

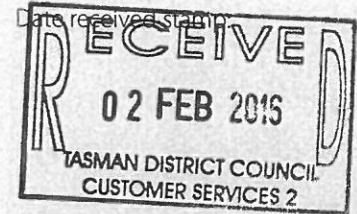
Submission on a Change to the Tasman Resource Management Plan

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

Cover Sheet

OFFICE USE



Initials: _____

Submitter No. _____

601

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: R. W & S F Stuart.
(organisation/individual)

Representative/Contact: _____
(if different from above)

Postal Address: 2a Lord Auckland Rd
waterfield Nelson

Home Phone: 03-5418335

Bus. Phone: _____

Fax: _____

Email: victoria.nox@actrix.co.nz

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

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): 2.

IMPORTANT – Please state:

This submission relates to Change No.: _____

Change Title/Subject: Proposed Plan Change No. 58

- 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: 601

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</i>	OFFICE USE Submission No.
<p>Plan change 58 Zone maps 91 & 58</p>	<p>We support the proposed changes. It makes good sense to continue the residential area to the north of where it is now. There is no risk of flooding on the upper terrace, good opportunity for housing choice, with smaller more affordable lots, and minimal cross boundary effects. Set backs - 17.1.3.1 (4) We are not sure as to how this would apply to the western boundary of our block and need to discuss this with council, as to our support for this change.</p>	<p>Happy for Council to make all changes as proposed - subject to query over 17.1.3.1</p>	<p>.1 .2</p>

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 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
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Rose Biss

From: Rob Stuart <victorinox@actrix.co.nz>
Sent: Thursday, 11 February 2016 8:19 p.m.
To: Rose Biss
Subject: Re: Proposed Plan Change 58

Hi Rose, We have no problem with the 30 meters proposed. Thank you, Rob Stuart

On Feb 11, 2016 12:01 PM, Rose Biss <Rose.Biss@tasman.govt.nz> wrote:

Dear Mr and Mrs Stuart

Following on from our discussion on your submission please advise whether you wish to oppose the minimum 30 metre setback from the Light Industrial Zone.

It is not proposed to make any changes to the minimum 25 metre setback from the Rural Zone boundary in Plan Change 58.

Many thanks

Rose Biss

Rose Biss | Policy Planner

Tasman District Council | 189 Queen St | Richmond 7020 || Private Bag 4 | Richmond 7050

phone: 03 543 8421 | **fax:** 03 543 9524 | **email:** rose.biss@tasman.govt.nz | **web:** www.tasman.govt.nz

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For more information about Tasman District Council, please visit our website at <http://www.tasman.govt.nz>



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New Zealand
T 64 4 894 5200
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www.nzta.govt.nz

2 February 2016

R 2.2.16

Steve Markham
Manager, Policy
Tasman District Council
Private Bag 4
Richmond 7050

Dear Steve

Tasman District Plan Change 58: NZ Transport Agency Submission

Thank you for the opportunity to submit on the proposed Plan Change 58: Wakefield Strategic Review. Please find attached the NZ Transport Agency's submission.

We welcome the opportunity to discuss the contents of our submission with Council officers. If you have any further questions, please do not hesitate to contact myself on (04) 894 6414 or caroline.horrox@nzta.govt.nz or Kathryn Barrett on (04) 931-8871 or kathryn.barrett@nzta.govt.nz.

Yours sincerely

A handwritten signature in black ink, appearing to be 'C Horrox'.

Caroline Horrox
Principal Planning Advisor



FORM 5, CLAUSE 6 OF FIRST SCHEDULE, RESOURCE MANAGEMENT ACT 1991

Submission on Proposed Plan Change 58 to Tasman District Council District Plan – Wakefield Strategic Review

To: Steve Markham
 Manager, Policy
 Tasman District Council
 Private Bag 4
Richmond 7050

Via email: steve.markham@tasman.govt.nz

From: New Zealand Transport Agency
 PO Box 5084
WELLINGTON 6145

1. This is a submission on the following proposed plan change

Plan Change 58 to Tasman District Council District Plan – Wakefield Strategic Review

2. The NZ Transport Agency could not gain an advantage in trade completion through this submission.

3. We wish to be heard on this matter.

4. Role of the NZ Transport Agency

The NZ Transport Agency (the '**Agency**') is a Crown entity providing an integrated approach to transport planning, investment and delivery. The Agency's statutory objective is to undertake its functions in a way that *contributes to an affordable, integrated, safe, responsive and sustainable land transport system*. It aims to create transport solutions for a thriving New Zealand and does this through four key functions, which are:

1. Planning the land transport networks (with partners)
2. Investing in land transport (with partners)
3. Managing the State Highway network, and
4. Providing access to and use of the land transport system.

The Transport Agency acknowledges the importance of the issues relating to the supply of suitably zoned land in Tasman and is committed to ensuring a high degree of alignment in the planning for growth and the safety and any required infrastructure investment.

5. Submission

The Agency opposes in part Plan Change 58. The Agency supports the Council's desire to provide suitable and adequate residential and industrial land for future development. We would like to work

with Council to enable adequate resolution of the Agency's issues, and ensure that good integrated planning principles are achieved.

The Agency supports residential development that occurs in a considered and consistent manner, taking into account past planning decisions as well as long term strategic plans; including infrastructure.

While the Agency is generally supportive of development, we have several areas of concern with the proposed plan change. These stem primarily from the lack of sufficient information provided in the notification documentation on the potential direct effects on State Highway 6, and consideration of any flow on effects on the highway network from the development areas located further away from the highway. Our specific concerns are detailed below. Please note, our information is entirely based on what has been provided with notification. We note that in general, early involvement in the planning of proposed developments will better enable early resolution of any issues prior to notification.

Drainage

The Agency notes that there are existing capacity issues associated with the (Council owned) stormwater drainage network in the immediate vicinity of the proposed residential zone, near Bird Lane. Given the proposed location of the residential zone, the Agency needs to be assured that this will not be further exacerbated by the additional of a residential zone. Any potential adverse effects on the State Highway will need to be mitigated. .1

The Agency seeks that Council undertake, or provide, an assessment of the effects of the development on the drainage systems in the vicinity of the new residential zone. If there are any adverse effects on the Agency's assets, this would need to be satisfactorily mitigated before the Agency could consider supporting this element of the Plan Change. .2

Indicative roads joining the State Highway

The Agency has identified two new indicative roads being proposed that adjoin the State Highway. The Agency has not been involved with any discussion regarding the establishment of these new roads. The Section 32 report does not appear to outline why the indicative roads are required or explain why they are proposed where they are. Without this information, we are unsure how and why the indicative roads are deemed necessary. The Agency notes that there are numerous existing local routes that could be better utilised, and recommends these opportunities are explored further. It is our view that alternatives need to be explored and discussed with the Agency before any commitment to a connecting road is made. Given the Agency is an affected Road Controlling Authority, it is essential to involve us early in discussions regarding additional roads to ensure the effective alignment between the local and state highway networks. .3

The Agency seeks that analysis regarding the indicative road locations be provided so that a discussion can occur regarding appropriateness, and to allow elements such as safety and efficiency to be explored. This will ensure the best possible outcome is achieved for everyone. Until such time that the Agency are satisfied with any indicative road layout that connects to the State Highway, we would request that an indicative roads are removed from the Plan Change. .4

Impacts on State Highway Intersections

There are potential capacity and safety issues at two existing intersections that need to be further explored given the location of the proposed new residential and industrial zones. The intersections that are of specific concern are;

- Martin Ave / State Highway 6
- Bird Lane / State Highway 6

.5

The Agency seeks that an assessment is undertaken to establish whether these intersections are able to continue to function at a safe and appropriate service level; and if not, what work is required to upgrade the intersections until they meet a sufficient standard. The Agency would like to see the results of these assessments.

The Agency looks forward to working with Council to resolve outstanding issues in a constructive manner.

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Cover Sheet

OFFICE USE

Date received stamp:

R 26.1.16

B

Initials:

Submitter No.

1440

Note:

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Submitter Name: Simon Mark Vincent

(organisation/individual)

Representative/Contact: As above

(if different from above)

Postal Address:

310 Church Valley Road
R.D.1.Wakefield Post Code 7095

Home Phone: 03 5419006

Bus. Phone: 021719668

Fax: N/A

Email: simon.vincent@xtra.co.nz

Date: 25-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): _____

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).

Supplementary Sheet 1

OFFICE USE Submitter Number: **1490**

<p>(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></p>	<p>(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></p>	<p>(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></p>	<p>OFFICE USE Submission No.</p>
<p>Item 4 planning Maps- 4.1.1 and 4.1.2 intention to add new indicative walkways to our property (Brooks Valley Farm Ltd)</p>	<p>I oppose these provisions in relation to walkways on or adjacent to our property.</p>	<p>Remove the proposed walkways (maps 52/4, map 58 and 91) on or adjacent to our property.</p> <p>My reasons include but are not limited to:</p> <ul style="list-style-type: none"> - it would have substantial adverse animal welfare effects on all stock farmed in this area and in particular deer - This would have a substantial negative impact on productivity of our land (this would be an adverse effect on productivity as detailed in Chapter 7 of the TRMP) -This impact could make the farm uneconomic affecting the employment of staff and numerous suppliers and sub-contractors. - It is well recognised (including by TDC) that land fragmentation is a real concern in the region affecting the sustainable productivity of rural Tasman area. - The effects of this walkway would be such that the land could no longer be used for deer farming, the land would be uneconomic and would be subdivided. - The land in question is critical to to the success of farming the adjacent highly productive Rural Zone 1 land. The association is not only economic. The rolling land provides low intensity stand -off areas in wet periods providing both environmental and animal welfare benefits 	<p align="center">.1 -2</p>

9

2/2

3777 HotHouse Communications

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

Motueka
7 Hickmott Place
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Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

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

OFFICE USE Submitter Number: 1440

(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.
		<p>- Health and Safety concerns regarding public entering this area of the farm including, cattle, deer heavy machinery fencing, planting crops and feeding out and our requirement to use firearms for pest control of animals which are not only pests but also vectors for transmittal of TB.</p> <p>- This is made worse by most of the proposed walkway being located out of site from the farm houses. In addition to health and safety concerns there are now real concerns with rural crime and stock harassment or theft. In recent weeks there have been numerous articles from both the Police and farming organizations. This walkway goes through central and isolated areas of the farm heightening these risks.</p> <p>-There are already substantial issues with sheep measles in our area. Even if TDC put up NO DOGS signs -this will not deter people as we have regularly observed on other walkways. See website http://www.sheepmeasles.co.nz which states in part; "Foreign Dogs - Foreign or external dogs pose a risk to any on-farm programme in place. Unless you are aware of their status in relations to Sheep Measles treatment all foreign dogs should be deterred."</p>	

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 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

OFFICE USE Submitter Number: 1440

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</i>	OFFICE USE Submission No.
		<p>-We already provide access to our property to TDC and its contractors to maintain the 88 Valley water scheme. This already has impacts on our farming operation.</p> <p>-Wantwood is used by the major red meat processing companies for international marketing. For example on 12 December 2015 the 6 winners of a major Chinese Chefs cooking competition undertook a farm visit under the control of NZTE and meat companies. The traveling party (about 15 people) stayed in Nelson for a number of days staying in high level accommodation and eating at top Nelson restaurants.</p> <p>Numerous parties benefited (down to the tour bus operators) - but they came to see a productive farm.</p> <p>We support and are regular users of Nelson's walk and bike ways. This region has many of them (which is great). But this region has bugger all productive farms. Please don't bugger this one.</p>	

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Ross Biss Steve Markham



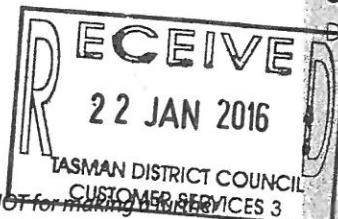
Submission on a Variation/Change to the Tasman Resource Management Plan

Return your submission by the advertised closing date to:

Manager, Policy
Tasman District Council
Private Bag 4, Richmond, Nelson 7050 OR
189 Queen Street, Richmond, Nelson OR
Fax 543-9524 OR Email steve.markham@tasman.govt.nz

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OFFICE USE

Date received stamp:

22.1.16

Initials:

Submitter No.

3960

Submitter Name: Brookside Industries Ltd
(organization/individual)

Representative/Contact: Graham Vercoe
(if different from above)

Postal Address: 60 Manuka St
Nelson

Home Phone: 03 548 7158

Bus. Phone: 027 260 3457

Fax:

Email: graham.vercoe@extra.co.nz

Date: 22/01/16

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

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

Total number of pages submitted:

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 58

Variation/Change Title/Subject: 6.17.1.9

6.17.3.10, Section 16.3.4

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.
DA 10	Closed Zone	oppose the proposed	.1
DA 10 + 11	Contamination Status	close zone status	.2
		for Bird Land Industrial Land	