



Tasman Resource Management Plan

Plan Change 68
Omnibus Amendments

Notified 14 July 2018

Further Submissions
incl. Submitter & Submission Numbers

Summary of Original Submissions Notified: 8 September 2018

October 2018

COVER SHEET



Return your submission by the advertised closing date to:
Environmental Policy
Tasman District Council
Private Bag 4, Richmond 7050 OR
189 Queen Street, Richmond OR
Fax 03 543 9524 OR
Email: tasmanrmp@tasman.govt.nz

Further Submission on any Original Submission on a Change to the Tasman Resource Management Plan

OFFICE USE

Date received stamp:

Note:

1. This form is only for the purpose of supporting or opposing original submissions. It is NOT for making an original submission to the Plan, or for making a submission on a resource consent or on Council's Annual Plan.
2. You may only make a further submission if you or your organisation complies with the requirements below.

Tick to show that you or your organisation is:

- A person representing a relevant aspect of the public interest:
- A person who has an interest in the proposed Plan Change greater than the general public.

Initials: _____

Submitter No. 4164

Submitter Name: Tapawera and Districts Community Council
(organisation/individual)

Representative/Contact: Tim Leyland, Secretary
(if different from above)

Postal Address:

PO Box 15,
Tapawera

Phone: 0277224039

Fax: _____

Email: tapaweratdcc@gmail.com

Date: 23/09/2018

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

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

Signed: _____

Signature of submitter (or person authorised to sign on behalf of submitter). *NOTE: A signature is not required if you make your submission by electronic means.*

IMPORTANT – Please state:

This submission relates to Change No.: 68.9

Change Title/Subject: Rezoning 18 Rata Avenue - Tapawera

- Tick if you wish to be heard in support of your further submission.
- Tick if you would be prepared to consider presenting your submission in a joint case with others making a similar submission at any hearings.

Remember:

1. Attach this Cover Sheet to as many Content Sheets as required.
2. Within five working days of sending this further submission to the Tasman District Council, send a copy of this further submission to the person who made the original submission.

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Pg 1/2

Further Submission on any Original Submission on a Change to the Tasman Resource Management Plan

CONTENT SHEET

COMPLETE AS MANY CONTENT SHEETS AS REQUIRED AND ATTACH WITH ONE COMPLETED COVER SHEET

Sheet No.

2

(Please tick one) <input type="checkbox"/> I/We SUPPORT the original submission of Or <input checked="" type="checkbox"/> I/We OPPOSE the original submission of	Original Submitter Opposed or Supported: Name: Ngati Tama ki Te Waipounamu Trust		
	Address: 74 Waimea Road, Nelson 7040		
Change No. [e.g. C15]	Original Submitter and Submission Point Nos [e.g. C15.2659.2 - .6]	Topic Number [Tasman Resource Management Plan provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. OFFICE USE ONLY
C68	C68.4159.1	Maps: Zones 89	FC 68.4164.1
Reasons for Support or Opposition: See attached			

(Please tick one) <input type="checkbox"/> I/We SUPPORT the original submission of Or <input checked="" type="checkbox"/> I/We OPPOSE the original submission of	Original Submitter Opposed or Supported: Name:		
	Address:		
Change No. [e.g. C15]	Original Submitter and Submission Point Nos [e.g. C15.2659.2 - .6]	Topic Number [Tasman Resource Management Plan provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. OFFICE USE ONLY
			FC
Reasons for Support or Opposition:			

3777 NetHouse Communications

Feel free to contact us:



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

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 Richmond 7050
 New Zealand
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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

Further Submission from Tapawera and District Community Council

Reasons for Opposition:

Tapawera and Districts Community Council has been advised by Maxine Day, that, as a community organisation, it may still submit on the proposed change up to the deadline of 24/9/18.

TDCC opposes the proposed rezoning of 18 Rata Avenue to a residential zone.

TDCC has serious concerns about the way the consultation over this zone change has been carried out. The TDCC as well as the Tapawera Community and especially the surrounding residents have not had a proper opportunity to be involved in this decision.

In the documentation supporting the decision it is stated that the TDCC was consulted, this is incorrect. TDCC wrote a letter stating that it felt that the community should be properly consulted. TDCC asked for the status quo to remain. Further formal consultation was between TDCC meetings so TDCC were unable to submit. The burying of rezoning 18 Rata Avenue in Plan Change 68 also meant the TDCC and local resident were unaware a decision had been made.

There are a number of issues around changing the zoning of the plot and some of the assumptions made in the decision to change the zoning do not address them.

The key issues include the following:-

- Tapawera is a rural village that was designed with a lot of open spaces. This is an attribute that attracts people to live in the village and is highly valued by the community. To judge the importance of the open spaces by comparing them with other towns lacks an understanding of what makes Tapawera as a desirable place to live.
- The effect on surrounding residents of the zone change. Those properties that bound or look out onto 18 Rata Avenue will end up with lower property value if they lose the open space beside or across from them without any compensation. The TDCC feels that the effect on these people has not been considered.
- By allowing 18 Rata Avenue to become residential the resulting house(s) will have an effect of narrowing the street appearance and also restrict vision around the sharp corner beside this property.
- TDCC understands residents have been interested to purchase 18 Rata Street and retain its open zone status. The present owner's request for a zone change may be more about maximising its value than being able to sell it.
- In supporting documentation, justifying the decision, it states the owner may fence the open space, this may or may not happen but any fence would have to meet council requirements regarding open space zones.
- It is mentioned that it is not normal for open space zones to be privately owned. This may or may not be correct however this did not prevent 18 Rata Avenue from becoming privately owned nor does it prevent it from having a value or being saleable.
- As the community did not have the opportunity to be involved in the decision to transfer it to private ownership TDCC believe that it is important that its objection to this major rezoning 18 Rata Avenue by the council be taken seriously.