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Change 60: Rural Housing

Decisions and Reasons

Final Decision 603.1

C60.1227.3	Davis Ogilvie & Partners Ltd	Disallow
C60.1403.3	Muter, Frans	Disallow
C60.1521.12	Federated Farmers of NZ (Inc.)	Allow
<i>Allow</i>	FC60.2864.8	
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	Tasman District Council staff	Allow
<i>Allow</i>	FC60.806.37	
C60.2799.2	Tasman District Council staff	Allow
<i>Allow</i>	FC60.806.38	
C60.2799.3	Tasman District Council staff	Allow
<i>Disallow</i>	FC60.806.39	
C60.2799.4	Tasman District Council staff	Allow
<i>Disallow</i>	FC60.806.40	
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	Angus, Penny	Disallow
<i>Disallow</i>	FC60.3988.1	
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

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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	Hannah, Lynda	Disallow
<i>Disallow</i>	FC60.4032.30	
C60.4027.2	Harwood, Shane	Allow In Part
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

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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	Allow
<i>Disallow</i>	FC60.2864.40	
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

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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

Plan Amendments**Topic : 7.2.3.1A**

Amend policy 7.2.3.1A to read:

“To identify locations for Rural Residential and Rural 3 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.”

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Change 60: Rural Housing**Decisions and Reasons****Topic : Chapter 17**

Add to Principal Reasons for Rules in 17.5.20, 17.6.20, 17.7.20 and 17.8.20:

“Sleepouts

The number of sleepouts on any given property is two sleepouts per principal dwelling and second dwelling, where that second dwelling is not a minor dwelling. Those sleepouts may be located within 20 metres of any dwelling, including any minor dwelling.”

Topic : 17.5.3.1

1. Amend conditions (ca) and (e) to: "(ca) There are no more than two sleepouts associated with any principal dwelling or second dwelling that is not a minor dwelling." "(e) The location of either sleepout is within 20 metres of any dwelling, including 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”.

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).

Topic : 17.6.3.1

Amend conditions (ea), and (g) to:

“(ea) There are no more than two sleepouts associated with any principal dwelling or second dwelling that is not a minor dwelling.”

“(g) The location of either sleepout is within 20 metres of any dwelling, including any minor dwelling.”

Topic : 17.7.3.2

Amend conditions (ia) and (k) to:

“(ia) There are no more than two sleepouts associated with any principal dwelling or second dwelling that is not a minor dwelling.”

“(k) The location of either sleepout is within 20 metres of any dwelling, including any minor dwelling.”

Topic : 17.8.3.1

Amend conditions (ba), and (d) to:

“(ba) There are no more than two sleepouts associated with any principal dwelling or second dwelling that is not a minor dwelling.”

“(d) The location of either sleepout is within 20 metres of any dwelling, including any minor dwelling.”

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.

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.

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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 but the location of the sleepout within 20 metres of any dwelling, including a minor dwelling.
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.