

603 Change 60: Rural Housing**Evaluation Overview**

This staff evaluation deals with submission requests that relate to proposed changes to housing in the rural zones, primarily the Rural 1 and Rural 2 zones.

In general terms, Plan Change 60 retains the policy position about housing on rural land, being, that residential activity is best located within Residential, Rural Residential or Rural 3 zones. The rural zones are for plant and animal production purposes as a priority. Maintaining the long-term potential of land to be used for this and valuing rural character and amenity are the key drivers underpinning this position.

Proposed changes do however recognize the growing need to accommodate workers and family associated with that rural land use. These changes include new provision for a detached second dwelling as a minor dwelling, sleepouts, and unrestricted size limits for attached secondary house-keeping units. Cooperative, shared land use and multiple housing opportunities have also been recognized within Plan Change 60, but are addressed within SER 604.

Submissions Dealt with in this Report

C60.1227.3	Davis Ogilvie & Partners Ltd	Chapter 17	Amend provision for minor dwellings to enable them as permitted activities.
C60.1403.3	Muter, Frans	Chapter 17	Amend to allow for a second dwelling to be a permitted activity on allotments that are 2 hectares or greater.
C60.1521.12	Federated Farmers of NZ (Inc.)	7.2.3.1A	Retain proposed policy 7.2.3.1A.
<i>Support</i>		FC60.2864.8	
C60.1521.17	Federated Farmers of NZ (Inc.)	7.2.3.1F	Retain proposed policy 7.2.3.1F.
C60.1521.34	Federated Farmers of NZ (Inc.)	17.5.3.3C	Amend proposed rule 17.5.3.3C by deleting the non-complying activity status and inserting a discretionary activity status.
C60.2649.3	Hoos, Yana	Chapter 17	Amend to provide for a second dwelling that is larger.
C60.2799.1	Tasman District Council staff	17.5.3.1	Amend 17.5.3.1(ca) and where it similarly appears elsewhere within the Plan to add the words: "Except as provided for in condition (cb)" in front of the words "there are no more than two sleepouts for any dwelling".
<i>Support</i>		FC60.806.37	
C60.2799.2	Tasman District Council staff	17.5.3.1	Amend 17.5.3.1 and where it applies throughout to add a new condition "(cb) There are no sleepouts associated with any minor dwelling".
<i>Support</i>		FC60.806.38	
C60.2799.3	Tasman District Council staff	17.5.3.3	Amend 17.5.3.3 (b) to add the following words: "Except as provided for in condition (ba)" in front of the words "a site containing more than one dwelling has a minimum area of 24 hectares....".
<i>Oppose</i>		FC60.806.39	
C60.2799.4	Tasman District Council staff	17.5.3.3	Amend 17.5.3.3 (b) to add a new condition (ba): "The activity is a second dwelling that is a minor dwelling and the principal dwelling contains a single housekeeping unit only."
<i>Oppose</i>		FC60.806.40	
C60.2849.3	Wedderburn, Jean	Chapter 17	Amend to provide greater flexibility around the number of dwellings allowable on smaller Rural 1 land holdings.
C60.2849.4	Wedderburn, Jean	Chapter 17	Amend to allow for increased size of additional dwellings.

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C60.2864.29	Horticulture New Zealand	7.2.3.1A	Amend proposed policy 7.2.3.1A to: "To identify locations for Rural Residential Zones for rural residential opportunities in rural, coastal and peri-urban areas that are appropriate for their variety of qualities that allow for rural lifestyle living which will not adversely affect plant and animal production activities, including potential reverse sensitivity effects."
C60.2864.33	Horticulture New Zealand	7.2.3.2	Amend proposed policy to include workers' accommodation unless provided for in the definition of plant and animal production.
C60.3015.2	Hoddys Orchard Ltd	Chapter 17	Retain second minor dwelling opportunity for a smaller block that has been amalgamated to, but is distant from, a larger block.
C60.3592.4	Golden Bay Community Board	Chapter 17	Retain opportunities for second dwellings on Rural 1 and Rural 2 zone lots of any size.
C60.3592.6	Golden Bay Community Board	Chapter 17	Amend land use rules 17.5 and 17.6 to allow for temporary dwellings, 2 - 5 year renewable tenure, on Rural 1 and Rural 2 zone lots of any size, as a restricted discretionary activity status.
C60.3969.2	Parkes, Claire	17.8	Amend 17.8 building and construction rules to limit height, size and exterior colour/cladding of housing to better protect rural character and amenity.
C60.3987.3	Angelo, Joseph	Chapter 17	Amend 17.5 and 17.6 land use and building and construction rules to allow multiple dwellings on a single title without restriction on the number, subject to wastewater management.
C60.3987.8	Angelo, Joseph	Chapter 17	Amend 17.5, 17.6 and 17.8 to allow for more flexibility around alternative forms of housing such as trucks and yurts.
C60.3988.1	Angus, Penny	17.8	Amend 17.8 Rural Residential building construction and alteration rules to allow second minor dwelling to apply to smaller (less than 2 ha) lots.
Support		FC60.3988.1	
C60.3988.2	Angus, Penny	Chapter 17	Amend 17.5, 17.6 and 17.8 to allow for more flexibility around housing forms that are affordable.
C60.3989.1	Astill, Rosie	C60 GEN	Retain proposed provisions: <ul style="list-style-type: none"> • Minor dwelling that is not connected to main dwelling • <input type="checkbox"/> Cooperative living • <input type="checkbox"/> Low impact design
C60.3989.4	Astill, Rosie	Chapter 17	Amend land use rules 17.5, 17.6 and 17.8 to allow for greater flexibility around use of temporary dwellings, such as trucks, buses, yurts or baches.
C60.3992.2	Bensemman, Roy	Chapter 17	Amend 17.5 and 17.6 Rural 1 and Rural 2 rules that allow a house to be built on any title as a permitted or controlled activity, so that houses cannot be built "as of right" on existing titles.
C60.3994.2	Blackstock, Patsy	17.6.3.4	Amend 17.6.3.4 (b) to allow any sized site to contain more than one dwelling (that is not a minor dwelling).
C60.3994.3	Blackstock, Patsy	17.6.3.4	Amend 17.6.3.4 (a) to clarify that two main dwellings can contain a secondary attached unit.
C60.3994.4	Blackstock, Patsy	Chapter 17	Retain 17.5.3.3, 17.6.3.2 and 17.8.3.1A minor dwelling provision, where a minor dwelling is detached and may be 80 sqm, or 120 sqm with an attached garage
C60.3994.8	Blackstock, Patsy	Chapter 17	Amend 17.5.3.1(ca) and 17.6.3.1(ea) to allow four sleepouts per dwelling and two sleepouts per minor dwelling.

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C60.3998.1	Bourhis, Beatrice	Chapter 17	Amend 17.5.3.3, 17.6.3.2 and 17.8.3.1A to increase the size of the additional [minor] dwelling.
C60.3998.3	Bourhis, Beatrice	Chapter 17	Amend to allow more opportunities for more than one dwelling on a site.
C60.4000.2	Bryant, Murray & Stephanie	Chapter 17	Retain changes to provision for additional dwellings.
C60.4000.4	Bryant, Murray & Stephanie	Chapter 17	Amend to provide support in rules framework for conversion of existing buildings into dwellings.
C60.4001.2	Butts, Joan E	Chapter 17	Amend minor dwelling provision to allow for a second dwelling of any size, subject to good design and appropriate screening.
C60.4001.4	Butts, Joan E	Chapter 17	Amend to allow for additional housing on any site, independent of lot size.
C60.4001.5	Butts, Joan E	Chapter 17	Retain provisions for cooperative and family living opportunities on any sized land title.
C60.4005.1	Charlett, V Joan	C60 GEN	Retain the proposed changes that allow or enable multiple dwellings on a site.
C60.4007.2	Crummer, Ani	17.6.3.4	Delete the current minimum area of 50 hectares in condition (b) and insert a new minimum area of 0.4 hectares.
C60.4009.4	Eastman, Liza	C60 GEN	Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents where suitable sanitary facilities are easily accessible.
C60.4010.1	Eastman, Vic	C60 GEN	Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents where suitable sanitary facilities are easily accessible.
C60.4011.4	Egg Producers Federation of NZ	7.2.3.1F	Retain proposed policy.
C60.4012.2	Ford, Lillemor M	C60 GEN	Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents where suitable sanitary facilities are easily accessible.
C60.4012.4	Ford, Lillemor M	17.8	Provide for second dwellings on small Rural Residential sections.
C60.4013.1	Forest, Sage Joy	C60 GEN	Provide for land sharing multiple dwellings on a single site.
C60.4013.5	Forest, Sage Joy	Chapter 17	Allow for multiple dwellings in Rural 2 Zone.
C60.4013.7	Forest, Sage Joy	Chapter 17	Provide for multiple dwellings in Rural Zone 1.
C60.4013.8	Forest, Sage Joy	C60 GEN	Provide for papakainga developments.
C60.4013.11	Forest, Sage Joy	C60 GEN	Allow long-term occupation of temporary dwellings such as house buses, caravans, yurts and tents.
C60.4014.3	Gall, Natasha	C60 GEN	Provide for two dwellings on a single site where those houses are reasonably sized for 3-4 bedrooms and connected directly, for instance by a walkway.
C60.4015.1	Garside, Christopher J	Chapter 17	Provide for multiple dwellings on smaller sites, such as a minimum 0.5 acre lot.

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C60.4018.1	Griffith, Graham & Anne	Chapter 17	Retain the proposals for a detached minor dwelling 80 sqm, or 120 sqm in size with attached garage, in 17.5.3.3(ba); 17.6.3.2.(b) and 17.8.3.1A(b).
C60.4018.5	Griffith, Graham & Anne	Chapter 17	Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
C60.4018.8	Griffith, Graham & Anne	17.6.3.4	Delete current condition 17.6.3.4(b) for a minimum lot size of 50 hectares and have no minimum size requirement for lots.
C60.4024.3	Hannah, Lynda	Chapter 17	Retain the proposals for a detached minor dwelling 80 sqm, or 120 sqm in size with attached garage, in 17.5.3.3(ba); 17.6.3.2.(b) and 17.8.3.1A(b).
C60.4024.7	Hannah, Lynda	Chapter 17	Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
Support		FC60.4032.30	
C60.4027.2	Harwood, Shane	Chapter 17	Amend the proposed changes to make low impact development a Permitted activity on smaller lots.
C60.4031.4	Jacobson, Julie	17.6.3.1	Retain the proposal in condition (c) extending one dwelling to include two self-contained housekeeping units.
C60.4031.5	Jacobson, Julie	17.6.3.1	Delete the proposal in condition (c)(ii) that requires one of the two self-contained housekeeping units to be clearly subsidiary.
C60.4031.6	Jacobson, Julie	17.6.3.1	Delete the proposal in condition (ea) increasing the number of sleepouts per dwelling to two and increase the number of sleepouts per dwelling to four.
C60.4031.7	Jacobson, Julie	17.6.3.1	Delete proposed condition (g) requiring sleepouts to be within 20m from the principal dwelling or, alternatively, increase the maximum distance to 100m.
C60.4032.4	Jelf, Iona	Chapter 17	Retain the proposals removing the floor limit for self-contained housekeeping units in 17.5.3.2(a)(ii), 17.6.3.1(c)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii).
C60.4032.5	Jelf, Iona	Chapter 17	Retain the proposals for two sleepouts per dwelling in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba).
C60.4032.6	Jelf, Iona	Chapter 17	Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(a).
C60.4032.16	Jelf, Iona	C60 GEN	Provide more enabling proposals for temporary dwellings.
C60.4033.3	Jenkins, Barry	16.8	Provide more enabling proposals for temporary dwellings.
C60.4034.1	Kebbell, John	17.6.3.1	Delete the restriction in condition (ea) on the number of sleepouts per dwelling.
C60.4034.2	Kebbell, John	17.6.3.1	Delete proposed condition (g) requiring sleepouts to be within 20m from the principal dwelling.
C60.4034.5	Kebbell, John	16.8	Add new proposal for Low Impact Temporary Dwellings as follows: "16.8.4 Low Impact Temporary Dwellings 16.8.4.1 Controlled Activities (Low Impact Temporary Dwellings) A Low Impact Temporary Dwelling is a controlled activity, with an expiry of 5 years. A resource consent may be granted, if the activity complies with the following conditions:

- (a) The activity meets permitted conditions (a) – (r) of rule 17.6.2.1.
- (b) All buildings, including dwellings, meet permitted conditions (e) – (t) of rule 17.6.3.1, where applicable.
- (c) The activity uses disposal methods for effluent that are non-polluting on the environment. For example, composting toilets.
- (d) The activity is readily movable and can be dismantled to leave the site in similar condition before activity was commenced.
- (e) The livable floor area of the dwelling is no greater than 30m². A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:
 - (1) The extent to which the dwelling has retained or enhanced the potential of the land to support plant and animal production.
 - (2) The extent to which the dwelling is consistent with low impact design principles and methods.
 - (3) Proposal for the long-term protection of the site from inappropriate subdivision contributing to land fragmentation of the site.
 - (4) The proposed legal arrangement regarding land and building ownership.
 - (5) Proposal for and protection of areas of ecological value, landscape value, indigenous vegetation, trees, and cultural heritage sites.
 - (6) The extent to which the dwelling minimises the potential for adverse cross-boundary effects and reverse sensitivity.
 - (7) Natural hazards within and beyond the site, including geotechnical and flood hazard effects.
 - (8) Effects on the rural landscape and on amenity values and coastal natural character.
 - (9) Effects on servicing, including road access, water supply, and wastewater and stormwater systems."

C60.4034.7	Kebbell, John	Chapter 17	Allow multiple dwellings on small land parcels in all rural zones.
C60.4034.12	Kebbell, John	Chapter 17	Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage.
C60.4034.13	Kebbell, John	Chapter 17	Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
C60.4034.14	Kebbell, John	Chapter 17	Retain the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) for two sleepouts per dwelling.
C60.4034.16	Kebbell, John	Chapter 17	Allow additional dwellings on suitable lots where developments apply low impact design principles.
C60.4034.20	Kebbell, John	Chapter 17	Retain opportunities for second dwellings on Rural 1 and Rural 2 zone lots of any size.
C60.4034.22	Kebbell, John	Chapter 17	Amend land use rules 17.5 and 17.6 to allow for temporary dwellings, 2 – 5 year renewable tenure, on Rural 1 and Rural 2 zone lots of any size, as a restricted discretionary activity status.
C60.4035.2	Kelsall, Julia	17.6.3.2	Retain proposal in condition (b) for a second minor dwelling in the Rural 2 zone.
C60.4035.3	Kelsall, Julia	2.2	Delete 80 sqm size limitation from the definition of a minor dwelling in the Rural 2 zone.
C60.4035.4	Kelsall, Julia	17.6.3.1	Delete the restrictions in condition (ea) on the number of sleepouts per dwelling in the Rural 2 zone.
C60.4035.5	Kelsall, Julia	17.6.3.1	Delete conditions (c)(i) and (iii) that require a secondary attached housekeeping unit to be adjoined to the principal dwelling in the Rural 2 zone.

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C60.4035.7	Kelsall, Julia	C60 GEN	Provide more enabling proposals for multiple dwellings in the Rural 2 zone.
C60.4036.3	Kerrisk, Billy	Chapter 7	Retain proposals that recognise the need for more appropriate housing for workers/family.
C60.4036.5	Kerrisk, Billy	Chapter 17	Retain the proposals that provide for a detached minor dwelling in Rural 1 and 2 zones in 17.5.3.3(ba) and 17.6.3.2(b) regardless of lot size.
C60.4036.6	Kerrisk, Billy	Chapter 17	Retain the proposals that remove the restriction on the size of the attached self-contained housekeeping unit in the Rural 1 and 2 zones in 17.5.3.2(a)(ii) and 17.6.3.1(c)(ii).
C60.4036.13	Kerrisk, Billy	17.8.3.1A	Retain proposal for a minor dwelling as a Controlled activity in the Rural Residential zone for sites above 2 ha in size.
C60.4037.2	Kingston, Derry	17.5.3.1	Retain proposed condition (ca) for no more than two sleepouts per dwelling.
C60.4037.3	Kingston, Derry	17.5.3.1	Retain proposed condition (d) that provides that either sleepout is not more than 36 sqm.
C60.4037.4	Kingston, Derry	17.5.3.1	Delete proposed amendments to condition (e) that requires either sleepout to be no more than 20m from the principal dwelling.
C60.4037.7	Kingston, Derry	17.8.3.1A	Retain proposal for a minor dwelling as a Controlled activity in the Rural Residential zone for sites above 2 ha in size.
C60.4038.1	Koldau, Vanessa & Magnus	Chapter 17	Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.2.(b) and 17.8.3.1A(b).
C60.4038.3	Koldau, Vanessa & Magnus	7.1.3.6E	Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
C60.4038.6	Koldau, Vanessa & Magnus	Chapter 17	Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
C60.4038.8	Koldau, Vanessa & Magnus	17.6.3.2	Retain proposed condition (b) and (ba) that provide for the building of a minor dwelling.
C60.4040.3	Lang, Christian	17.6.3.1	Delete the proposal in condition (g) requiring sleepouts to be within 20m from the principal dwelling or alternatively increase the maximum distance to at least 250m on blocks of 15 to 20 ha.
C60.4040.4	Lang, Christian	Chapter 17	Provide for sites containing more than dwelling to be at least 15 ha to 20 ha in size.
C60.4041.3	Laing, Chris	Chapter 17	Retain the proposals increasing the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba).
C60.4041.4	Laing, Chris	Chapter 17	Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b).
C60.4041.5	Laing, Chris	16.8	Provide more enabling proposals for temporary dwellings for land sharing arrangements.
C60.4044.3	Lochner, Richard	C60 GEN	Provide more enabling proposals for temporary dwellings.

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C60.4045.1	Love, G	Chapter 17	Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b).
C60.4045.3	Love, G	7.1.3.6E	Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
C60.4045.6	Love, G	Chapter 17	Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
C60.4045.9	Love, G	17.6.3.4	Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
C60.4045.10	Love, G	17.6.3.4	Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit on a Rural 2 site.
C60.4046.4	McCarthy, Beth	16.8	Allow temporary dwellings as affordable housing options under 2-5 year renewable tenures with Restricted Discretionary consent status.
C60.4048.1	McMahan, Diana C	Chapter 17	Retain the proposals for a detached minor dwelling in 17.5.3.3(ba),17.6.3.2.(b) and 17.8.3.1A(b).
C60.4048.2	McMahan, Diana C	C60 GEN	Retain proposed provisions that increase flexibility around housing provision regardless of lot size.
Oppose		FC60.2864.40	
C60.4050.3	Maurer, Joachim	C60 GEN	Retain proposed provisions that increase flexibility around affordable housing provision regardless of lot size.
C60.4050.4	Maurer, Joachim	16.8	Provide more enabling proposals for temporary dwellings provided basic sanitary and safety standards are met.
C60.4050.5	Maurer, Joachim	Chapter 17	Retain the proposals increasing the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba).
C60.4050.6	Maurer, Joachim	Chapter 17	Retain the proposals for a detached minor dwelling regardless of lot size in 17.5.3.3(ba) and 17.6.2(b).
C60.4050.7	Maurer, Joachim	17.8.3.1A	Retain the proposal in condition (a) for a detached minor dwelling in Rural Residential zone but delete requirement for a minimum lot size of 2 ha.
C60.4052.1	Mitchell, Fran	Chapter 17	Retain the proposals for a detached minor dwelling in 17.5.3.3(ba), 17.6.2(b) and 17.8.3.1A(b).
C60.4052.3	Mitchell, Fran	7.1.3.6E	Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
C60.4052.6	Mitchell, Fran	Chapter 17	Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
C60.4052.9	Mitchell, Fran	17.6.3.4	Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
C60.4052.10	Mitchell, Fran	17.6.3.4	Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit on a Rural 2 site.

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C60.4053.3	MudWood, Amira Mudfaery	2.2	Delete the proposals that limit the size of a detached minor dwelling in Rural 1, 2 and the Rural Residential zones.
C60.4053.4	MudWood, Amira Mudfaery	Chapter 17	Delete the proposals in 17.5.3.1(d), 17. 6.3.1(f), 17.7.3.2(i) and 17.8.3.1(c) limiting the size of sleepouts.
C60.4053.5	MudWood, Amira Mudfaery	Chapter 17	Delete the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) limiting the number of sleepouts per dwelling and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
C60.4053.6	MudWood, Amira Mudfaery	Chapter 17	Delete proposals in 17.5.3.1(a), 17.6.3.1(c), 17.7.3.2(a) and 17.8.3.1(a) limiting the number of additional dwellings to one.
C60.4053.7	MudWood, Amira Mudfaery	Chapter 17	Delete proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) that provide for a detached minor dwelling as an alternative to an attached secondary housekeeping.
C60.4053.8	MudWood, Amira Mudfaery	Chapter 17	Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
C60.4056.3	Needham Rosemary	16.8	Provide enabling provisions for temporary dwellings.
C60.4059.3	Osmaston, Richard	C60 GEN	Retain proposed Plan change provided that unaffordability of dwellings is addressed.
C60.4060.4	Osmers, John	Chapter 17	Retain proposals that increase the size of an additional dwelling.
C60.4061.5	Pearson, Debbie & Mark	Chapter 17	Retain proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(a) for a detached minor dwelling.
C60.4061.6	Pearson, Debbie & Mark	2.2	Amend the definition of a 'detached minor dwelling' to increase the size limit to 120 sqm, or 160 sqm with an attached garage.
C60.4061.7	Pearson, Debbie & Mark	Chapter 17	Retain proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) increasing the number of sleepouts per dwelling to two.
C60.4062.1	Perry, Robert Zane	Chapter 17	Retain provisions that enable one or two additional dwellings on rural land.
C60.4062.2	Perry, Robert Zane	16.8	Provide enabling provisions for temporary dwellings.
C60.4065.4	Port Tarakohe Services Ltd	2.2	Retain proposed definition of 'residential activity.'
C60.4067.1	Rowse, Chris & Schneider, Silvia	Chapter 17	Allow additional dwellings on small lots in all rural zones.
C60.4067.5	Rowse, Chris & Schneider, Silvia	Chapter 17	Retain proposals that increase the size of an additional dwelling.
C60.4067.10	Rowse, Chris & Schneider, Silvia	16.8	Provide for movable, temporary dwellings.
C60.4069.2	Santa Barbara, Jack	17.6.3.4	Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with a minimum lot size of no more than 3 ha.
C60.4069.3	Santa Barbara, Jack	17.6.3.4	Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.

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C60.4069.4	Santa Barbara, Jack	Chapter 17	Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(a) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage.
C60.4069.5	Santa Barbara, Jack	Chapter 17	Retain the proposals in 17.5.3.2(a)(ii), 17 6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
C60.4069.7	Santa Barbara, Jack	7.1.3.6E	Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
C60.4069.9	Santa Barbara, Jack	Chapter 17	Delete the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) limiting the number of sleepouts per dwelling to two and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
C60.4070.2	Santa Barbara, Jeff	17.6.3.4	Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
C60.4070.3	Santa Barbara, Jeff	17.6.3.4	Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
C60.4070.4	Santa Barbara, Jeff	Chapter 17	Retain the proposals in 17.5.3.3(ba); 17.6.3.2.(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage in size.
C60.4070.5	Santa Barbara, Jeff	Chapter 17	Retain the proposals removing the floor limit for self-contained housekeeping units in 17.5.3.2(a)(ii), 17 6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii).
C60.4070.7	Santa Barbara, Jeff	7.1.3.6E	Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
C60.4070.10	Santa Barbara, Jeff	Chapter 17	Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
C60.4071.2	Schwarz, Ursus	Chapter 17	Remove regulation of multiple dwellings unless there is evidence of clear adverse effects on the environment.
C60.4071.8	Schwarz, Ursus	16.8	Provide for movable, temporary dwellings.
C60.4072.2	Scurr, Lorna	17.5.3.3	Retain the proposal in condition (ba) for a detached minor dwelling of 80 sqm, or 120 sqm with attached garage, in Rural 1 zone as an alternative to an attached housekeeping unit regardless of lot size.
C60.4072.3	Scurr, Lorna	Chapter 17	Retain the proposals removing the floor limit for self-contained housekeeping units in 17.5.3.2(a)(ii), 17 6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii).
C60.4072.4	Scurr, Lorna	Chapter 17	Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) for a detached minor dwelling of 80 sqm, or 120 sqm with attached garage.
C60.4072.7	Scurr, Lorna	16.8	Allow temporary dwellings.
C60.4073.2	Seligman, Katerina	17.6.3.4	Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
C60.4073.3	Seligman, Katerina	17.6.3.4	Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.

C60.4073.4	Seligman, Katerina	Chapter 17	Retain the proposals in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage .
C60.4073.5	Seligman, Katerina	Chapter 17	Retain the proposals in 17.5.3.2(a)(ii), 17 6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
C60.4073.7	Seligman, Katerina	7.1.3.6E	Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
C60.4073.10	Seligman, Katerina	Chapter 17	Delete the proposals in 17.5.3.1(ca), 17. 6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) limiting the number of sleepouts per dwelling to two and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
C60.4074.3	Simon, Carolyn	16.8	Allow temporary dwellings.
C60.4077.2	Stephenson, Andrew	17.6.3.4	Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
C60.4077.3	Stephenson, Andrew	17.6.3.4	Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
C60.4077.7	Stephenson, Andrew	Chapter 17	Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) for a detached minor dwelling of 80 sqm, or 120 sqm with attached garage.
C60.4077.8	Stephenson, Andrew	Chapter 17	Retain the proposals in 17.5.3.2(a)(ii), 17 6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
C60.4077.10	Stephenson, Andrew	7.1.3.6E	Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
C60.4077.13	Stephenson, Andrew	Chapter 17	Delete the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) limiting the number of sleepouts per dwelling to two and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.
Support		FC60.4032.28	
C60.4078.2	Stephenson, Petra	17.6.3.4	Delete, in condition (b), the 50 ha minimum lot size requirement for two dwellings on a Rural 2 site and replace with no limit.
C60.4078.3	Stephenson, Petra	17.6.3.4	Retain current condition (a) requiring Restricted Discretionary consent for two main dwellings, each with an attached housekeeping unit.
C60.4078.7	Stephenson, Petra	Chapter 17	Retain the proposals in 17.5.3.3(ba), 17.6.3.2(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage.
C60.4078.8	Stephenson, Petra	Chapter 17	Retain the proposals in 17.5.3.2(a)(ii), 17 6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
C60.4078.10	Stephenson, Petra	7.1.3.6E	Extend proposal that enables the use of existing structures to be converted into habitable dwellings to all rural zones.
C60.4078.13	Stephenson, Petra	Chapter 17	Delete the proposals limiting the number of sleepouts per dwelling to two in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) and replace with proposals for four sleepouts per principal dwelling and two sleepouts per any other dwelling.

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FC60.4032.29

C60.4080.2	Thomas, Liz	Chapter 17	Allow multiple dwellings on small land parcels in all rural zones.
C60.4080.7	Thomas, Liz	Chapter 17	Retain the proposals in 17.5.3.3(ba), 17.6.3.2.(b) and 17.8.3.1A(b) for a detached minor dwelling 80 sqm, or 120 sqm with attached garage.
C60.4080.8	Thomas, Liz	Chapter 17	Retain the proposals in 17.5.3.2(a)(ii), 17.6.3.1(d)(ii), 17.7.3.2(b)(ii) and 17.8.3.1(b)(ii) removing the floor limit for self-contained housekeeping units.
C60.4080.9	Thomas, Liz	Chapter 17	Retain the proposals in 17.5.3.1(ca), 17.6.3.1(ea), 17.7.3.2(ia) and 17.8.3.1(ba) for two sleepouts per dwelling.
C60.4080.11	Thomas, Liz	Chapter 17	Allow additional dwellings on suitable lots where developments apply low impact design principles.

Support

FC60.4032.31

C60.4084.4	Turner, Reginald E J	16.8	Provide for movable, temporary dwellings.
C60.4090.1	Wells, Graeme	Chapter 17	Amend proposals in 17.6.3.1(c) and 17.8.3.1(a) and (b) to allow for the construction of up to two separate dwellings, one of which is a minor dwelling, as a Permitted activity in the Rural 2 and Rural Residential zones on lots over one hectare in size.
C60.4090.2	Wells, Graeme	Chapter 17	Amend proposals in 17.6.3.2(b) and 17.8.3.1A(a) and (b) to allow for the construction of up to two separate dwellings, one of which is a minor dwelling, as a Controlled activity on lots of one hectare or less in size. OR Amend proposals in 17.6.3.2(b) and 17.8.3.1A(a) and (b) to allow for the construction of two or more separate dwellings, one or more of which are minor dwellings, as a Controlled activity on lots of any size.
C60.4090.3	Wells, Graeme	Chapter 17	Amend proposals for habitable buildings and dwellings in 17.6 and 17.8 to Introduce a new condition that no resource consent is required if Council's standard 'Low Impact Building' and 'Simple Building' rules are met.
C60.4090.5	Wells, Graeme	17.8.3.1	Reword introduction of proposed rule to: "Whether construction, alteration or use of building is a permitted or a controlled activity depends on which of the following conditions apply."
C60.4091.5	Wells, Ned	Chapter 17	Extend proposals that allow for additional dwellings to small lots.

Evaluation and Recommendations 603.1**A. Evaluation****1.0 Introduction**

This staff evaluation deals with submission requests that relate to proposed changes to housing in the rural zones, primarily the Rural 1 and Rural 2 zones.

In total, sixty-four (64) submitters commented on aspects of rural housing. Many of these original requests were also commented on within further submissions. The requests all relate to one or more of the following matters: minor dwelling provisions; first and second dwelling provisions; sleepouts; temporary dwellings; and existing building conversion into a dwelling.

These are described and evaluated in the following sections.

2.0 Affected Plan Provisions

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1"When considering submissions requests and the issues raised in relation to rural housing, the following Plan references will be useful and should be on hand for easy reference.

Submission requests relate predominantly to chapters 17.5 and 17.6 building construction and alteration provisions in the Rural 1 and Rural 2 zones. Some requests link back to the supporting policy framework in Chapter 7, namely 7.1.3.6E, and 7.2 policy set. In relation to temporary dwellings (trucks and yurts), general requests were made in relation to chapters 17.5 and 17.6 with specific changes to chapter 16.8 'Temporary Activities'. Additionally, chapter 17.8 Rural Residential Zone rules are relevant to submission requests affecting housing in the Rural Residential Zone."

3.0 Issues

This section summarises issues raised by submitters in their requests that relate to housing. They form the basis for discussion and evaluation in subsequent sections.

3.1 Issue 1 - Minor Dwellings

Many submitters commented on the new Plan Change 60 provision for a second minor dwelling as an alternative to the existing attached dwelling opportunity. While the provision was generally supported by all submitters, some requested a larger (or unrestricted) size limit, "as of right" opportunity in all zones, and that it be allowed in addition to an attached dwelling rather than an option alternative.

3.2 Issue 2 – Dwellings

A number of submitters requested that Council take a more liberal approach to a second dwelling by allowing second dwellings "as of right" regardless of lot size or zoning. Related to this were a number of comments that expressed the desire to take a liberal view of multiple dwellings (three or more), with or without resource consent, or subject to some design parameter, such as low impact design (see also SER 604 where multiple housing as cooperative living is discussed). At the other end of the spectrum, some submitters requested that Council take a more stringent line, taking away permitted or controlled activity "right" to build a single dwelling on a title in favour of retaining an unbuilt rural landscape dedicated to plant and animal production.

3.3 Issue 3 – Sleepouts

While supporting provisions for sleepouts, a number of submitters requested that Council take a more liberal approach to them, by allowing "as of right" higher numbers associated with both a main dwelling and a minor dwelling. Other submitters requested that the 20 metre distance limit from the main dwelling be deleted, or extended to allow sleepouts to be located anywhere on a site.

3.4 Issue 4 - Temporary Dwellings

These requests sought specific provision for the use of temporary dwellings, such as house-trucks and yurts, without resource consent. Some submitters provided conditions for this and acknowledged building consent requirements, while others simply sought their unrestricted use without regulation in rural areas.

3.5 Issue 5 - Existing Building Conversion to a Dwelling

There was support for the policy concept of allowing existing buildings to be converted to dwellings (see also SER 601 where this policy is discussed). This was also expressed within the context of rural housing rules, with submitters going on to request that this activity be given recognition within the rules.

4.0 Options

This staff evaluation deals with many requests for Council to provide for more "as of right" housing opportunities. The balancing view, that the Rural 1 and Rural 2 zones should not be seen as housing zones and that further housing should be limited, is also represented and discussed. The options available to Council for addressing the submission requests thus span the spectrum of possible responses and are as follows:

4.1 Option 1 - Revert to the current operative Plan in respect of housing opportunity.

Current operative provisions provide for limited housing opportunity beyond an initial principal dwelling, sleep-outs, and an attached secondary unit (limited in size to 60sqm). Workers' accommodation is allowable with consent. No submitters requested that Council maintain this framework.

4.2 Option 2 - Retain proposed Plan Change 60 in changes made to housing provisions.

Proposed Plan Change 60 proposes significant changes to the current framework of housing. It recognises the demand for more flexibility to accommodate family and workers, and provides for a detached minor dwelling as an option alternative to an attached secondary housekeeping unit (Controlled Activity in the Rural 2 Zone, and Restricted Discretionary or Discretionary in the Rural 1 Zone). It provides for two sleepouts as a Permitted activity, and retains the opportunity for workers' accommodation with consent. Second "full" dwellings on allotments below 24 ha in the Rural 1 Zone remain Non-Complying.

The main advantage of this option is that it goes some way towards enabling larger groups of people to live on site, meeting the demand for rural workers and extended family. This has been recognised and supported within submissions requests. A disadvantage is that beyond the proposed Permitted and Controlled "as of right" provision, further housing is more difficult to obtain, being Non-Complying in the case of small lot Rural 1 land. There is an inconsistency here with the provision for multiple housing in the form of cooperative living (see SER 604).

4.3 Option 3 - Amend Proposed Plan Change 60 to provide for greater "as of right" housing on land of any size.

This option responds to a number of submission requests that seek Council's support for a much more liberal approach to housing. Based on submitter requests, this option could include: greater numbers of sleep-outs unrestricted in respect of location; larger minor dwellings or second dwellings unrestricted in size; unlimited numbers of dwellings subject to low impact design parameters; and, temporary dwellings, such as house-trucks and yurts, allowable as permitted activities subject to time restrictions and on-site wastewater provision. This option would mean re-visiting policies and objectives that prioritise plant and animal production values of land above housing.

The main advantage of this is to meet the demand of some communities to live on and share rural land resources. However, the flip-side to this is a proliferation of residential activity in rural areas and the incremental, cumulative effects that this will have on plant and animal production. Cross-boundary conflict (a loss of "rural-ness") impacts on land availability for production, and land value changes (affecting rates and rural land profitability) are known effects associated with introducing increased levels of residential activity onto rural land.

4.4 Option 4 - Amend Proposed Plan Change 60 to further limit "as of right" housing on Rural land.

This option takes the position that zones other than the rural zones have been provided by Council to accommodate residential, rural-residential and lifestyle living opportunities. These are Residential, Rural Residential, and Rural 3 zones. This option would mean a principal dwelling on vacant title would be at the discretion of Council. This option would mean placing a greater emphasis and priority on the Rural 1 and Rural 2 zones being for the purpose of plant and animal production.

This option offers the highest level of protection of rural land from residential activity, and this is its key advantage. A significant disadvantage is it would affect the balance between production activities and rural housing associated with that activity, which Council is trying to meet in its policy approach. Further housing would be more difficult and costly, and this would not represent the balance sought.

4.5 Option 5 - Retain proposed Plan Change 60 with regards to changes made to housing provisions, with amendments that improve the overall framework and align it with changes to multiple housing provision.

Proposed Plan Change 60 makes significant changes to the current framework of housing. It recognises the demand for more flexibility to accommodate family and workers, and provides for a detached minor dwelling as an option alternative to an attached secondary housekeeping unit (Controlled activity in the Rural 2 Zone, and Restricted Discretionary or full Discretionary in the Rural 1 Zone). It provides for two sleepouts as a Permitted activity, and retains the opportunity for workers' accommodation with consent. A submission request improvement is to consider second "full" dwellings on allotments below 24 ha in the Rural 1 Zone as Discretionary (instead of Non-Complying)

activities.

The main advantage of this option is that it goes some way towards enabling larger groups of people to live on site, meeting the demand for rural workers and extended family. This has been recognised and supported within submission requests. Some changes requested through submissions can improve it further, by correcting the anomaly that penalises second (not minor) dwellings relative to multiple dwellings sought as cooperative housing activities (see SER 604). An advantage of this is to allow for some flexibility around a variety of housing forms, assessed on their merits in a case-by-case manner.

4.6 Option 6 - Provide detailed guidance and non-regulatory support for TRMP opportunities for permanent and temporary housing in the rural zones.

This option does not involve a change to the TRMP, but recognises the need for better information about the range of housing options that are available. Guidance materials could address the relationship of the Building Act 1991 requirements, to the TRMP and resource consents processes. Guidance about standards for development and the development process steps could be included.

This option is a “no-brainer”. With no disadvantages except for the cost of staff time and publication costs, it can assist in providing guidance and assistance to a wide range of potential applications for further development, including temporary housing.

5.0 Preferred Options

Staff have carefully considered all submission 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 to recommend options 5 and 6, which is to support the proposed Plan change with some improvement changes, and actively provide guidance material on permanent and temporary housing opportunities in the District. This position gives rise to the following specific recommendations:

5.1 Minor Dwellings

Retaining the detached minor dwelling option alternative to an attached housekeeping unit is generally supported by submitters. Requests (ref. submitters 4061.6, 4053.3, 4035.3, 2849.4, 4053.7, 4090.1, 4090.2, 2649.3, 1227.3, 1403.3, 3998.1, 4001.2, 4037.4, 4040.3, 3994.2) do also seek “more” from this opportunity, namely, larger sized or size unrestricted minor dwellings, minor dwellings in addition to an attached secondary housekeeping units, minor dwellings as permitted activities in all zones and property sizes, and minor dwellings with the same rights as principal dwellings for associated sleepouts.

These requests have been considered, discussed and debated at length by consents and policy staff, who deem it appropriate to maintain the Proposed Plan Change stance in general terms. Minor dwellings are considered to be a “step up” from a single principal dwelling in effects-based terms. A consenting framework allows for the careful consideration for potential effects on neighbours, productive land values and cumulative effects on rural character and amenity. It also enables conditions to be imposed and conversations with affected parties to be had.

The driver behind limiting the second dwelling in size and the right to have additional sleep-outs associated with it (see also the “sleepouts” discussion below) is the need to differentiate it from a second, ordinary and ‘full’, principal dwelling.

Existing building development is frequently used as justification for land subdivision. It is commonly argued in the terms that “full development is already there”. That is, the full range of physical effects associated with a second dwelling, as well as associated development rights (such as sleepouts) is already on site. By providing for the minor dwelling opportunity, with limited associated development rights and physical effects, Councillors made a deliberate choice to provide for the specific needs cited by the community in consultation, without creating a future risk. This need was to allow for a housing option that could cater for extended family such as aging parents, or farm workers. Councillors also identified that the opportunity for larger, more extensive second dwellings was there, through the discretionary resource consents framework, which could take into account the particulars of the site and proposed development on a case-by-case basis. Alternatively, Council provided a cooperative living opportunity which could cater for further flexibility in numbers and forms of housing (see also SER 604).

5.2 Dwellings

Regarding submission requests (ref. submissions 2849.3, 3987.3, 4040.4, 4053.6, 4090.3, 4091.5) for Council to take a more liberal approach to two or more dwellings “as of right” (regardless of lot size or zoning), staff do not support this. For the same reasons as that of discouraging unrestricted minor dwellings, Council must take care to maintain its policy position that the rural zones are for plant and animal production. Residential and Rural Residential zones are the most appropriate locations for activity that is predominantly residential in character. Provision for multiple housing has been made via co-operative living opportunities (see SER 604).

Council also takes the position that flexibility in its approach to the form and character of development, is preferable to being prescriptive. But this does, by definition, require a case-by-case assessment and, more importantly, conversations about appropriate design and effects mitigation by potential applicants with staff and the affected community. Low impact design and low impact building design in definitions, policies and matters of assessment do provide for recognition and support of developments that will have a low environmental impact.

5.3 Sleepouts

There is support for the proposed permitted activity provision of two sleepouts within 20 metres of a principal dwelling. However, submitters request “more” from Council (ref. submitters 4045.6, 4052.6, 4053.4, 4053.5, 4069.9, 4070.10, 4073.10, 4077.13, 4078.13, 3994.8, 4018.5). They seek greater permitted numbers, additional sleepouts in association with minor dwellings, and more scope in terms of location of sleepouts on a site. These requests are not supported.

As a Permitted Activity, resource consent is not required for sleepouts (building consents are still required). As a baseline for permitted effects, the proposed standard is regarded as an appropriate level of residential activity on each site. Beyond the standard, a case for additional sleepouts in alternative locations can be made to Council. Applications for sleepouts and alternative forms of living would be assessed on their merits.

As noted above, Council takes the position that flexibility in its approach, to the form and character of development, is preferable to prescription. But this does, by definition, require a case-by-case assessment of design and effects mitigation by potential applicants with staff and the affected community.

5.4 Temporary Dwellings

The submission requests (ref. submissions 4041.5, 4046.4, 4050.4, 4056, 4062.2, 4067.10, 4071.8, 4072.7, 4074.3, 4084.4, 4033.3, 4034.5, 3592.6) seek provision for housing in the form of temporary dwellings, and the requests are accepted in part. Current and proposed Plan Change provisions do provide for some level of permitted (resource consent not required) residential activity on a site which may be temporary or permanent, as well as Controlled Activity (with resource consent, but which must be granted subject to conditions) options.

This is not widely known and understood. Staff therefore recommend as an “other action” that clear and detailed guidance be published, on standards and process matters relating to how proposed provisions may be used to create temporary living arrangements within the proposed Plan Change framework.

Some of the above requests proposed new temporary dwellings rules, which outline permitted activity development standards, including renewable consent for a limited tenure of 2 – 5 years. Renewable consent for unlimited temporary housing units as a permitted activity is not supported by staff. It does not provide the wider community certainty over the scale, number, length of stay and condition of the development on site and across the district. As stated previously, Residential and Rural Residential zones are the preferred locations for housing, and this position is set within the Plan policies and objectives.

5.5 Existing Building Conversion to a Dwellings

Regarding requests that concern the conversion of existing buildings into dwellings (ref. submissions 4045.3, 4052.3, 4069.7, 4070.7, 4073.7, 4077.10, 4078.10, 4038.3), there is general support for the policy framework that recognises it as an appropriate use of existing buildings.

Submitters also request for additional regulation, in the form of building to dwelling conversion rules and allowances for extent of the dwelling to extend beyond the footprint of the existing building as well as new buildings. This is not supported. The policy, Policy 7.1.3.6E, provides a framework for

consideration on a case-by-case basis, including extension of the dwelling beyond the existing building footprint. Council takes the position that flexibility in its approach to conversion proposals, including new buildings and building extensions, is preferable to being prescriptive about what can and cannot be done. This flexibility does mean each conversion proposal would need to be assessed on its merits.

B. Staff Recommendations

1. Retain the Proposed Plan Change with amendments to improve provisions for rural housing.
2. Retain opportunities for a range of rural housing forms “as of right” in the Rural 2 Zone, such as workers’ accommodation, minor dwellings and sleepouts.
3. Retain the consents framework that places a higher level of consideration over Rural 1 housing options, whilst recognising the need to accommodate workers and extended family, in the form of workers’ accommodation, minor dwellings and sleepouts.
4. Actively provide guidance material on permanent and temporary housing opportunities in the District.
5. Retain the detached minor dwelling option alternative to an attached housekeeping unit and limit it to 80 sqm or 120 sqm with an attached garage.
6. Retain the consents framework for consideration of minor dwellings in the Rural 1 and Rural 2 Zone.
7. Retain proposed Plan limits on multiple dwellings “as of right”.
8. Retain the opportunity for two sleepouts allowable as a permitted activity where associated with a principal dwelling that has consent.
9. Retain flexibility in decision-making and case-by-case assessment of development proposals, including temporary housing, multiple dwellings, alternative housing forms and the conversion of existing buildings into habitable buildings.
10. Amend Non-Complying status of multiple housing on Rural 1 Zone land to Discretionary to align it with Council’s cooperative living provision and to allow for consideration of a wide range of possible housing scenarios on a case-by-case basis.
11. Amend policies that provide for rural residential opportunities, to account for the context of rural plant and animal production in surrounding rural land.
12. Amend to clarify that the opportunity to erect sleepouts is associated with a principal dwelling only (and does not apply to minor dwellings).

C. Reasons

1. Proposed Plan Change 60 changes to rural housing attempts to strike a balance between more flexibility around rural housing for extended families and workers, and maintaining values associated with plant and animal production.
2. Minor dwellings are considered to be a “step up” from a single principal dwelling in effects-based terms, and a consents framework allows for the careful consideration for potential effects on neighbours, productive land values and cumulative effects on rural character and amenity.
3. Council takes the position that flexibility in its approach to the form and character of development is preferable to a prescriptive framework.
4. Flexibility, by definition, requires a case-by-case assessment, including conversations about appropriate design and effects mitigation by potential applicants with staff and the affected community
5. Residential and Rural-Residential zones are the preferred locations for housing, and this position is set within the Plan policies and objectives.
6. Flexibility in its approach to dwelling conversion proposals, including new buildings and building extensions, is preferable to being prescriptive, and it is considered appropriate to regard each conversion proposal on its merits.
7. It is appropriate to draft policy about Rural Residential Zones that accounts for their context within rural zones that prioritises plant and animal production.
8. The provision for sleepouts is intended for association with principal dwellings, not also with minor dwellings.
9. Given that multiple dwellings in the form of cooperative living opportunities are Discretionary activities in the Plan, it is appropriate for a second dwelling in the Rural 1 Zone to also be Discretionary and not a Non-Complying activity.

D. Plan Amendments**Topic : 7.2.3.1A**

Amend policy 7.2.3.1A to read:

“To identify locations for Rural Residential zones for rural residential activities in rural, coastal and peri-urban areas that are appropriate for their variety of qualities and features to allow for rural lifestyle living, and which will not adversely affect plant and animal production activities, including potential reverse sensitivity effects.”

Topic : 17.5.3.1

1. Amend condition (ca) and where it appears elsewhere in the Plan to read:
“Except as provided for in condition (cb) in front of the words “there are no more than two sleepouts for any dwelling”; and,
2. Amend condition (cb) to read: “There are no sleepouts associated with any minor dwelling”.

Topic : 17.5.3.3

1. Amend condition (b) to add, “Except as provided for in condition (ba),” before “a site containing more than one dwelling has a minimum area of 24 hectares”.
2. Amend to add a new condition (ba) to read: “The activity is a second dwelling that is a minor dwelling and the principal dwelling contains a single household unit”.

Topic : 17.5.3.3C

Delete rule 17.5.3.3C.

Topic : 17.5.3.3B

Amend by deleting:

- (a) “if it complies with the following conditions”, and
- (b) condition (a).

E. Other Action

That Council provide for detailed non-regulatory guidance material about the range of housing opportunities available “as of right” and through consents processes. Include permitted temporary dwellings. The guidance material should also include detailed guidance about resource consent and building consents processes.

F. Submission Recommendations

C60.1227.3	Davis Ogilvie & Partners Ltd	Disallow
C60.1403.3	Muter, Frans	Disallow
C60.1521.12 <i>Allow</i>	Federated Farmers of NZ (Inc.) FC60.2864.8	Allow
C60.1521.17	Federated Farmers of NZ (Inc.)	Allow
C60.1521.34	Federated Farmers of NZ (Inc.)	Allow
C60.2649.3	Hoos, Yana	Disallow
C60.2799.1 <i>Allow</i>	Tasman District Council staff FC60.806.37	Allow
C60.2799.2 <i>Allow</i>	Tasman District Council staff FC60.806.38	Allow
C60.2799.3 <i>Disallow</i>	Tasman District Council staff FC60.806.39	Allow
C60.2799.4 <i>Disallow</i>	Tasman District Council staff FC60.806.40	Allow
C60.2849.3	Wedderburn, Jean	Disallow
C60.2849.4	Wedderburn, Jean	Disallow
C60.2864.29	Horticulture New Zealand	Allow In Part
C60.2864.33	Horticulture New Zealand	Disallow

C60.3015.2	Hoddys Orchard Ltd	Allow In Part
C60.3592.4	Golden Bay Community Board	Allow
C60.3592.6	Golden Bay Community Board	Disallow
C60.3969.2	Parkes, Claire	Disallow
C60.3987.3	Angelo, Joseph	Disallow
C60.3987.8	Angelo, Joseph	Allow In Part
C60.3988.1 <i>Disallow</i>	Angus, Penny FC60.3988.1	Disallow
C60.3988.2	Angus, Penny	Allow In Part
C60.3989.1	Astill, Rosie	Allow
C60.3989.4	Astill, Rosie	Allow In Part
C60.3992.2	Bensemman, Roy	Disallow
C60.3994.2	Blackstock, Patsy	Disallow
C60.3994.3	Blackstock, Patsy	Allow
C60.3994.4	Blackstock, Patsy	Allow
C60.3994.8	Blackstock, Patsy	Disallow
C60.3998.1	Bourhis, Beatrice	Disallow
C60.3998.3	Bourhis, Beatrice	Allow In Part
C60.4000.2	Bryant, Murray & Stephanie	Allow
C60.4000.4	Bryant, Murray & Stephanie	Disallow
C60.4001.2	Butts, Joan E	Disallow
C60.4001.4	Butts, Joan E	Disallow
C60.4001.5	Butts, Joan E	Allow
C60.4005.1	Charlett, V Joan	Allow
C60.4007.2	Crummer, Ani	Disallow
C60.4009.4	Eastman, Liza	Allow In Part
C60.4010.1	Eastman, Vic	Allow In Part
C60.4011.4	Egg Producers Federation of NZ	Allow
C60.4012.2	Ford, Lillemor M	Allow In Part
C60.4012.4	Ford, Lillemor M	Allow In Part
C60.4013.1	Forest, Sage Joy	Allow In Part
C60.4013.5	Forest, Sage Joy	Allow In Part
C60.4013.7	Forest, Sage Joy	Allow In Part
C60.4013.8	Forest, Sage Joy	Allow In Part
C60.4013.11	Forest, Sage Joy	Allow In Part
C60.4014.3	Gall, Natasha	Allow
C60.4015.1	Garside, Christopher J	Allow In Part
C60.4018.1	Griffith, Graham & Anne	Allow
C60.4018.5	Griffith, Graham & Anne	Disallow
C60.4018.8	Griffith, Graham & Anne	Disallow
C60.4024.3	Hannah, Lynda	Allow
C60.4024.7 <i>Disallow</i>	Hannah, Lynda FC60.4032.30	Disallow
C60.4027.2	Harwood, Shane	Allow In Part

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C60.4031.4	Jacobson, Julie	Allow
C60.4031.5	Jacobson, Julie	Allow
C60.4031.6	Jacobson, Julie	Disallow
C60.4031.7	Jacobson, Julie	Disallow
C60.4032.4	Jelf, Iona	Allow
C60.4032.5	Jelf, Iona	Allow
C60.4032.6	Jelf, Iona	Allow
C60.4032.16	Jelf, Iona	Allow In Part
C60.4033.3	Jenkins, Barry	Allow In Part
C60.4034.1	Kebbell, John	Disallow
C60.4034.2	Kebbell, John	Disallow
C60.4034.5	Kebbell, John	Disallow
C60.4034.7	Kebbell, John	Allow In Part
C60.4034.12	Kebbell, John	Allow
C60.4034.13	Kebbell, John	Allow
C60.4034.14	Kebbell, John	Allow
C60.4034.16	Kebbell, John	Allow In Part
C60.4034.20	Kebbell, John	Allow
C60.4034.22	Kebbell, John	Disallow
C60.4035.2	Kelsall, Julia	Allow
C60.4035.3	Kelsall, Julia	Disallow
C60.4035.4	Kelsall, Julia	Disallow
C60.4035.5	Kelsall, Julia	Disallow
C60.4035.7	Kelsall, Julia	Allow In Part
C60.4036.3	Kerrisk, Billy	Allow
C60.4036.5	Kerrisk, Billy	Allow
C60.4036.6	Kerrisk, Billy	Allow
C60.4036.13	Kerrisk, Billy	Allow
C60.4037.2	Kingston, Derry	Allow
C60.4037.3	Kingston, Derry	Allow
C60.4037.4	Kingston, Derry	Disallow
C60.4037.7	Kingston, Derry	Allow
C60.4038.1	Koldau, Vanessa & Magnus	Allow
C60.4038.3	Koldau, Vanessa & Magnus	Disallow
C60.4038.6	Koldau, Vanessa & Magnus	Disallow
C60.4038.8	Koldau, Vanessa & Magnus	Allow
C60.4040.3	Lang, Christian	Disallow
C60.4040.4	Lang, Christian	Disallow
C60.4041.3	Laing, Chris	Allow
C60.4041.4	Laing, Chris	Allow
C60.4041.5	Laing, Chris	Allow In Part
C60.4044.3	Lochner, Richard	Allow In Part
C60.4045.1	Love, G	Allow
C60.4045.3	Love, G	Disallow

C60.4045.6	Love, G	Disallow
C60.4045.9	Love, G	Disallow
C60.4045.10	Love, G	Allow
C60.4046.4	McCarthy, Beth	Allow
C60.4048.1	McMahan, Diana C	Allow
C60.4048.2	McMahan, Diana C FC60.2864.40	Allow
C60.4050.3	Maurer, Joachim	Allow
C60.4050.4	Maurer, Joachim	Allow In Part
C60.4050.5	Maurer, Joachim	Allow
C60.4050.6	Maurer, Joachim	Allow
C60.4050.7	Maurer, Joachim	Allow In Part
C60.4052.1	Mitchell, Fran	Allow
C60.4052.3	Mitchell, Fran	Disallow
C60.4052.6	Mitchell, Fran	Disallow
C60.4052.9	Mitchell, Fran	Disallow
C60.4052.10	Mitchell, Fran	Allow
C60.4053.3	MudWood, Amira Mudfaery	Disallow
C60.4053.4	MudWood, Amira Mudfaery	Disallow
C60.4053.5	MudWood, Amira Mudfaery	Disallow
C60.4053.6	MudWood, Amira Mudfaery	Disallow
C60.4053.7	MudWood, Amira Mudfaery	Disallow
C60.4053.8	MudWood, Amira Mudfaery	Allow
C60.4056.3	Needham Rosemary	Allow In Part
C60.4059.3	Osmaston, Richard	Allow
C60.4060.4	Osmers, John	Allow
C60.4061.5	Pearson, Debbie & Mark	Allow
C60.4061.6	Pearson, Debbie & Mark	Disallow
C60.4061.7	Pearson, Debbie & Mark	Allow
C60.4062.1	Perry, Robert Zane	Allow
C60.4062.2	Perry, Robert Zane	Allow In Part
C60.4065.4	Port Tarakohe Services Ltd	Allow
C60.4067.1	Rowse, Chris & Schneider, Silvia	Allow In Part
C60.4067.5	Rowse, Chris & Schneider, Silvia	Allow
C60.4067.10	Rowse, Chris & Schneider, Silvia	Allow In Part
C60.4069.2	Santa Barbara, Jack	Disallow
C60.4069.3	Santa Barbara, Jack	Allow
C60.4069.4	Santa Barbara, Jack	Allow
C60.4069.5	Santa Barbara, Jack	Allow
C60.4069.7	Santa Barbara, Jack	Disallow
C60.4069.9	Santa Barbara, Jack	Disallow
C60.4070.2	Santa Barbara, Jeff	Disallow
C60.4070.3	Santa Barbara, Jeff	Allow
C60.4070.4	Santa Barbara, Jeff	Allow

C60.4070.5	Santa Barbara, Jeff	Allow
C60.4070.7	Santa Barbara, Jeff	Disallow
C60.4070.10	Santa Barbara, Jeff	Disallow
C60.4071.2	Schwarz, Ursus	Disallow
C60.4071.8	Schwarz, Ursus	Allow In Part
C60.4072.2	Scurr, Lorna	Allow
C60.4072.3	Scurr, Lorna	Allow
C60.4072.4	Scurr, Lorna	Allow
C60.4072.7	Scurr, Lorna	Allow In Part
C60.4073.2	Seligman, Katerina	Disallow
C60.4073.3	Seligman, Katerina	Allow
C60.4073.4	Seligman, Katerina	Allow
C60.4073.5	Seligman, Katerina	Allow
C60.4073.7	Seligman, Katerina	Disallow
C60.4073.10	Seligman, Katerina	Disallow
C60.4074.3	Simon, Carolyn	Allow In Part
C60.4077.2	Stephenson, Andrew	Disallow
C60.4077.3	Stephenson, Andrew	Allow
C60.4077.7	Stephenson, Andrew	Allow
C60.4077.8	Stephenson, Andrew	Allow
C60.4077.10	Stephenson, Andrew	Disallow
C60.4077.13	Stephenson, Andrew	Disallow
<i>Disallow</i>	FC60.4032.28	
C60.4078.2	Stephenson, Petra	Disallow
C60.4078.3	Stephenson, Petra	Disallow
C60.4078.7	Stephenson, Petra	Allow
C60.4078.8	Stephenson, Petra	Allow
C60.4078.10	Stephenson, Petra	Disallow
C60.4078.13	Stephenson, Petra	Disallow
<i>Disallow</i>	FC60.4032.29	
C60.4080.2	Thomas, Liz	Allow In Part
C60.4080.7	Thomas, Liz	Allow
C60.4080.8	Thomas, Liz	Allow
C60.4080.9	Thomas, Liz	Allow
C60.4080.11	Thomas, Liz	Allow In Part
<i>Allow in Part</i>	FC60.4032.31	
C60.4084.4	Turner, Reginald E J	Allow In Part
C60.4090.1	Wells, Graeme	Disallow
C60.4090.2	Wells, Graeme	Disallow
C60.4090.3	Wells, Graeme	Disallow
C60.4090.5	Wells, Graeme	Disallow
C60.4091.5	Wells, Ned	Disallow