

# Submission on a Change to the Tasman Resource Management Plan

**Return your submission by the advertised closing date to:**

Manager, Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

R 26.1.16



Initials: \_\_\_\_\_

Submitter No. \_\_\_\_\_

3968

**Note:**

*This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.*

Submitter Name: **LORNA MULLENS & ANDREW JONES**  
(organisation/individual)

Representative/Contact: **LORNA MULLENS**  
(if different from above)

Postal Address:

11 Treeton Place  
Wakefield 7025

Home Phone: **03 5419474**

Bus. Phone: **03 5390735**

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

Email: **lornmull@xtra.co.nz**

Date: **26-Jan-2016**

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

Signature: \_\_\_\_\_

*NOTE: A signature is not required if you make your submission by electronic means.*

Total number of pages submitted (including this page): **3**

**IMPORTANT – Please state:**

This submission relates to Change No.: \_\_\_\_\_

Change Title/Subject:

**TASMAN RESOURCE MANAGEMENT PLAN - PROPOSED  
PLAN CHANGE 58 - WAKEFIELD STRATEGIC REVIEW**

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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

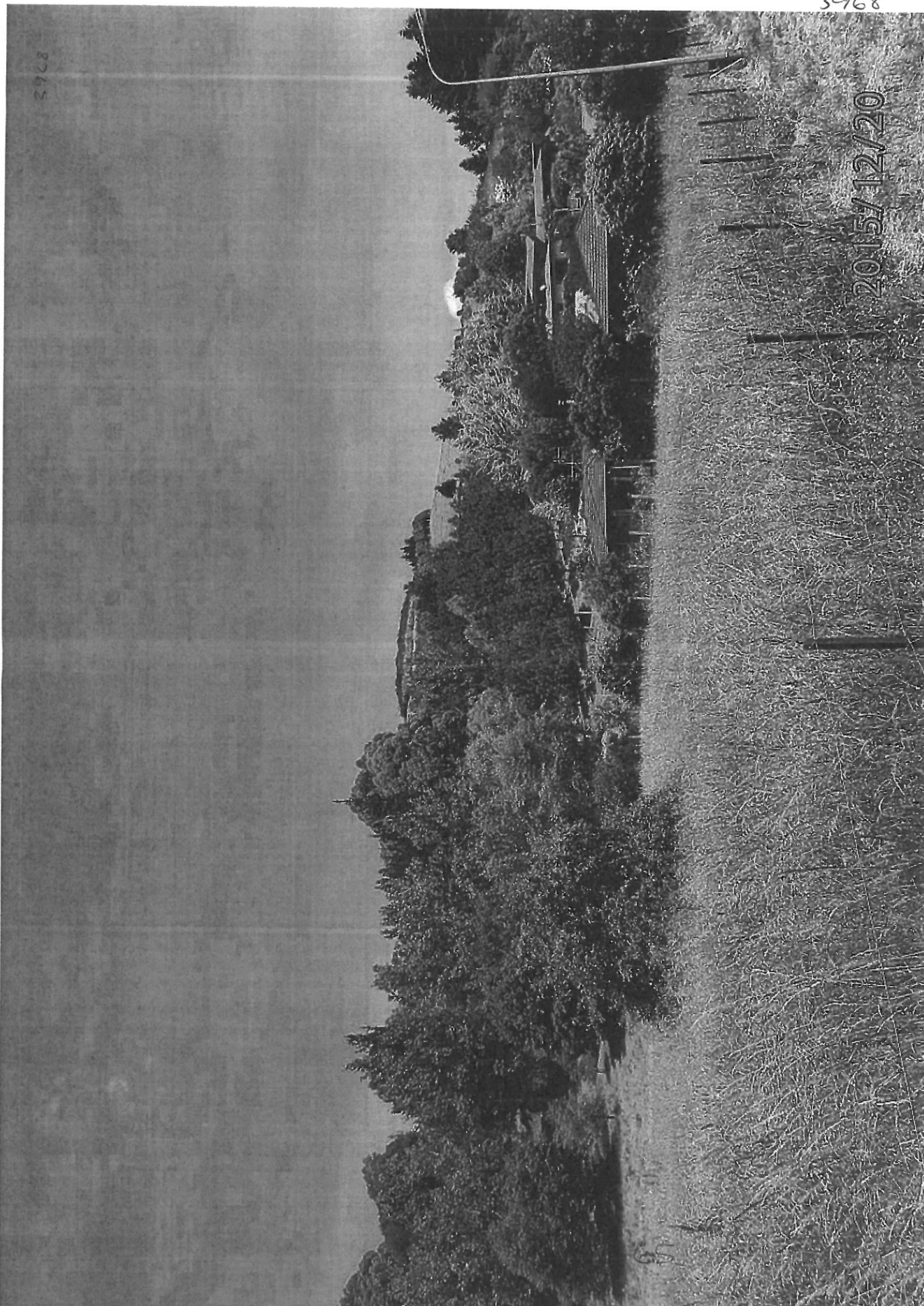
<p>DA4 , DA14, DA22 16.3.3.4 &amp; 17.1.3.4A</p> <p>-----</p> <p>16.3.3.4: Discretionary Subdivision 2.1.2 Add a new clause at the end of section 16.3.3.4: Non-Notification Applications for resource consent for an activity on two specified locations close to the centre of Wakefield, shown on Zone maps 91 and 58, will be decided without public notification and without limited notification</p> <p>-----</p> <p>Add a new section 17.1.3.4A as follows: 17.1.3.4A Discretionary Activity (Building Construction or Alteration – Wakefield Specified Location) Construction or alteration of a building that does not comply with the conditions of rules 17.1.3.1 to 17.1.3.4 is a discretionary activity. A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the matters and criteria set out in rules 17.1.3.1 to 17.1.3.4 as well as other provisions of the Plan and the Act, in particular: (1) The degree of compliance with the applicable conditions of rules 17.1.3.1 to 17.1.3.4. (2) The reasons for noncompliance. (3) Consistency with the Urban Design Guide (Part II Appendix 2).</p>	<p>1) We are opposed to 16.3.3.4 (DA4, DA14, DA22) This is the land that runs from Edward Street along the back of Treeton Place homes. It has always been rural and has kept the Street unique, as well as being aesthetically pleasing. It gives us some boundary land stopping us from being crowded out and having noise issues with close neighbours,</p> <p>There is a row of Japanese cedar trees on our property. These were planted by the Higgins family and are our boundary, our privacy and one of the main reasons why we brought our property.</p> <p>-----</p> <p>2) We are opposed to 17.1.3.4A Discretionary Subdivision</p> <p>We do not agree with the Housing Accord with central government where you suggest that you let houses be built without full resource consent, with no public notification or appeal. This should not be allowed as affected/adjoining properties will want to know what is to be done and have a right to appeal if necessary. We do not want to end up with a free for all.</p> <p>TDC has said that smaller houses on smaller lots are very attractive for independent older people, who prefer easy upkeep, and like to be close to services, clubs and shops. The land from Edward Street to Treeton Place is very steep and older people may struggle with this and therefore we would then end up with young people and much noise.</p> <p>Making another Street in this location and putting more houses on Edward Street, near the school, will increase the amount of traffic and cause more congestion in an already difficult area along Pitfure Road and Edward Street. Particularly during school opening and closing hours.</p>	<p>1) Do not re-zone this area to residential</p> <p>We will expect our trees to remain and not have any council orders imposed regarding these. The council should confirm that our property, land and trees will remain untouched.</p> <p style="text-align: right;">.1 .2</p> <p>-----</p> <p style="text-align: right;">.3</p> <p>2) Do not add Edward Street and the land behind Treeton Place to the Discretionary Activity (Building Construction or Alteration – Wakefield Specified Location) the e-zone this area to residential plan</p> <p>TDC say that they have spoken with the landowners who are thinking about this opportunity. I have spoken to the land owners and this was not the response I received. TDC to confirm who gave them this information.</p> <p style="text-align: right;">.4</p> <p>TDC to reconsider their options.</p> <p>Confirmation that the engineering department will be looking the raoding very carefully to avoid congestion and accidents</p> <p style="text-align: right;">.4</p>
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<p>Proposed Plan Change 58 – Wakefield Strategic Review Page 6 Non Notification Applications for resource consent for an activity under this rule will be decided without public notification and without limited notification.</p>		
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3968

2015/12/20

3968



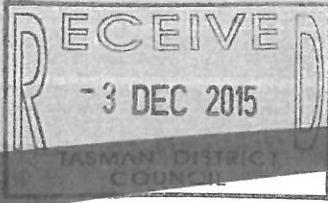
3968

66

3968

2015/12/20





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

Return your submission by the advertised closing date to:

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Tasman District Council  
Private Bag 4, Richmond, Nelson 7050 OR  
189 Queen Street, Richmond, Nelson OR  
Fax 543-9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

### OFFICE USE

Date received stamp:

3-12-15

Initials:

*AP*

Submitter No.

3969

### Note:

This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: Claire Parkes  
(organization/individual)

Representative/Contact:  
(if different from above)

Postal Address: 310 Church Valley Rd Home Phone:  
RDI Wakefield 7095

Bus. Phone: 021 2027 284

Fax:

Email: castledown@extra.co.nz

Date: 30/Nov/15

Signature: Claire Parkes

(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

Total number of pages submitted:

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

### IMPORTANT – Please state:

This submission relates to Variation/Change No.: 58

Variation/Change Title/Subject:

Wakefield Strategic review

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

(1) My submission relates to: Provision No or Planning Map No. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)	(2) My submission is that: (State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)	(3) I seek the following decisions from the Tasman District Council: (Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)	OFFICE USE Submission No.
<u>Proposed Plan change 58</u>			
<u>Map 58</u>	<u>I oppose the suitability of</u>		
<u>Map 52/4</u>	<u>Rural residential zoning situated on</u>		
			<u>67</u>



(1) My submission relates to: Provision No or Planning Map No. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)	(2) My submission is that: (State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)	(3) I seek the following decisions from the Tasman District Council: (Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)	OFFICE USE Submission No.
* Note our farm is area shaded <sup>green</sup> on attached map.	on our land. I request council to come and look as land is steep, shaded and even has a slump.	Remove some of the area zoned rural residential back to rural.	1
	This zoning dissects our farm which is largest productive block near tasman plains. The indicative walkway would dissect our farm making it unworkable and would not be appropriate with our current runing / set up of farm. a subdividing this area would be the end of this productive farm. Lack of water will always limit productivity and intensity so best land use is pastoral and property needs to be large enough to be a productive unit	Remove indicative walkway thru planned through our property. Note there was no consultation with us as land owners.	2

Feel free to contact us:



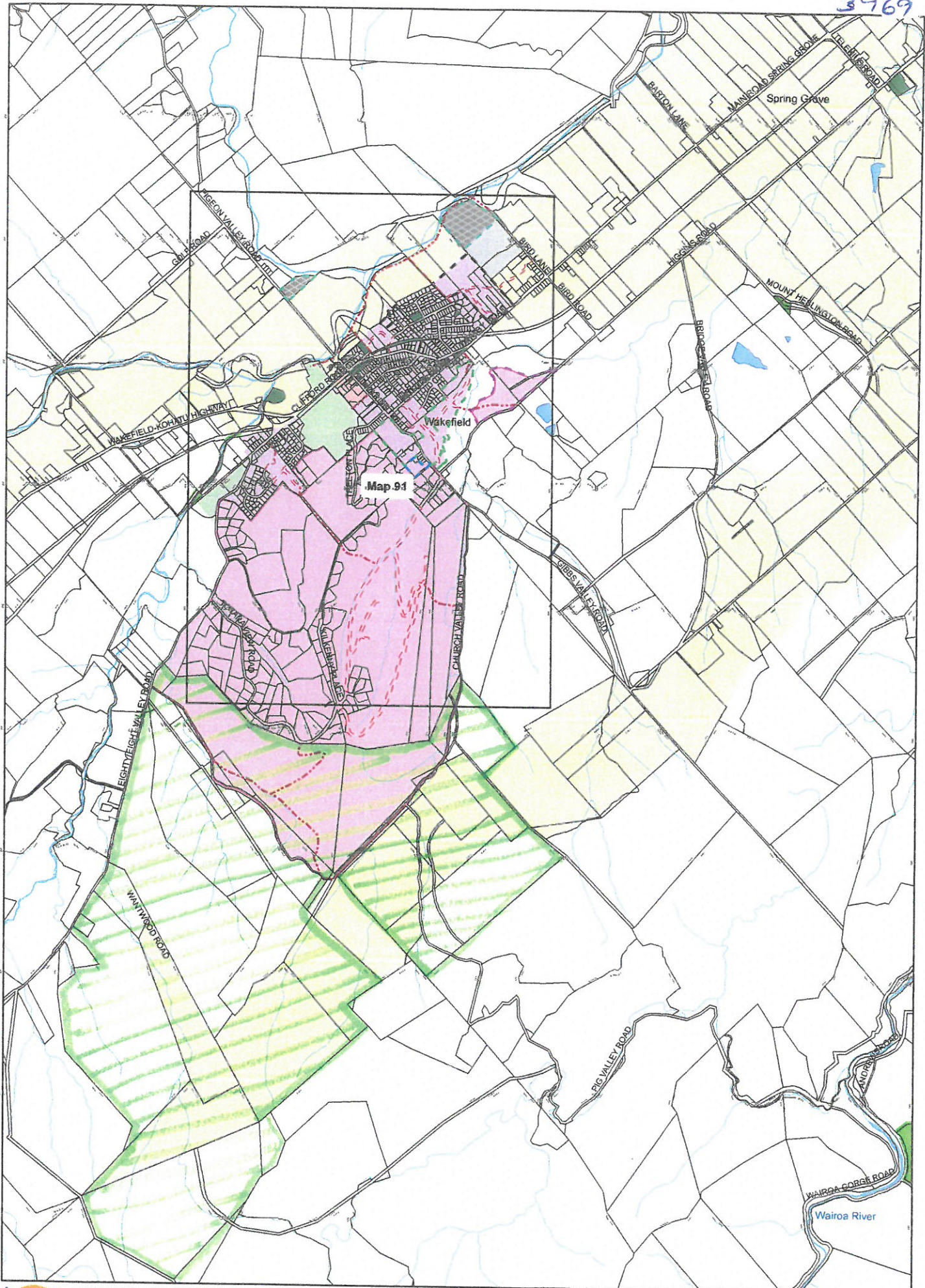
Tasman District Council  
 Email info@tasman.govt.nz  
 Website www.tasman.govt.nz  
 24 hour assistance

Richmond  
 189 Queen Street  
 Private Bag 4  
 Richmond, Nelson  
 7050, New Zealand  
 Phone 03 543 8400

Murchison  
 92 Fairfax Street  
 Murchison 7007  
 New Zealand  
 Phone 03 525 1013  
 Fax 03 522 1012

Motueka  
 7 Hickmott Place  
 PO Box 123  
 Motueka 7143  
 New Zealand  
 Phone 03 528 2022

Takaka  
 78 Commercial Street  
 PO Box 74  
 Takaka 7142  
 New Zealand  
 Phone 03 525 0020



**tasman TASMAN RESOURCE MANAGEMENT PLAN**

Date:  
**Draft**

**Legend**

- - - Add Indicative Walkway
- - - Add and amend Indicative Roads
- - - Delete Heavy Industrial, Rezone Heavy Industrial Closed
- - - Delete Rural 1, Rezone Residential
- - - Delete Rural 2, Rezone Residential
- - - Delete Rural 2, Rezone Residential
- - - Delete Rural 2, Rezone Residential
- - - Delete Rural Residential, Rezone Residential

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**Cover Sheet**

**OFFICE USE**

Date received stamp:

2.01.16



Initials:

Submitter No.

3970

Submitter Name: **Ted & Carol Steer**

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

15 Otterson Street  
Tahunanui  
Nelson

Home Phone: 035464007

Bus. Phone: 0273485482

Fax:

Email: [ted.carol@clear.net.nz](mailto:ted.carol@clear.net.nz)

Date: 02-Jan-2016

Postal address for service of person making submission:

(if different from above)

Signature:

*NOTE: A signature is not required if you make your submission by electronic means.*

Total number of pages submitted (including this page): **2**

**IMPORTANT – Please state:**

This submission relates to Change No.: **58**

Change Title/Subject:

Wakefield Strategic Review

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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

**Supplementary Sheet**

**OFFICE USE** Submitter Number: **3970**

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.  The more specific you can be the easier it will be for Council to understand your concerns.)</i>	<b>OFFICE USE</b> Submission No.
Map 52/4	We support the change of zone from Rural to Residential for the 2 areas accessed from Lord Auckland Road.		.1
Map 52/4	We oppose the indicated walkway at the boundary of our property, 9c Angus Place.	We have concerns for our privacy and security should the walkway go ahead. We request the council provides further detail around the specific route, location and time frame for the walkway and if our concerns cannot be mitigated considers deleting the provision.	.2

*Feel free to contact us:*



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

**Richmond**  
 189 Queen Street  
 Private Bag 4  
 Richmond 7050  
 New Zealand  
 Phone 03 543 8400  
 Fax 03 543 9524

**Murchison**  
 92 Fairfax Street  
 Murchison 7007  
 New Zealand  
 Phone 03 523 1013  
 Fax 03 523 1012

**Motueka**  
 7 Hickmott Place  
 PO Box 123  
 Motueka 7143  
 New Zealand  
 Phone 03 528 2022  
 Fax 03 528 9751

**Takaka**  
 14 Junction Street  
 PO Box 74  
 Takaka 7142  
 New Zealand  
 Phone 03 525 0020  
 Fax 03 525 9972



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

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189 Queen Street, Richmond, Nelson OR  
Fax 543-9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**OFFICE USE**

Date received stamp:

R: 2/2/2016

Initials: RAB

Submitter No. 3971

**Note:**

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Submitter Name: Doug South  
(organization/individual)

Representative/Contact: ✓  
(if different from above)

Postal Address: P.O. Box 20  
Wakefield  
Nelson 7052

Home Phone: 03-5418980

Bus. Phone: —

Fax: —

Email: twiville@xtra.co.nz

Date: 1-2-16

Signature: [Signature]  
(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

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

Total number of pages submitted: \_\_\_\_\_

**IMPORTANT – Please state:**

This submission relates to Variation/Change No.: 58

Variation/Change Title/Subject: \_\_\_\_\_

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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<u>See Attached</u>	<u>See Attached</u>	<u>See Attached</u>	

72

**Submission on Tasman Resource Management Plan  
Proposed Plan Change 58  
In relation to changing Rural 2 land to Rural Residential land on Higgins Road Wakefield**

The reason given for change this zone is to allow for lifestyle business to be set up beside the cycle way on life style blocks to cater for the number of tourists using the cycle way

There has not been any business economic study done to prove that these businesses would be sustainable. What is being considered is these businesses would provide accommodation.

If you look at the last figures provide by the cycling organisation it showed that 7000 people used the cycle way over a year going to and from Wakefield. Divide this by 365 days gives you get 19 people per day using the cycle one way and most of them are Nelson/Tasman people so they return home the same way thus the 19 a day can be divided by 2 which brings it down to 9.5 persons. As this is a simple calculation of the figures but what can be seen from this that there is not a great amount of tourism traffic and it is not likely to improve in the long term.

There is already a variety of accommodation available in Wakefield other than motels (which there are none)

- The pub being converted to backpacker accommodation.
- Oka Cottage
- Felbridge Cottage
- Wisteria Cottage
- Dunpuffin Railway Cottage
- Plus others

If the land was converted to Rural Residential it would mean that we have a separate area in Wakefield that is not connected to the rest of the Village. It would be isolated on the opposite side of a gully and stream from the rest of the village. The Village has enough problems with the main road splitting the village in two and organisations within the village are working on how to solve some of the problems associated with this and the last thing that is needed is a another isolated area.

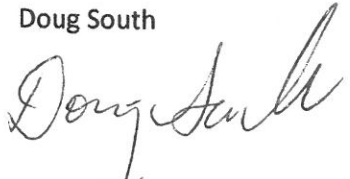
To turn this area into lifestyle blocks is a waste of good farm land and should be left as such. There is plenty of room on the southern side of the Village for that sort of development on less productive land. This is where most of the lifestyle blocks are now and still being developed and they tie in with the village and are not isolated as this new area would be.

We should be trying to get business to start up in the main business area of Wakefield not away from it. This in the long run would provide more reason for people to come to the Village if the business area was more vibrant.

**In Conclusion**

**I am against any changes to the Zoning of this area as it will not add any value to Wakefield and is a waste of good farm land.**

Doug South



1-2-16

(cl)



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 189 Queen Street, Richmond OR  
 Fax 03 543 9524 OR Email [steve.markham@tasman.govt.nz](mailto:steve.markham@tasman.govt.nz)

**Cover Sheet**

**OFFICE USE**

Date received stamp:

R2.2.16

*[Handwritten Initials]*

Initials:

Submitter No.

3972

**Note:**

*This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.*

Submitter Name:

Mark & Kim Phillips

(organisation/individual)

Representative/Contact:

(if different from above)

Postal Address:

19 Bird Lane  
 Wakefield  
 7025

Home Phone:

0272 999994

Bus. Phone:

/

Fax:

/

Email:

markkimp3@yahoo.co.nz

Date:

1/2/16

Signature:

*[Handwritten Signature]*

NOTE: A signature is not required if you make your submission by electronic means.

Total number of pages submitted (including this page):

Postal address for service of person making submission:

(if different from above)

[Empty box for postal address]

**IMPORTANT – Please state:**

This submission relates to Change No.:

58

Change Title/Subject:

Proposed plan change  
 58 Wakefield

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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

Kim Phillips  
 19 Bird Lane  
 Wakefield 7025  
 1/2/16



To whom it may concern.

I am writing so as to have a say in relation to the proposed plan change 58 Wakefield.

Myself & husband currently reside at 19 Bird Lane Wakefield. Our land is currently Zoned Rural 1 & its location is shown on a following document.

The land is positioned adjacent to the Liz to the west which was previously known as 'Brookside Mill'.

I have been working closely with the neighbouring property, which is owned by Nigel & Cheryl Curtis, at 17 Bird Lane. We would like to work together for the most effective outcome for ourselves & Tdc.

I am of the understanding that the Tdc is proposing that a road be established between Bird Lane & Lord Auckland Road in Wakefield & at this time the road is only indicative.

I would like to propose that we are happy to support the road with the chance to change the position of which it is currently indicated, to a position that works for all concerned. (1)

I understand that there was concern with contamination on our property, however the contamination issue has been cleared for the part of the property relating to the road, & on speaking to Paul Sheldon at the Tdc, I understand that there is now no reason that this issue would affect subdivision potential.

I would like to request that in the outcome of the road going forward, that the portion of land with the existing dwelling remain rural & the new subdivision be Zoned residential. (2)

Kind Regards  
 Kim Phillips.

### 3.0 Site Identification

**Site address & Owner:** 17 Bird Lane (NR & CJ Curtis)  
19 Bird Lane (MJ & KA Phillips)  
171 Whitby Road (SP Mattesen *et al*)

**Locality:** Wakefield

**Legal description:** Lot 1 DP 14350  
Lot 3 DP 453132  
Lot 2 DP 2341

**Total Area** 4.61 ha

**Map reference:** Latitude: -41.399034 Longitude: 173.057014 (Figure 1)

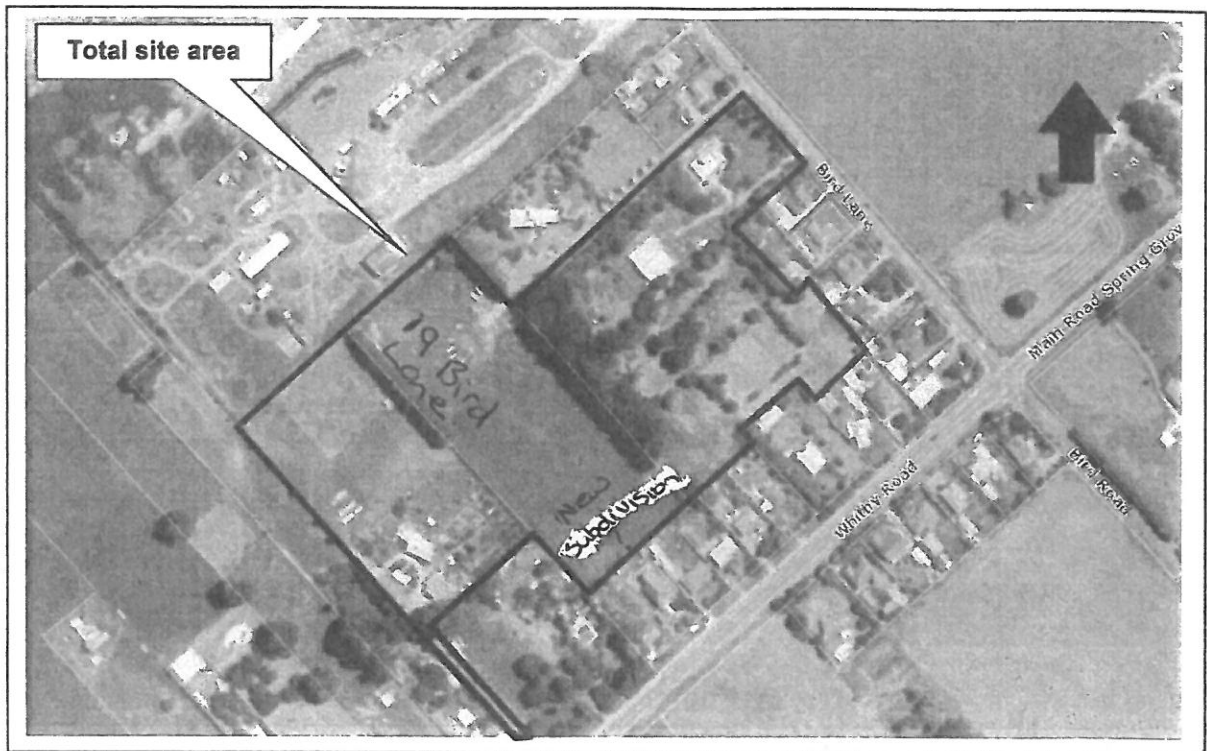


Figure 1: Bird Lane / Whitby Rd investigation area

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Cover Sheet

**OFFICE USE**

Date received stamp:

R 12.1.16  
D

Initials:

Submitter No.

3985

**Note:**

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Submitter Name:

J E MALCOLM FAMILY TRUST

(organisation/individual)

Representative/Contact:

GRAHAM THOMAS RESOURCE MANAGEMENT CONSULTANTS LTD

(if different from above)

Postal Address:

110 PO Box 3237  
RICHMOND

Cell

Home Phone: 0274 915 882

Bus. Phone: 03-5440310

Fax: 03-5440300

Email: [graham@trm.net.nz](mailto:graham@trm.net.nz)

Date: 18-1-16

Postal address for service of person making submission:

(if different from above)

PO Box 3314  
RICHMOND  
7050

Signature:

*G. G. Thomas*  
NOTE: A signature is not required if you make your submission by electronic means.

Total number of pages submitted (including this page):

4

**IMPORTANT - Please state:**

This submission relates to Change No.:

58

Change Title/Subject:

Wakefield Strategic Review

I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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



3985



18 January 2016

**SUBMISSION ON PLAN CHANGE 58  
WAKEFIELD STRATEGIC REVIEW  
BY  
JE MALCOLM FAMILY TRUST**

**General**

This submission relates specifically to the submitter's property being **68 Pigeon Valley Road – CT48/58 (Valuation Reference 1937006600)**.

The land is zoned **HEAVY INDUSTRIAL** with several resource consents enabling subdivision and development of the property as follows:

- **RM080959**  
Subdivision to create eight (8) Lots
- **RM080896**  
Earthworks to raise the land to be clear of inundation.
- **RM080972 to 080979 and 100155**  
Stormwater discharge from the land.
- **RM080960**  
Reduced front yard setbacks.

The proposal to alter the zoning to **CLOSED** creates confusion, is contrary to the rights created by those consents and creates the potential for the need for further unnecessary consents.

It will also create difficulties with obtaining clean Building Consents in the future as the **District Plan (TRMP)** will show that the property is potentially subject to inundation even though the land has approval under the existing Resource Consents to be raised clear of inundation.

**Submission**

This **SUBMISSION OPPOSES** the intention to alter the existing zoning from **HEAVY INDUSTRIAL** to **HEAVY INDUSTRIAL CLOSED**.

The submitters seek the **FOLLOWING** –

EITHER:

- a) Delete ALL reference to CLOSED from 68 PIGEON VALLEY ROAD;

OR:

- b) Qualify the inclusion of 68 PIGEON VALLEY ROAD as CLOSED by referencing in the RULES to the right to exercise the CURRENT CONSENTS.

} .1

PLUS

- c) Ensure that it will not be necessary to obtain further RESOURCE CONSENTS for the right to ERECT BUILDINGS on the land developed under the existing RESOURCE CONSENTS.

.7

The SECTIONS of the TRMP affected are:

- TRMP MAPS 58 and 91 . 1 & 2
- TRMP UPDATE MAP 52/4
- TRMP Section 6.17.30 . 3
- TRMP Section 16.3.4.1 . 4
- TRMP Section 16.3.4.5A . 5
- TRMP Section 16.3.4.8 . 6
- And any other Section of the TRMP that affects the existing rights to develop 68 Pigeon Valley Road. (. 7)

### Reasoning

This proposed CLOSURE was discussed with the Council Planner as well as submissions lodged as part of the initial "consultation" and again (11 May 2015) prior to this formal notification and this submission.

Deletion of this property from the closure and/or inclusion/qualification of the Resource Consents were sought throughout that process.

The levels that the land has to be raised to under RM080896 have been checked against the potential "inundation" levels from the recent Flood Modelling Exercise that prompted the proposed CLOSED status.

Those levels are compatible proving the validity and accuracy of the information that **RM080896** is based upon. That also shows that a **CLOSED** status is unwarranted and unnecessary.

Whilst the Council Planner acknowledges the existing resource consents in the **Section 32 Evaluation Report (3.2.3)** that has not been carried forward to the **TRMP** through **PC58**.

The statement in the **Section 32 Report** that **"the subdivision should proceed and would not be affected"** is worthless and does not recognise the reality of development.

This proposed **CLOSURE** is sending mixed messages both to Council Staff and to the public in general, and is creating difficulties on the interface between the **RMA** and the **Building Act**.

It is considered that Council will have difficulties issuing "clean" Building Consents on new titles created under the existing Resource Consents unless this property is removed from the **CLOSED** status and/or includes reference to the existing consents under **PC58**.

The option of inclusion/reference in the **TRMP** to the existing Resource Consents is currently used for various properties under the **TRMP** –i.e.

Section 17.1.3.1(a)/Schedule 17.1D – Waimea Village  
 Section 17.1.2.1(p)/Schedule 17.1E – Funeral Activity  
 Section 17.2.3.1(b)  
 Etc.

(.7)

So, a precedent is not being created.

### Decision Sought

That the relevant sections of the **TRMP** are altered as set out above under the **Submissions Section**.



**GRAHAM THOMAS**  
**RESOURCE MANAGEMENT CONSULTANTS LTD**

For and on behalf of

**JE MALCOLM FAMILY TRUST**