact of the building or structure within the landscape, and the effects of servicing the building or structure in terms of access, water supply, energy efficiency, stormwater and wastewater management.”
<b>C60.1521.2</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>2.2</b>	Amend the proposed definition of “plant and animal production” by to: “Plant and animal production – means the use of land and

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buildings primarily for or associated with the production (but not large-scale processing) of plant or animal products, including agricultural, pastoral, horticultural and forestry products.”

<b>C60.1521.4</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>7.0</b>	Retain proposed changes to the introduction in section 7.0.
<b>C60.1521.5</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>7.1.3</b>	Amend proposed policies 7.1.3.6B and 7.1.3.6C to support flexibility in subdividing and rules that reduce barriers to small-lot subdivision.
<i>Oppose</i>		FC60.2864.21	
<b>C60.1521.6</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>7.1.2</b>	Retain proposed objectives 7.1.2.2 and 7.1.2.3.
<b>C60.1521.7</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>7.1.3.6A</b>	Retain proposed policy 7.1.3.6A which limits subdivision of Rural 1 and Rural 2 Zone.
<i>Support</i>		FC60.1076.3	
<b>C60.1521.9</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>7.1.3.6F</b>	Amend proposed policy 7.1.3.6F to: “To enable rural living opportunities in Rural 1 and Rural 2 zones, where appropriate.”
<i>Oppose</i>		FC60.2864.24	
<b>C60.1521.10</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>7.2.2</b>	Retain objectives 7.2.2.2 and 7.2.2.3.
<i>Support</i>		FC60.1076.5	
<b>C60.1521.13</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>C60 GEN</b>	Amend proposed changes to enable managed growth in rural communities.
<b>C60.1521.14</b>	<b>Federated Farmers of NZ (Inc.)</b>	<b>7.2.3.1C</b>	Amend proposed policy 7.2.3.1C by inserting in clause (b), “significant” before “adverse effects”.
<b>C60.2004.1</b>	<b>Thorpe, Helen</b>	<b>C60 GEN</b>	Retain provisions that protect productive land from urban development, as this land is important for food production.
<b>C60.2004.2</b>	<b>Thorpe, Helen</b>	<b>C60 GEN</b>	Amend to include provisions that encourage residential development onto poorer quality land such as hillsides.
<b>C60.2649.1</b>	<b>Hoos, Yana</b>	<b>C60 GEN</b>	Retain Plan Change 60.
<b>C60.2649.6</b>	<b>Hoos, Yana</b>	<b>Chapter 7</b>	Amend provisions to acknowledge that productive opportunities can be better protected if land is occupied by people and their gardens, trees and livestock.
<i>Support</i>		FC60.4032.11	
<b>C60.2849.1</b>	<b>Wedderburn, Jean</b>	<b>C60 GEN</b>	Retain proposed Plan Change 60.
<b>C60.2852.1</b>	<b>Riley, Trevor H</b>	<b>C60 GEN</b>	Amend to ensure the protection of land that has high productive value.
<b>C60.2864.1</b>	<b>Horticulture New Zealand</b>	<b>2.2</b>	Amend the proposed definition of “high productive value” by inserting a new point: “(f) availability of water”
<b>C60.2864.2</b>	<b>Horticulture New Zealand</b>	<b>2.2</b>	Amend the proposed definition of “plant and animal production” by inserting the following terms into the definition: “packing of produce produced on site,” “viculture,” “workers’ accommodation” and “horticulture (including greenhouses)”.
<b>C60.2864.10</b>	<b>Horticulture New Zealand</b>	<b>7.0</b>	Insert the following words at the end of the second paragraph: “and reverse sensitivity.”
<i>Support</i>		FC60.1089.1	

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<b>C60.2864.11</b>	<b>Horticulture New Zealand</b>	<b>7.0</b>	Insert the following words at the end of the first sentence of the fifth paragraph: "and so create reverse sensitivity effects."
<b>C60.2864.12</b>	<b>Horticulture New Zealand</b>	<b>7.0</b>	Amend the last sentence of the first proposed paragraph to: "In these zones where that value is high, activities involving plant and animal production are prioritised above opportunities for rural residential housing industry or commercial activity."
<b>C60.2864.13</b>	<b>Horticulture New Zealand</b>	<b>7.1.2.2</b>	Retain proposed objective.
<b>C60.2864.14</b>	<b>Horticulture New Zealand</b>	<b>7.1.2.3</b>	Retain proposed objective.
<b>C60.2864.15</b>	<b>Horticulture New Zealand</b>	<b>Chapter 7</b>	Amend proposed objectives by including objectives for Rural 3 and Rural Residential zones.
<b>C60.2864.17</b>	<b>Horticulture New Zealand</b>	<b>7.1.3.4</b>	Amend point (a) of proposed policy 7.1.3.4 by deleting the words, "and the versatility of the land"
<b>C60.2864.18</b>	<b>Horticulture New Zealand</b>	<b>7.1.3.6A</b>	Retain proposed policy 7.1.3.6A.
<b>Support</b>		FC60.1076.4	
<b>C60.2864.20</b>	<b>Horticulture New Zealand</b>	<b>7.1.3.6B</b>	Amend proposed policy 7.1.3.6B to: "To protect land of high productive value from residential activity, except for that directly associated with the plant and animal production."
<b>C60.2864.21</b>	<b>Horticulture New Zealand</b>	<b>7.1.3.6D</b>	Amend proposed policy 7.1.3.6D by deleting the word "discourage" and replacing with "avoid."
<b>Support</b>		FC60.4032.22	
<b>C60.2864.22</b>	<b>Horticulture New Zealand</b>	<b>7.1.3.6E</b>	Amend proposed policy 7.1.3.6E by: (a) deleting "rural activities." (b) deleting "industrial" and replacing with "rural industrial activity." (c) inserting the following words at the end; "... and effects on plant and animal production activities are avoided."
<b>C60.2864.23</b>	<b>Horticulture New Zealand</b>	<b>7.1.3.6F</b>	Amend proposed policy 7.1.3.6F to: "To enable rural living opportunities in the Rural 1 and Rural 2 Zones where the actual or potential productive value of the land and rural character is retained and further subdivision and potential reverse sensitivity effects are avoided."
<b>Support</b>		FC60.3974.5	
<b>C60.2864.24</b>	<b>Horticulture New Zealand</b>	<b>7.1.20.1</b>	Amend current provision 7.1.20.1(a) by replacing the words: (a) "the highest existing and potential productive value" in item (i) with "high productive value"; and (b) "the highest productive value" in item (ii) with "high productive value."
<b>C60.2864.25</b>	<b>Horticulture New Zealand</b>	<b>7.1.30</b>	Add to the end of the first proposed paragraph: "Availability of water is also an important attribute for high productive value."
<b>Support</b>		FC60.4032.21	
<b>C60.2864.27</b>	<b>Horticulture New Zealand</b>	<b>7.2.2.1</b>	Include workers' accommodation in proposed objective unless provided for in the definition of plant and animal production.
<b>Support</b>		FC60.3974.6	
<b>C60.2864.28</b>	<b>Horticulture New Zealand</b>	<b>7.2.2.3</b>	Retain proposed objective.

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<b>C60.2864.30</b>	<b>Horticulture New Zealand</b>	<b>7.2.3.1C</b>	Amend proposed policy 7.2.3.1C(b) by adding, "and adjacent plant and animal production".
<b>C60.2864.32</b>	<b>Horticulture New Zealand</b>	<b>7.2.3.1F</b>	Amend proposed policy 7.2.3.1F by deleting the word "discourage" and replacing with "avoid".
<b>C60.2864.41</b>	<b>Horticulture New Zealand</b>	<b>16.3.5.1</b>	Retain matter of control (1A).
<b>C60.2864.46</b>	<b>Horticulture New Zealand</b>	<b>16.3.6.1</b>	Retain matter of control (1A).
<b>C60.2864.74</b>	<b>Horticulture New Zealand</b>	<b>6.2.3</b>	Retain operational operative policy 6.2.3.3 which minimises the loss of land of high productive value for urban development.
<b>C60.2864.75</b>	<b>Horticulture New Zealand</b>	<b>6.2.3</b>	Retain operational operative policy 6.2.3.5 which requires new areas of residential development to be adequately buffered from the effects of rural activities.
<b>C60.2864.76</b>	<b>Horticulture New Zealand</b>	<b>6.2.3.8</b>	Retain proposed policy 6.2.3.8 which avoids inappropriate expansion of existing residential settlement areas in the Takaka Eastern Golden Bay Area where land is of high productive value.
<b>C60.2864.77</b>	<b>Horticulture New Zealand</b>	<b>6.2.30</b>	Amend the last sentence of the first paragraph by replacing the word "versatile" with the word "high productive value" and where it similarly appears elsewhere.
<b>C60.3015.3</b>	<b>Hoddys Orchard Ltd</b>	<b>C60 GEN</b>	Retain the policy of trying to protect Rural 1 productive land.
<b>C60.3592.2</b>	<b>Golden Bay Community Board</b>	<b>Chapter 17</b>	Retain provisions [policies & rules] for low impact development.
<b>C60.3939.1</b>	<b>Anonymous</b>	<b>C60 GEN</b>	Retain protection of Rural 1 land from inappropriate fragmentation.
<b>C60.3969.1</b>	<b>Parkes, Claire</b>	<b>Chapter 7</b>	Amend policies to discourage intensification of Rural Residential Zone.
<b>C60.3969.4</b>	<b>Parkes, Claire</b>	<b>C60 GEN</b>	Retain provisions that protect sustainable productive use of rural zoned land.
<b>C60.3974.18</b>	<b>Aggregate and Quarry Assn of NZ (AQA)</b>	<b>7.1.3.6E</b>	Amend proposed policy 7.1.3.6E to: "To accommodate rural living, commercial, and industrial [activities] in the Rural 1 Zone where the activity is wholly undertaken within existing buildings."
<b>Support</b>		<b>FC60.4065.18</b>	
<b>C60.3986.1</b>	<b>Anderson, Stuart</b>	<b>2.2</b>	Amend definition of 'high productive value' to include reference to economic productivity, so that the definition takes into account the relationship between land use and economic value.
<b>C60.3986.2</b>	<b>Anderson, Stuart</b>	<b>2.2</b>	Amend definition of 'productive value' to include reference to economic productivity, so that the definition takes into account the relationship between land use and economic value.
<b>C60.3987.1</b>	<b>Angelo, Joseph</b>	<b>C60 GEN</b>	Retain Plan Change 60.
<b>C60.3991.1</b>	<b>Bensemman, Alan</b>	<b>C60 GEN</b>	Retain provisions that protect productive land in the rural zones.
<b>C60.3992.1</b>	<b>Bensemman, Roy</b>	<b>C60 GEN</b>	Retain provisions that protect productive land in the rural zones.

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<b>C60.3994.5</b>	<b>Blackstock, Patsy</b>	<b>7.1.3.6E</b>	Retain 7.1.3.6E which enables the use of existing buildings to be converted to dwellings. [Note: Rules do not refer to conversions of existing buildings].
<i>Oppose</i>		FC60.4011.1	
<b>C60.3996.1</b>	<b>Boomerang Farm Ltd/M Wratten</b>	<b>7.2.2.2</b>	Amend objective 7.2.2.2 to add the words “and the Rural 3 Zone” after “...Rural Residential Zone”.
<b>C60.3996.2</b>	<b>Boomerang Farm Ltd/M Wratten</b>	<b>7.2.3.1A</b>	Amend policy 7.2.3.1A to add the words “and the Rural 3 Zone” after “...Rural Residential Zone”.
<b>C60.3996.3</b>	<b>Boomerang Farm Ltd/M Wratten</b>	<b>7.2.3.1F</b>	Amend policy 7.2.3.1F to add the words “and the Rural 3 Zone” after “...Rural Residential Zone”.
<b>C60.3997.1</b>	<b>Borlase Transport Ltd</b>	<b>7.0</b>	Amend paragraph 12 to add the words “particularly those that support the processing and transport needs of plant and animal production” between the words “established activities,” and “and a range”.
<b>C60.3997.2</b>	<b>Borlase Transport Ltd</b>	<b>Chapter 7</b>	Amend the first of the proposed new paragraphs to add the words “unless the activity is a rural industry directly associated with plant and animal production” after “that value is high”.
<b>C60.3997.4</b>	<b>Borlase Transport Ltd</b>	<b>7.1.3.6E</b>	Amend 7.1.3.6E to replace the words “wholly undertaken within existing buildings” with “undertaken within existing buildings and addition to those existing buildings”.
<b>C60.3999.1</b>	<b>Bradley, Ralph</b>	<b>C60 GEN</b>	Retain proposed Plan Change 60.
<b>C60.4000.1</b>	<b>Bryant, Murray &amp; Stephanie</b>	<b>C60 GEN</b>	Retain protection of Rural 1 and 2 zones.
<b>C60.4000.3</b>	<b>Bryant, Murray &amp; Stephanie</b>	<b>7.1.3.6E</b>	Retain policy 7.1.3.6E.
<b>C60.4001.1</b>	<b>Butts, Joan E</b>	<b>C60 GEN</b>	Retain proposed Plan Change 60.
<b>C60.4001.8</b>	<b>Butts, Joan E</b>	<b>Chapter 7</b>	Retain policies that support densification of existing developed areas.
<b>C60.4002.2</b>	<b>Butts, Robert J</b>	<b>2.2</b>	Retain definition of “plant and animal production”.
<b>C60.4002.4</b>	<b>Butts, Robert J</b>	<b>7.1.3.6D</b>	Amend 7.1.3.6D to add the words “and Rural 2” between the words “Rural 1” and “Zone”.
<i>Support</i>		FC60.4032.23	
<b>C60.4005.2</b>	<b>Charlett, V Joan</b>	<b>7.2.3.1B</b>	Retain the proposed policy encouraging low impact design.
<b>C60.4008.1</b>	<b>Drummond, Stuart</b>	<b>7.1.3.6A</b>	Amend the proposed policy to: “To limit further subdivision and residential development of existing small allotments in the Rural 1 and Rural 2 zones to avoid the potential for reverse sensitivity and increasing value of surrounding land, if they cumulatively adversely affect the potential of the land sought to be subdivided to be used for plant and animal production.”
<b>C60.4010.2</b>	<b>Eastman, Vic</b>	<b>7.2.3.1B</b>	Retain the proposed policy encouraging low impact design.
<b>C60.4011.1</b>	<b>Egg Producers Federation of NZ</b>	<b>2.2</b>	Retain proposed definition of “plant and animal production.”
<b>C60.4011.5</b>	<b>Egg Producers Federation of NZ</b>	<b>7.2.2</b>	Insert a new objective 7.2.2.4 as follows: “Restrict new development to appropriate locations to minimise conflict between incompatible land uses.”

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<i>Support</i>		FC60.2864.25	
<b>C60.4011.6</b>	<b>Egg Producers Federation of NZ</b>	<b>7.1.2.2</b>	Retain proposed objective.
<b>C60.4011.7</b>	<b>Egg Producers Federation of NZ</b>	<b>7.1.2.3</b>	Retain proposed objective.
<b>C60.4011.8</b>	<b>Egg Producers Federation of NZ</b>	<b>7.1.3</b>	Retain proposed policy.
<b>C60.4013.4</b>	<b>Forest, Sage Joy</b>	<b>7.2.3.1G</b>	Retain policy encouraging low impact development.
<b>C60.4016.2</b>	<b>Golden Bay Surveyors</b>	<b>2.2</b>	Request to update the current definition of "plantation forest" to ensure clarity and usefulness.
<b>C60.4017.1</b>	<b>GP Investments Ltd</b>	<b>7.2.2.1</b>	Delete proposed objective 7.2.2.1.
<b>C60.4017.2</b>	<b>GP Investments Ltd</b>	<b>7.2.2.3</b>	Delete proposed objective 7.2.2.3.
<b>C60.4018.2</b>	<b>Griffith, Graham &amp; Anne</b>	<b>7.1.3.6E</b>	Retain the proposed provisions that enable the existing structures to be converted into habitable dwellings.
<b>C60.4018.3</b>	<b>Griffith, Graham &amp; Anne</b>	<b>7.1.3.6E</b>	Provide for proposed policy 7.1.3.6E by proposing new rules in all rural zones.
<b>C60.4019.1</b>	<b>Halkin, Susan</b>	<b>C60 GEN</b>	Retain proposed changes that protect productive land.
<b>C60.4021.1</b>	<b>Halliwell, Cathleen</b>	<b>C60 GEN</b>	Retain the proposed changes.
<b>C60.4021.3</b>	<b>Halliwell, Cathleen</b>	<b>Chapter 17</b>	Further increase flexibility of land use in Rural 2 Zone and differentiate it from Rural 1 Zone.
<b>C60.4021.5</b>	<b>Halliwell, Cathleen</b>	<b>Chapter 17</b>	Retain the proposed changes for low impact development.
<b>C60.4021.6</b>	<b>Halliwell, Cathleen</b>	<b>C60 GEN</b>	Discourage or restrict large plantation forestry and intensive animal farming.
<b>C60.4022.3</b>	<b>Halliwell, Marlene</b>	<b>C60 GEN</b>	Discourage or restrict large plantation forestry.
<b>C60.4023.3</b>	<b>Hancock Forest Management (NZ) Ltd</b>	<b>2.2</b>	Provide for plantation forestry tree processing as part of plant processing definition.
<b>C60.4023.9</b>	<b>Hancock Forest Management (NZ) Ltd</b>	<b>Chapter 7</b>	Amend proposed conditions 7.2.3.1C(a) and 7.2.3.1D(b) as follows or similarly:
<b>C60.4024.4</b>	<b>Hannah, Lynda</b>	<b>7.1.3.6E</b>	Retain the proposed provisions that enable the existing structures to be converted into habitable dwellings.
<b>C60.4024.5</b>	<b>Hannah, Lynda</b>	<b>7.1.3.6E</b>	Provide for proposed policy 7.1.3.6E by proposing new rules in all rural zones.
<b>C60.4025.1</b>	<b>Harwood, Geoffrey</b>	<b>Chapter 17</b>	Retain the proposed changes for low impact development.
<b>C60.4027.1</b>	<b>Harwood, Shane</b>	<b>Chapter 17</b>	Support proposed changes to low impact development.
<b>C60.4028.1</b>	<b>Haugh, John</b>	<b>C60 GEN</b>	Retain proposed Change 60.
<b>C60.4028.2</b>	<b>Haugh, John</b>	<b>C60 GEN</b>	Allow development of unproductive land.

**Staff Evaluation Report : 601 - Change 60: Productive Potential vs Rural Residential Living and Business**

<b>C60.4029.2</b>	<b>Hodgson, Antony</b>	<b>2.2</b>	Retain proposed changes to the definitions.
<b>C60.4032.7</b>	<b>Jelf, Iona</b>	<b>7.2.3.1B</b>	Retain proposed policy encouraging low impact design.
<b>C60.4032.8</b>	<b>Jelf, Iona</b>	<b>C60 GEN</b>	Retain policies that protect productive land resources, especially high productive land for the benefit of future generations.
<b>C60.4032.11</b>	<b>Jelf, Iona</b>	<b>7.1.3.6A</b>	Retain the introduction of additional guiding proposals for small lot subdivision to maintain rural character and amenity and protect productivity.
<b>C60.4034.8</b>	<b>Kebbell, John</b>	<b>7.1.2</b>	Retain objectives and policies that protect productive land.
<i>Support</i>		FC60.4032.14	
<b>C60.4034.9</b>	<b>Kebbell, John</b>	<b>7.1.2</b>	Include policy and provisions that recognise the productive value of small lots.
<i>Support</i>		FC60.4032.8	
<b>C60.4034.15</b>	<b>Kebbell, John</b>	<b>7.2.3.1B</b>	Retain proposed policy encouraging low impact design.
<b>C60.4034.18</b>	<b>Kebbell, John</b>	<b>Chapter 17</b>	Retain provisions [policies & rules] for low impact development.
<b>C60.4036.1</b>	<b>Kerrisk, Billy</b>	<b>Chapter 7</b>	Retain proposals that prioritise rural productive activities in the Rural 1 and 2 zones.
<b>C60.4036.12</b>	<b>Kerrisk, Billy</b>	<b>Chapter 7</b>	Retain proposals that encourage more development in the Rural Residential zones.
<b>C60.4037.6</b>	<b>Kingston, Derry</b>	<b>7.2.3</b>	Retain policies that provide for activities other than plant and animal production activities in rural zones.
<b>C60.4038.2</b>	<b>Koldau, Vanessa &amp; Magnus</b>	<b>7.1.3.6E</b>	Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
<b>C60.4039.1</b>	<b>Landmark Lile Ltd</b>	<b>2.2</b>	Delete proposed definition of 'high productive value' and retain existing definition.
<i>Oppose</i>		FC60.2864.10	
<b>C60.4045.2</b>	<b>Love, G</b>	<b>7.1.3.6E</b>	Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
<b>C60.4046.2</b>	<b>McCarthy, Beth</b>	<b>7.2.3.1B</b>	Retain proposed policy encouraging low impact design.
<b>C60.4048.6</b>	<b>McMahan, Diana C</b>	<b>7.2.3.1B</b>	Retain proposed policy encouraging low impact design.
<b>C60.4051.1</b>	<b>Mead, Donald J</b>	<b>7.1</b>	Support proposals that protect high quality land and soils.
<i>Support</i>		FC60.4032.16	
<b>C60.4052.2</b>	<b>Mitchell, Fran</b>	<b>7.1.3.6E</b>	Retain proposal that enables the use of existing structures to be converted into habitable dwellings in Rural 1.
<b>C60.4056.2</b>	<b>Needham Rosemary</b>	<b>7.2.3.1B</b>	Retain proposed policy encouraging low impact design.
<b>C60.4058.1</b>	<b>New Zealand Hops Ltd</b>	<b>7.0</b>	Amend paragraph 12 by inserting "particularly those that support the processing needs of plant and animal production" after "the legitimacy of existing established activities".
<i>Oppose</i>		FC60.2864.15	
<b>C60.4058.2</b>	<b>New Zealand Hops Ltd</b>	<b>7.0</b>	Amend the first of the proposed new paragraphs to Section 7.0 by adding to the end "unless the activity is a rural industry directly associated with plant and animal production".
<i>Oppose</i>		FC60.2864.16	

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<b>C60.4058.7</b>	<b>New Zealand Hops Ltd</b>	<b>7.2.3</b>	Add a new policy 7.2.3.1H: "To review the appropriateness of Rural 1 and 2 zoning of existing clusters of dwellings and rural industries in those zones, having established, residential, rural residential or rural industrial character."
<b>C60.4059.1</b>	<b>Osmaston, Richard</b>	<b>C60 GEN</b>	Retain proposed Plan change provided that productive land is protected.
<b>C60.4060.3</b>	<b>Osmers, John</b>	<b>7.2.3.1B</b>	Retain proposed policy encouraging low impact design.
<b>C60.4065.6</b>	<b>Port Tarakohe Services Ltd</b>	<b>2.2</b>	Retain proposed definition of 'plant and animal production'
<b>C60.4065.8</b>	<b>Port Tarakohe Services Ltd</b>	<b>7.1.3.6D</b>	Retain proposed policy.
<b>C60.4065.9</b>	<b>Port Tarakohe Services Ltd</b>	<b>7.2.2.2</b>	Retain proposed objective.
<b>C60.4065.10</b>	<b>Port Tarakohe Services Ltd</b>	<b>7.2.2.3</b>	Retain proposed objective.
<b>C60.4065.12</b>	<b>Port Tarakohe Services Ltd</b>	<b>7.1.3.6D</b>	Retain proposed policy.
<b>C60.4065.13</b>	<b>Port Tarakohe Services Ltd</b>	<b>7.1.3.6D</b>	Amend proposed policy to include the Rural 2 zone as follows: "To discourage commercial, industrial and rural industrial activities in the Rural 1 and Rural 2 Zone, except where the activity is directly associated with plant and animal production."
<i>Support</i>		FC60.3974.4	
<b>C60.4067.4</b>	<b>Rowse, Chris &amp; Schneider, Silvia</b>	<b>7.2.3.1G</b>	Retain policy and other proposals encouraging low impact development.
<b>C60.4067.8</b>	<b>Rowse, Chris &amp; Schneider, Silvia</b>	<b>C60 GEN</b>	Ensure productive land is protected by enabling small-scale gardeners and farmers to occupy land.
<i>Support</i>		FC60.4032.12	
<b>C60.4068.1</b>	<b>Rural Contractors NZ Inc. (RCNZ)</b>	<b>C60 GEN</b>	Retain proposals except where alternative specific relief is requested.
<b>C60.4068.5</b>	<b>Rural Contractors NZ Inc. (RCNZ)</b>	<b>7.1.2.2</b>	Amend proposed objective to add at the end: "except where rural land is required for an activity which has a functional need to locate in rural areas (e.g. rural contractor depots),"
<i>Oppose</i>		FC60.2864.19	
<b>C60.4068.8</b>	<b>Rural Contractors NZ Inc. (RCNZ)</b>	<b>7.1.3.6E</b>	Amend proposed policy to: "To accommodate rural living, commercial, and industrial and rural activities in the Rural 1 Zone where the activity is wholly undertaken within existing buildings."
<b>C60.4069.6</b>	<b>Santa Barbara, Jack</b>	<b>7.1.3.6E</b>	Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
<b>C60.4070.6</b>	<b>Santa Barbara, Jeff</b>	<b>7.1.3.6E</b>	Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
<b>C60.4071.3</b>	<b>Schwarz, Ursus</b>	<b>C60 GEN</b>	Retain proposed Plan Change 60.
<b>C60.4072.1</b>	<b>Scurr, Lorna</b>	<b>C60 GEN</b>	Retain proposals except where alternative specific relief is requested.

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<b>C60.4072.10</b>	<b>Scurr, Lorna</b>	<b>7.2.3.1B</b>	Retain proposed policy and provisions that encourage low impact development.
<b>C60.4073.6</b>	<b>Seligman, Katerina</b>	<b>7.1.3.6E</b>	Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
<b>C60.4074.1</b>	<b>Simon, Carolyn</b>	<b>C60 GEN</b>	Retain proposed Plan Change 60.
<b>C60.4077.9</b>	<b>Stephenson, Andrew</b>	<b>7.1.3.6E</b>	Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
<b>C60.4078.9</b>	<b>Stephenson, Petra</b>	<b>7.1.3.6E</b>	Retain proposal that enables the use of existing structures to be converted into habitable dwellings.
<b>C60.4080.3</b>	<b>Thomas, Liz</b>	<b>7.1.2</b>	Retain objectives and policies that protect productive land.
<i>Support</i>		FC60.4032.15	
<b>C60.4080.4</b>	<b>Thomas, Liz</b>	<b>7.1.2</b>	Include policy and provisions that recognise the productive value of small lots.
<i>Support</i>		FC60.4032.9	
<b>C60.4080.10</b>	<b>Thomas, Liz</b>	<b>7.2.3.1B</b>	Retain proposed policy encouraging low impact design.
<b>C60.4084.3</b>	<b>Turner, Reginald E J</b>	<b>7.1.2</b>	Include policy and provisions that recognise the productive value of small lots.
<i>Support</i>		FC60.4032.10	
<b>C60.4091.4</b>	<b>Wells, Ned</b>	<b>7.2.3.1B</b>	Retain proposed policy that encourages low impact development.
<b>C60.4092.1</b>	<b>Wi Rutene, Simon L</b>	<b>C60 GEN</b>	Retain proposed Plan Change 60.
<b>C60.4094.1</b>	<b>Windle, Kate &amp; Hambrook, Steve</b>	<b>C60 GEN</b>	Delete changes that delete reference to the classes of soil as identified in 'Classification System for Productive Land in the Tasman District', Agriculture New Zealand, 1994.
<i>Support</i>		FC60.4032.17	
<b>C60.4095.1</b>	<b>Windle, Philip &amp; Rose</b>	<b>C60 GEN</b>	Delete changes that delete reference to the classes of soil as identified in 'Classification System for Productive Land in the Tasman District', Agriculture New Zealand, 1994 and referred to by Dr Ian Campbell in Chapters 2 and 6.
<i>Support</i>		FC60.4032.18	
<b>C60.4096.1</b>	<b>Wislang, B A &amp; A M</b>	<b>C60 GEN</b>	Introduce new provisions that enable small Rural 1 land parcels to subdivide off a house lot on the condition that no dwelling is erected on the productive balance lot to be 'land banked' for productive use.

**Evaluation and Recommendations 601.1****A. Evaluation****1.0 Introduction**

This staff evaluation deals with submissions requests affecting policies, objectives and definitions, being Plan provisions that form the basis for rules affecting rural land use and subdivision.

In total, 80 submitters requested changes to objectives, policies or definitions. Further submissions indicated both support for and opposition to many of the range of original requests. The requests all relate to one or more of the following matters: objectives and policies that deal with the productive value of land; chapter 7 objectives and policies that deal with non-production related activities such as housing; and, matters related to definitions such as "high productive value" and "plant and animal production".

These are described and evaluated in the following sections.

## 2.0 Affected Plan Provisions

When considering submission requests and the issues raised in relation to rural policies, objectives and definitions, the following Plan references apply and should be on hand for easy reference.

Submissions requests relate predominantly to the Chapter 7 objective and policy sets 7.1 and 7.2. Some references are made to supporting text such as the Chapter 7 Introduction and Principal Reasons and Explanation. Specific requests were also made to policy 6.2.3, concerning urban growth in relation to land with productive value. All other submission requests within this staff evaluation relate to definitions within Chapter 2.2 and their use within specific Chapter 16.3 or 17 rules.

## 3.0 Issues

Staff have identified three main areas of interest or concern in submission requests to proposed Plan Change 60. These have been summarised and described in brief as follows.

### 3.1 Issues 1: Productivity

These submission requests relate mostly to Chapter 7.1 provisions, including introductory statements, and a Chapter 6 policy that concerns the expansion of urban activities onto land that has productive value. While the objectives and policies of 7.1 are generally supported, submitters request specific changes to phrasing or word-choice.

### 3.2 Housing and Other Non-Productive Activities

This group of submission requests relate to provisions of 7.2. The main focus for requests is housing in rural zones, and most submitters support the overall direction of Council, being some degree of balance between plant and animal production and residential activity. Opinions vary on the degree of sway towards more - or less - housing in rural areas.

### 3.3 Definitions of Relevance to Productive Land

Underpinning both the Rural 1 and Rural 2 zones is a concept of land productivity, and definitions that give meaning to this are contained in Chapter 2.2. Submitters make a range of small requests to either broaden, narrow or alter the scope of meaning of the following key definitions: "high productive value", "plant and animal production", and "productive value".

## 4.0 Options

This staff evaluation predominantly deals with either: very generic requests from submitters that indicate support for the Plan Change; or, specific wording changes to objective, policy or definition provisions. As such, there are just three basic response options for addressing requests of relevance. These are described here.

### 4.1 Option 1 - Revert back to the current, operative Plan in respect of the rural objectives and policy framework, including definitions

This option is about maintaining the operative Plan provisions without amendments. The framework does prioritise productive land values, and provide limited opportunities for housing and land use. It does not take into account demand for more flexible approaches to community housing. The operative Plan also does not take a long-term view of subdivision effects, nor specifically encourage innovation and flexibility in subdivision design outcomes. Key definitions, such as "high productive value" would remain unamended and no definition of "plant and animal production" would be provided.

### 4.2 Option 2 - Retain Plan Change 60 proposed changes to objectives and policy framework, including definitions, without amendments arising from submissions.

The proposed Plan Change places productive land value at the top of its priority list, but also attempts to create some more flexibility around rural housing and subdivision. It also intentionally provides a policy framework for "winding down" the ongoing fragmentation of rural land through subdivision, without limiting an initial or "first generation" subdivision right. It also provides support for land title amalgamation and boundary adjustments with the objective of encouraging improvements to land productive potential.

There was a high degree of support for proposed Plan Change 60 in general terms, particularly in the direction of providing for greater opportunities with rural housing. However, all of the submitters who

indicated general support did also go on to request specific changes affecting the detail of provisions.

A key advantage of this option is that it provides some measure of opportunity to meet the demand for greater flexibility around rural housing without compromising productive values. Without some of the improvements recommended by submitters there is a risk that the balance sought is not achieved, at the detriment of future plant and animal production opportunities.

#### **4.3 Option 3 - Retain Plan Change 60 proposed changes to Chapters 2, 6 and 7, with amendments to wording to improve meaning, consistency and emphasis within specific provisions.**

This option is about adopting suggestions that can improve specific policies, objectives, Chapter 7 explanatory text and definitions. In all cases, the submission requests are limited to “tweaking” of provisions, without significantly changing their meaning or intent.

This option represents the majority of submitter requests in respect of Plan Change 60 generally, and to specific objectives, policies and definitions that give policy meaning to it. That is, the framework of policy provisions is generally supported, but that some improvements may be necessary.

A key advantage of this option is that it provides some measure of opportunity to meet the demand for greater flexibility around rural housing without compromising productive values. Improvements can help to refine it, reducing risks associated with finding a balance between two opposing values.

### **5.0 Preferred Options**

Staff have carefully considered all submissions requests, the issues they raise, and options for addressing them. Further submissions, where given, have also been taken into account.

The overall position of staff is preference for Option 3, being the retention of Plan Change 60 objectives, policies and definitions but with amendments to wording. These improvements can refine meaning, consistency, and emphasis of the Plan’s policy position. This gives rise to the following provision-specific recommendations given here.

Regarding submission requests that indicate support for Plan Change 60 and the priority given to land for plant and animal production, staff support this position. Staff accept that this priority must be balanced against competing demands for land to be used for rural housing and rural residential. In respect of submission requests that relate specifically to 7.1 and its policy set, and Objective 6.2.3, these are generally supported by staff as they are considered to be improvements to the policy framework.

The request (ref. submission 2864.15) to include Rural 3 and Rural Residential zone objectives within the 7.1 and 7.2 objective and policy sets is not supported. The Rural 3 Zone has its own set of policies and objectives (Chapter 7.3) and the Rural Residential Zone is covered within Chapter 6 Urban Environment Effects (see also SER 603 where rural housing policies are discussed).

Regarding the request (ref. submission 4068.5) to amend proposed objective 7.1.2.2 to add “except where rural land is required for an activity which has a functional need to locate in rural areas (e.g. rural contractor depots)”, this was opposed in a further submission. Staff also do not support it. The issue of rural contracting and activity associated with plant and animal production is relevant to rural objectives and policies in Chapter 7. However, it is covered elsewhere within subsequent policy sets, and it is not necessary nor appropriate to include this degree of detail in an objective.

The request (ref. submission 1521.9) to amend policy 7.1.3.6F to delete the reference within it to rural living opportunities “where the actual or potential productive value of the land is retained and further subdivision opportunities are avoided” was opposed in a further submission and is not supported by staff. This part of the policy is a qualifier to acceptable rural living opportunities in Rural 1 and Rural 2 zones. The same submitter also requests that policies 7.1.3.6B and 7.1.3.6C are amended to support flexibility in subdividing and rules that reduce barriers to small-lot subdivision. This request is inconsistent with Council’s policy position, which:

- identifies the rural zones as working zones for plant and animal production not for rural-residential activity; and,
- identifies cumulative fragmentation as a threat to long term plant and animal production through a loss of versatility and rural character and amenity values.

The request (submission 2864.21) to replace the word “discourage” with “avoid” is not supported. Case law has established that “avoid” is a more onerous test than “discourage” and therefore not appropriate to be used in the context of industrial or commercial activity in the rural zone. Although such activities are not considered appropriate in the rural zones, they may be applied for on a case-

by-case basis and are not prohibited activities.

Regarding the request (ref. submission 3997.4) to amend 7.1.3.6E to acknowledge that that building conversion to a dwelling may be in addition to that existing building, staff are not in support. While it may be appropriate to go beyond the scope of the original building, this consideration is best taken into account on a case-by-case basis rather than blanket acceptance within guiding policy. Related to this, requests (ref. submitters 4018.3, 4024.5) for rules to give effect to this policy are sought. This is also not supported for the same reasons, that a case-by-case assessment within the context of Policy 7.1.3.6E is preferred over prescriptive standards or conditions within rules.

In relation to Objective 7.1.2.1 and the request to insert the word “currently” in respect of deferred land, this is not supported. It is not necessary to refer to a deferment as “current” or not, as deferments are uplifted when they are no longer required. They are always current when shown on a planning map.

## 5.2 Housing and Other Non-Productive Activities

Regarding submission requests that relate to Objective 7.2 and associated policies, staff acknowledge the degree of support for these policies and generally accept many of the proposed amendments where they make improvements to Plan Change 60.

The request (ref. submitter 4017.1 and 4017.2) to delete objectives 7.2.2.1 and 7.2.2.3 is not supported. These two objectives, underpinning “non-rural” activities such as rural-industry and rural-residential activity, provide overarching framework for considering the type, form and location of non-rural activity in the rural zones that might be appropriate. In respect of Rural-Residential policies, the request (ref. submission 3969.1) to delete policies that support the intensification of rural-residential zones is not supported by staff. Staff uphold the policy position that encourages development of residential and rural–residential zones in preference to new residential activity in rural areas.

The request (ref. submission 4058.7) to add a new policy, 7.2.3.1H concerning the review of inappropriate rural zoning, is not supported. The suggestion is a management and project delivery matter, not one to be contained in a policy statement which are meant to concern resource management outcomes. However, staff do acknowledge the issue and recommend as an “other action” that the matter of a zoning review is actively pursued by Council as a future policy project. This is discussed and recommended in SER 602 (rural subdivision).

The request (ref. submission 2864.27) to add workers’ accommodation to Objective 7.2.2.1 is supported in a further submission, but not supported by staff. The policy and objective set within 7.2 accommodates activities that are not directly associated with plant and animal production by providing a policy position on how Council will regard them. Workers’ accommodation is, however, regarded as an activity directly associated with plant and animal production. Therefore “workers’ accommodation” does not logically relate to the 7.2 objective set, rather that of 7.1 and policy 7.1.3.6F. Rules that further define the activity and its place within the Rural 1 and Rural 2 zones are given, being 17.5.3.2 and 17.6.3.2. In other words, workers’ accommodation is accepted and provided for elsewhere within Chapters 7 and 17.

The request (ref. submission 336.5) to refer to Class C soils in text 7.1.30 is not considered necessary, as high quality soils, including reference to an appropriate classification system, are defined in Chapter 2.

## 5.3 Definitions of Relevance to Productive Land

Chapter 2.2 definitions that relate to the policy framework and give meaning to productive land and plant and animal production are “High Productive Value” and “Productive Value”. Staff preferred options have been informed by agricultural and soils specialist A Burton (see attachment 1) and this should be read in respect of the following staff response.

Regarding the requests (ref. submissions 336.1, 336.2, 2864.1, 3986.1 and 3986.2) to widen the scope of meaning of the definition of “High Productive Value”, staff agree that water availability for irrigation is an improvement request. The request to include a more sloping terrain of up to 15 degrees, and “Class D” soils, is not supported. Though such slopes may retain much productive opportunity, land with these attributes is generally not considered to have HIGH productive value. Regarding the matter of economics and land productivity, the definition of “High Productive Value” concerns the qualities of land to support plant and animal production, and does not concern itself with local, national and global economics. The economic value of land is a matter associated with and affecting the profitability of plant or animal production, or values associated with housing which may also affect land value.

The request (ref. submission 336.3) to amend the definition of “productive value” by removing the word “inherent” is supported. Staff agree that the definition does already qualify ability of the land to support plant and animal production without needing the word “inherent” in the text.

Regarding the request (ref. submission 1089.3) to include timber processing activities in plant and animal production, this does include forestry activity, but milling of timber is considered to be a rural industrial activity.

Requests (ref. submissions 4094.1 and 4095.1) to re-introduce references to the “Classification System for Productive Land in the Tasman District, Agriculture New Zealand, 1994” (which was deleted in the Plan Change), are not supported. It is not necessary to repeat it as this classification system is included in the definition of “High Productive Value”. Hence, it has weight throughout the Plan where matters concerning land productivity are mentioned, and it provides direct meaning to the definition of “High Productive Value”.

## B. Staff Recommendations

1. The overall position of staff is preference for Option 3, being the retention of Plan Change 60 objectives, policies and definitions but with amendments to wording.
2. Submission requests that relate specifically to Objective 7.1 and its policy set, and Objective 6.2.3, are generally supported by staff as they are considered to be improvements to the policy framework.
3. In respect of introducing new policies for the Rural 3 Zone and Rural Residential Zone, this is not recommended.
4. The issue of rural contracting and activity associated with plant and animal production is relevant to rural objectives and policies, but it is covered elsewhere within subsequent policy sets; thus it is not recommended to include it in an Objective.
5. To delete the reference “where the actual or potential productive value of the land is retained and further subdivision opportunities are avoided” from 7.1.3.6F is not supported.
6. Amending policies to support flexibility and reduce barriers to small-lot subdivision is inconsistent with Council’s policy position that identifies rural land as being more important for plant and animal production than rural lifestyle or residential opportunities, and cannot be supported.
7. Reference within the building conversion policy to extending dwellings beyond the footprint of an existing building is not supported.
8. Reference to “current” in respect of deferred zonings is not supported.
9. Deleting objectives that give policy recognition of appropriate “non-rural” activities such as rural-industry and rural-residential activity is not supported.
10. Staff uphold the policy position that encourages further development of Residential and Rural Residential zones over new residential activity in rural zoned areas.
11. To amend Policy 7.1.3.4 to remove the phrase “and the versatility of the land” supported.
12. The request to refer to Class C soils in text 7.1.30 is not considered necessary.
13. New policy 7.2.3.1H concerning the review of inappropriate rural zoning is not supported.
14. Matters concerning the re-zoning of land are addressed in SER 602, and concern an “other action” by Council to review rural land zone underpinnings, including patterns of zoning.
15. “Workers’ accommodation” does not logically relate to objectives within 7.2 which concern “non-rural” activities.
16. In respect of the scope of meaning of the definition of “high productive value”, staff agree that water availability for irrigation is an improvement request.
17. Staff do not support a widening of the definition of “high productive value” to include Class D soils, land slopes up to 15 degrees, and economic productivity.
18. The request to include a more sloping terrain of up to 15 degrees, and “Class D” soils, is not supported. The definition of “high productive value” concerns the qualities of land to support plant and animal production, and does not concern itself with local, national and global economics.
19. The request to amend the definition of “productive value” by removing the word “inherent” is supported.
20. The request to include “the processing of logs and trees” in the definition of “plant and animal production” is not supported.

21. Re-introducing references to the "Classification System for Productive Land in the Tasman District, Agriculture New Zealand, 1994" (deleted in the Plan Change), is not supported.
22. The request to replace the word "discourage" with "avoid" is not supported.

### C. Reasons

1. Improvements can refine meaning, consistency, and emphasis of the Plan's policy position.
2. Staff accept that the priority value of plant and animal production must be balanced against competing demands for land to be used for rural housing and rural-residential.
3. The Rural 3 Zone has its own set of policies and objectives in Chapter 7.3 and the Rural Residential Zone is covered within Chapter 6: Urban Environment Effects. New policy within the 7.1 and 7.2 sets is not necessary.
4. The issue of rural contracting and activity associated with plant and animal production is relevant to rural objectives and policies in Chapter 7 and is covered within subsequent policy sets.
5. The phrase "where the actual or potential productive value of the land is retained and further subdivision opportunities are avoided" is a qualifier to acceptable rural living opportunities in Rural 1 and Rural 2 zones and should not be deleted.
6. Council's policy position identifies the rural zones as working zones for plant and animal production, not for rural-residential activity; and, identifies cumulative fragmentation as a threat to long term plant and animal production through a loss of versatility and rural character and amenity values.
7. Land versatility is a concept inherent within the concept 'productive value', therefore it is not necessary to include within 7.1.3.4(a).
8. While it may be appropriate for a building conversion to a dwelling to go beyond the scope of an original building, this consideration is best taken into account on a case-by-case basis rather than blanket acceptance within a guiding policy.
9. It is not necessary to refer to a zone deferment as "current" as deferments are uplifted when they are no longer required. They are therefore always current when shown on a planning map.
10. Objectives, underpinning "non-rural" activities, such as rural-industry and rural-residential activity, provide overarching framework for considering the type, form and location of non-rural activity in the rural zones that might be appropriate.
11. High quality soils, including reference to appropriate classification system, are defined in Chapter 2 and this provides for the meaning of high productive value in section 7.1.30.
12. To add a new policy 7.2.3.1H concerning the review of inappropriate rural zoning is not supported as the suggestion is a management and project delivery matter, not a policy statement about resource management outcomes.
13. Workers' accommodation is supported by policy 7.1.3.6F and rules 17.5.3.2 and 17.6.3.2.
14. The request to include a more sloping terrain of up to 15 degrees, and "Class D" soils, is not supported as land with these attributes is generally not considered to have HIGH productive value.
15. The definition of "high productive value" concerns the qualities of land to support plant and animal production, and does not concern itself with local, national and global economics associated with and affecting the profitability of plant or animal production.
16. It is not necessary to repeat the NZ soils classification system through the Plan text as this classification system is included in the definition of "high productive value" and has weight throughout the Plan where matters concerning land productivity are mentioned. It provides direct meaning to the definition of "high productive value".
17. The amendments to "plant and animal production" refine the scope of meaning given to the definition.
18. The term "high productive value" is more meaningful than "versatile" in explanatory text because it is a defined term.
19. Activities that are directly associated with plant and animal production are considered to be generally appropriate in the rural zones.
20. It is appropriate to consider any and all potential natural hazards when referring to the appropriateness or otherwise of Rural Residential Zone development.
21. Reverse sensitivity is a relevant consideration in managing development in the rural zones.
22. In the rural zones, priority is given to plant and animal production over housing and industrial or commercial activities.

23. It is appropriate to refer to “high” rather than “highest” in regards to productive values as this relates directly to the definition of “high productive value” in relation to land.
24. The word “avoid” is not more appropriate than “discourage” as it is a more onerous test, not appropriate for rural industrial-type activities.
25. It is an improvement to policies and objectives to qualify that residential activity in rural zones is appropriate when it is directly associated with plant and animal production.
26. Building conversions into residential or industrial activities may be appropriate where the proposed conversion will not have an adverse effect on plant and animal production.
27. Consistent terminology in regards to “plant and animal production” is appropriate.
28. Rural lifestyle living opportunities have been provided for in the Rural 3 Zone as well as the Rural Residential Zone.
29. It is appropriate to take into account adjacent plant and animal production activities when considering the further development of Rural Residential Zones.
30. The effects of commercial, industrial and rural industrial activities, unrelated to plant and animal production, are as potentially significant in the Rural 2 Zone as they are in the Rural 1 Zone.
31. Plant and animal production does include forestry activity, but milling of timber is considered to be a rural industrial activity.
32. Amending policy 7.2.3.1D to refer to the effects on transportation networks is considered to be appropriate.
33. A change in use of rural land, including the cumulative effects of incremental change, can have catchment-wide effects that must be considered holistically.
34. Case law has established that “avoid” is a more onerous test than “discourage” and therefore not appropriate to be used in the context of industrial or commercial activity which may be applied for on a case-by-case basis, and, while discouraged, are not prohibited activities.

## **D. Plan Amendments**

### **Topic : 2.2**

Amend the definition of “plant and animal production” by:

- (a) inserting the phrase “the packing of produce produced on site, viticulture, workers’ accommodation, horticulture,” between the words “including” and “agricultural”.
- (b) replacing the words “(but not processing)” with “and processing”.

### **Topic : 6.2.30**

Amend the last sentence of the first paragraph by replacing the word “versatile” with “high productive value”.

### **Topic : 7.0**

1. Amend the first of the proposed new paragraphs to add the words “unless the activity is a rural industry directly associated with plant and animal production” after “that value is high”.
2. Amend the end of the second sentence of the second paragraph to:  
"This chapter deals with the fragmentation of rural land, the availability of rural land for a range of purposes, protection of rural character and amenity and reverse sensitivity."
3. Amend the end of the first sentence of the fifth paragraph beginning "A further concern ..." by adding: “and so create reverse sensitivity effects”.
4. Amend the last sentence of the first proposed paragraph to:  
“In these zones where that value is high, activities involving plant and animal production are prioritised above opportunities for rural residential housing, industry or commercial activity.”
5. Amend the first sentence of paragraph 13 beginning, "An important aspect of managing rural environmental effects ..." by adding the phrase “particularly those that support the processing and transportation needs of plant and animal production”.

### **Topic : 7.1**

Amend proposed text in 7.1.20.1 and 7.1.30 to replace “highest” with “high” where it appears within the context of productive values.

### **Topic : 7.1.3.6E**

No Plan amendments.

**Topic : 7.1.3.6D**

Amend proposed policy 7.1.3.6D to include Rural 2 as well as Rural 1 in this policy.

**Topic : 7.1.3.6B**

Amend proposed policy 7.1.3.6B to read:

“To protect land of high productive value from residential activity, except for that directly associated with plant and animal production.”

**Topic : 7.1.3.4**

Amend point (a) of proposed Policy 7.1.3.4 to delete the words “and the versatility of the land”.

**Topic : 7.1.20.1**

Amend 7.1.20.1 to replace references to “highest” with “high”.

**Topic : 7.1.30**

Add to the end of the first proposed paragraph:

“Availability of water is also an important attribute for high productive value.”

**Topic : 7.2**

Amend policies 7.2.2.2, 7.2.3.1A and 7.2.3.1F to add:

“and the Rural 3 Zone” after “Rural Residential Zone”.

**Topic : 7.2.3.1F**

No Plan amendments.

**Topic : 7.2.3.1C**

Amend policy 7.2.3.1C (b) to add the words “and on adjacent plant and animal production”.

**Topic : 7.2.3.1D**

Amend to insert new clause (e) to 7.2.3.1D:

“The development will not result in adverse effects on the State Highway network, including its intersections with local roads.”

**Topic : 7.2.3.1**

Amend conditions 7.2.3.1C(a) and 7.2.3.1D(b) to read, “is not affected by natural hazards, within and beyond the boundaries of the site, including wild fire risk, and coastal, flood, stormwater, geotechnical or earthquake hazards”.

**Topic : 7.2.30**

Amend the sixth paragraph beginning, “A whole-catchment approach to stormwater drainage ...” to add the words:

“A whole of catchment approach is also relevant to a change in use of rural land from plant and animal production to rural residential, commercial or industrial activity.”

**E. Other Action**

No other actions are recommended by staff in this evaluation report.

**F. Submission Recommendations**

C60.35.1	Randall, C W A	Allow
C60.336.1	Batten, Garrick	Disallow
C60.336.2	Batten, Garrick	Disallow
C60.336.3	Batten, Garrick	Disallow
Allow	FC60.2864.7	
C60.336.4	Batten, Garrick	Allow
C60.336.5	Batten, Garrick	Disallow
Disallow	FC60.4032.20	
C60.336.6	Batten, Garrick	Disallow
Allow	FC60.4032.7	

C60.806.2 <i>Allow</i>	NZ Transport Agency FC60.806.1	Allow
C60.806.4	NZ Transport Agency	Allow
C60.806.5	NZ Transport Agency	Allow
C60.806.6	NZ Transport Agency	Allow
C60.806.7	NZ Transport Agency	Allow
C60.806.8	NZ Transport Agency	Allow
C60.806.9	NZ Transport Agency	Allow
C60.806.10	NZ Transport Agency	Allow
C60.806.11	NZ Transport Agency	Allow
C60.806.12	NZ Transport Agency	Allow
C60.806.13	NZ Transport Agency	Allow
C60.806.14	NZ Transport Agency	Allow
C60.806.15	NZ Transport Agency	Allow
C60.806.16	NZ Transport Agency	Allow
C60.806.17	NZ Transport Agency	Allow
C60.806.18	NZ Transport Agency	Allow
C60.806.19	NZ Transport Agency	Allow
C60.806.22 <i>Disallow</i>	NZ Transport Agency FC60.806.5	Disallow
C60.806.24 <i>Allow</i>	NZ Transport Agency FC60.806.7	Allow
C60.806.29	NZ Transport Agency	Disallow
C60.1089.3	Nelson Forests Ltd	Disallow
C60.1188.6	Drummond, Wendy	Allow
C60.1188.8	Drummond, Wendy	Allow In Part
C60.1403.1	Muter, Frans	Allow
C60.1430.2	Royal Forest & Bird Protection Society (Nelson/Tasman)	Allow
C60.1430.3	Royal Forest & Bird Protection Society (Nelson/Tasman)	Allow
C60.1440.1	Vincent, S M	Allow
C60.1440.4	Vincent, S M	Allow In Part
C60.1521.1	Federated Farmers of NZ (Inc.)	Disallow
C60.1521.2	Federated Farmers of NZ (Inc.)	Disallow
C60.1521.4	Federated Farmers of NZ (Inc.)	Allow
C60.1521.5 <i>Allow</i>	Federated Farmers of NZ (Inc.) FC60.2864.21	Disallow
C60.1521.6	Federated Farmers of NZ (Inc.)	Allow
C60.1521.7 <i>Allow</i>	Federated Farmers of NZ (Inc.) FC60.1076.3	Allow
C60.1521.9 <i>Allow</i>	Federated Farmers of NZ (Inc.) FC60.2864.24	Disallow
C60.1521.10 <i>Allow</i>	Federated Farmers of NZ (Inc.) FC60.1076.5	Allow
C60.1521.13	Federated Farmers of NZ (Inc.)	Allow In Part

C60.1521.14	Federated Farmers of NZ (Inc.)	Disallow
C60.2004.1	Thorpe, Helen	Allow
C60.2004.2	Thorpe, Helen	Allow In Part
C60.2649.1	Hoos, Yana	Allow
C60.2649.6	Hoos, Yana	Disallow
<i>Disallow</i>	FC60.4032.11	
C60.2849.1	Wedderburn, Jean	Allow
C60.2852.1	Riley, Trevor H	Allow In Part
C60.2864.1	Horticulture New Zealand	Allow
C60.2864.2	Horticulture New Zealand	Allow In Part
C60.2864.10	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.1089.1	
C60.2864.11	Horticulture New Zealand	Allow
C60.2864.12	Horticulture New Zealand	Allow
C60.2864.13	Horticulture New Zealand	Allow
C60.2864.14	Horticulture New Zealand	Allow
C60.2864.15	Horticulture New Zealand	Allow In Part
C60.2864.17	Horticulture New Zealand	Allow
C60.2864.18	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.1076.4	
C60.2864.20	Horticulture New Zealand	Allow
C60.2864.21	Horticulture New Zealand	Disallow
<i>Disallow</i>	FC60.4032.22	
C60.2864.22	Horticulture New Zealand	Allow
C60.2864.23	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.3974.5	
C60.2864.24	Horticulture New Zealand	Allow
C60.2864.25	Horticulture New Zealand	Allow
<i>Allow</i>	FC60.4032.21	
C60.2864.27	Horticulture New Zealand	Disallow
<i>Disallow</i>	FC60.3974.6	
C60.2864.28	Horticulture New Zealand	Allow
C60.2864.30	Horticulture New Zealand	Allow
C60.2864.32	Horticulture New Zealand	Disallow
C60.2864.41	Horticulture New Zealand	Allow
C60.2864.46	Horticulture New Zealand	Allow
C60.2864.74	Horticulture New Zealand	Allow
C60.2864.75	Horticulture New Zealand	Allow
C60.2864.76	Horticulture New Zealand	Allow
C60.2864.77	Horticulture New Zealand	Allow
C60.3015.3	Hoddys Orchard Ltd	Allow
C60.3592.2	Golden Bay Community Board	Allow
C60.3939.1	Anonymous	Allow
C60.3969.1	Parkes, Claire	Disallow
C60.3969.4	Parkes, Claire	Allow

C60.3974.18 <i>Allow</i>	Aggregate and Quarry Assn of NZ (AQA) FC60.4065.18	Allow
C60.3986.1	Anderson, Stuart	Disallow
C60.3986.2	Anderson, Stuart	Disallow
C60.3987.1	Angelo, Joseph	Allow
C60.3991.1	Bensemman, Alan	Allow
C60.3992.1	Bensemman, Roy	Allow
C60.3994.5 <i>Disallow</i>	Blackstock, Patsy FC60.4011.1	Allow
C60.3996.1	Boomerang Farm Ltd/M Wratten	Allow
C60.3996.2	Boomerang Farm Ltd/M Wratten	Allow
C60.3996.3	Boomerang Farm Ltd/M Wratten	Disallow
C60.3997.1	Borlase Transport Ltd	Allow
C60.3997.2	Borlase Transport Ltd	Allow
C60.3997.4	Borlase Transport Ltd	Disallow
C60.3999.1	Bradley, Ralph	Allow
C60.4000.1	Bryant, Murray & Stephanie	Allow
C60.4000.3	Bryant, Murray & Stephanie	Allow
C60.4001.1	Butts, Joan E	Allow
C60.4001.8	Butts, Joan E	Allow
C60.4002.2	Butts, Robert J	Allow
C60.4002.4 <i>Allow</i>	Butts, Robert J FC60.4032.23	Allow
C60.4005.2	Charlett, V Joan	Allow
C60.4008.1	Drummond, Stuart	Disallow
C60.4010.2	Eastman, Vic	Allow
C60.4011.1	Egg Producers Federation of NZ	Allow
C60.4011.5 <i>Allow in Part</i>	Egg Producers Federation of NZ FC60.2864.25	Allow In Part
C60.4011.6	Egg Producers Federation of NZ	Allow
C60.4011.7	Egg Producers Federation of NZ	Allow
C60.4011.8	Egg Producers Federation of NZ	Allow
C60.4013.4	Forest, Sage Joy	Allow
C60.4016.2	Golden Bay Surveyors	Disallow
C60.4017.1	GP Investments Ltd	Disallow
C60.4017.2	GP Investments Ltd	Disallow
C60.4018.2	Griffith, Graham & Anne	Allow
C60.4018.3	Griffith, Graham & Anne	Disallow
C60.4019.1	Halkin, Susan	Allow
C60.4021.1	Halliwell, Cathleen	Allow
C60.4021.3	Halliwell, Cathleen	Allow In Part
C60.4021.5	Halliwell, Cathleen	Allow
C60.4021.6	Halliwell, Cathleen	Allow In Part
C60.4022.3	Halliwell, Marlene	Disallow

C60.4023.3	Hancock Forest Management (NZ) Ltd	Disallow
C60.4023.9	Hancock Forest Management (NZ) Ltd	Allow
C60.4024.4	Hannah, Lynda	Allow
C60.4024.5	Hannah, Lynda	Disallow
C60.4025.1	Harwood, Geoffrey	Allow
C60.4027.1	Harwood, Shane	Allow
C60.4028.1	Haugh, John	Allow
C60.4028.2	Haugh, John	Allow In Part
C60.4029.2	Hodgson, Antony	Allow
C60.4032.7	Jelf, Iona	Allow
C60.4032.8	Jelf, Iona	Allow
C60.4032.11	Jelf, Iona	Allow
C60.4034.8 <i>Allow</i>	Kebbell, John FC60.4032.14	Allow
C60.4034.9 <i>Allow</i>	Kebbell, John FC60.4032.8	Allow
C60.4034.15	Kebbell, John	Allow
C60.4034.18	Kebbell, John	Allow
C60.4036.1	Kerrisk, Billy	Allow
C60.4036.12	Kerrisk, Billy	Allow
C60.4037.6	Kingston, Derry	Allow
C60.4038.2	Koldau, Vanessa & Magnus	Allow
C60.4039.1 <i>Allow</i>	Landmark Lile Ltd FC60.2864.10	Disallow
C60.4045.2	Love, G	Allow
C60.4046.2	McCarthy, Beth	Allow
C60.4048.6	McMahan, Diana C	Allow
C60.4051.1 <i>Allow</i>	Mead, Donald J FC60.4032.16	Allow
C60.4052.2	Mitchell, Fran	Allow
C60.4056.2	Needham Rosemary	Allow
C60.4058.1 <i>Disallow</i>	New Zealand Hops Ltd FC60.2864.15	Allow
C60.4058.2 <i>Disallow</i>	New Zealand Hops Ltd FC60.2864.16	Allow
C60.4058.7	New Zealand Hops Ltd	Disallow
C60.4059.1	Osmaston, Richard	Allow
C60.4060.3	Osmers, John	Allow
C60.4065.6	Port Tarakohe Services Ltd	Allow
C60.4065.8	Port Tarakohe Services Ltd	Allow
C60.4065.9	Port Tarakohe Services Ltd	Allow
C60.4065.10	Port Tarakohe Services Ltd	Allow
C60.4065.12	Port Tarakohe Services Ltd	Allow
C60.4065.13 <i>Allow</i>	Port Tarakohe Services Ltd FC60.3974.4	Allow

C60.4067.4	Rowse, Chris & Schneider, Silvia	Allow
C60.4067.8 <i>Allow in Part</i>	Rowse, Chris & Schneider, Silvia FC60.4032.12	Allow In Part
C60.4068.1	Rural Contractors NZ Inc. (RCNZ)	Allow
C60.4068.5 <i>Allow</i>	Rural Contractors NZ Inc. (RCNZ) FC60.2864.19	Disallow
C60.4068.8	Rural Contractors NZ Inc. (RCNZ)	Allow
C60.4069.6	Santa Barbara, Jack	Allow
C60.4070.6	Santa Barbara, Jeff	Allow
C60.4071.3	Schwarz, Ursus	Allow
C60.4072.1	Scurr, Lorna	Allow
C60.4072.10	Scurr, Lorna	Allow
C60.4073.6	Seligman, Katerina	Allow
C60.4074.1	Simon, Carolyn	Allow
C60.4077.9	Stephenson, Andrew	Allow
C60.4078.9	Stephenson, Petra	Allow
C60.4080.3 <i>Allow</i>	Thomas, Liz FC60.4032.15	Allow
C60.4080.4 <i>Allow</i>	Thomas, Liz FC60.4032.9	Allow
C60.4080.10	Thomas, Liz	Allow
C60.4084.3 <i>Allow</i>	Turner, Reginald E J FC60.4032.10	Allow
C60.4091.4	Wells, Ned	Allow
C60.4092.1	Wi Rutene, Simon L	Allow
C60.4094.1 <i>Allow in Part</i>	Windle, Kate & Hambrook, Steve FC60.4032.17	Allow In Part
C60.4095.1 <i>Allow in Part</i>	Windle, Philip & Rose FC60.4032.18	Allow In Part
C60.4096.1	Wislang, B A & A M	Allow In Part