



Tasman Resource Management Plan

**PROPOSED PLAN CHANGE NO. 65
WITHOUT LEGAL EFFECT**

Wakefield Strategic Review - Stage Two

**Explanatory Statement
and
Schedule of Amendments**

The Tasman Resource Management Plan is amended in accordance with the attached annotated portions of the Plan

NOTE:

- Red underlined text denotes proposed new text inserted or amended.
- Red strikethrough text denotes text deleted.

Notified: Saturday 14 October 2017

TASMAN DISTRICT COUNCIL
Tasman Resource Management Plan

PROPOSED PLAN CHANGE NO. 65
WITHOUT LEGAL EFFECT

Wakefield Strategic Review - Stage Two

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Explanatory Statement

Plan Change 65 proposes to rezone three specific land areas and add an indicative walkway in Wakefield. These proposed changes to the Tasman Resource Management Plan (TRMP) follow on from Plan Change 58 (PC 58 Wakefield Strategic Review) which occurred during 2015/2016. A number of submissions raised matters that were out of scope of PC 58. Four of those matters are the subject of this Plan Change. They are summarised below and evaluated in the accompanying Section 32 Evaluation Report.

On 9 February 2017 Council instructed staff to commence **Plan Change 65**, investigating the following:

1. Rezoning land at Bird Lane, from Rural 1 to Residential (Deferred Residential is proposed).
2. Rezoning land at Totara View Road, from Rural Residential to Rural 2.
3. The location and requirement for an indicative walkway between Genia Drive and Kilkenny Place.
4. Rezoning land at Higgins Road, from Rural 2 to Rural Residential (Deferred Rural Residential is proposed).

Wakefield is a well-established rural service centre and residential settlement located some 15 kilometres south of Richmond. It is described in the 17 Settlements document that accompanies the Long Term Plan. The planning issues and policy provisions are outlined in Chapter 6.17 of the TRMP.

Much of the background information is contained in the Wakefield Strategic Review draft plan change consultation document (April 2015). The flood modelling for the Wai-iti River and Council's three yearly growth modelling exercise provided the rationale for residential and industrial rezoning, and the inclusion of indicative roads and walkways as part of Plan Change 58. The additional matters proposed in **Plan Change 65** are as follows:

Plan Change 58 Matters

Matter 1: Bird Lane

Land at Bird Lane was excluded from PC 58 because of uncertainty about soil contamination as the land immediately abuts the former Brookside sawmill site. Soil testing by residents has confirmed there is some residual contamination, however the soil can be remediated under the provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2012). A change from Rural 1 to Deferred Residential zoning is proposed in this plan change, covering 12.6 hectares. The deferral is for infrastructure upgrades for water, stormwater and roading, which are anticipated in Council's 2018 – 2028 Long Term Plan. Planning provisions to provide a buffer between Residential and Light Industrial activities were introduced into the TRMP through Plan Change 58. Zoning maps 22, 58 and 91 are affected. Schedule 17.14A in the Deferred Zone Rules is also amended.

Matter 2: Totara View Road

Farmland south of Totara View Road is currently included in the Eighty-Eight Valley Rural Residential zone. The farm owners have requested a more logical geographic boundary separation between Rural 2 farmland, and land where rural residential sites may be developed in the future. A reduction of the Rural Residential zone is proposed, with some farmland reverting to Rural 2 zoning. Zoning maps 22, 58 and 91 are affected.

Matter 3: Genia Drive to Kilkenny Place

An indicative walkway was proposed as part of Plan Change 58. However the proposed location was not suitable for reasons of topography and risks from existing plantation forestry and other rural activities. A new indicative walkway is shown on both Zoning and Area maps 22, 58 and 91.

Matter 4: Higgins Road

A 5.5 hectare area of flat land between the Great Taste Cycle Trail and the Pitfure Stream has potential for rural residential development. Council identified four risk factors requiring further research. A dam break risk assessment has been completed; Higgins Road access has been reviewed; the requirement for a pedestrian/cycle link to Ryeland Avenue is retained; and access design is required to mitigate conflict with the cycle trail. These factors are examined fully in the Section 32 Evaluation Report. A change from Rural 2 to Deferred Rural Residential zoning is proposed. Zoning maps 22, 58 and 91 are affected. In addition Policy 6.17.3.10 and Principal Reasons and Explanations 6.17.30 are amended in Chapter 6 to encourage an increase in rural residential density while still maintaining character and amenity. Rural Residential Figure 16.3C in the subdivision rules is amended to implement this. Schedule 17.14A in the Deferred Zone Rules is also amended.

Consultation

Affected persons have been contacted by mail, telephone and/or in person. Council staff and Councillors attended the May 2017 meeting of the Wakefield Community Council, and a meeting was held specifically with Bird Lane / Whitby Road (SH6) residents. All Iwi and the New Zealand Transport Agency (NZTA) have been contacted by mail, with some follow-up discussions, and circulation of draft documents. As wide community consultation occurred in 2015, Council has proceeded directly to a Proposed Plan Change for these follow-up matters.

Schedule of Amendments (for Planning Maps only)

The planning maps of the Tasman Resource Management Plan are amended as follows:

1. Planning Maps

1.1 Amend Zone maps 22, 91 and 58 (Wakefield) to show:

- (a) One area of Rural 1 land to be zoned Deferred Residential extending from the current Residential zone to Bird Lane.
- (b) The southern end of the Eighty-Eight Valley Rural Residential Zone, adjacent to Totara View Road, to be zoned Rural 2.
- (c) A new indicative walkway from Genia Drive to Kilkenny Place.
- (d) One area of Rural 2 land to be zoned Deferred Rural Residential, accessed from Higgins Road.

1.2 Amend Area maps 22, 91 and 58 (Wakefield) to show:

- (a) A new indicative walkway from Genia Drive to Kilkenny Place.

CHAPTER 6: URBAN ENVIRONMENT EFFECTS

[Unchanged text omitted]

6.17 WAKEFIELD

6.17.1 Issues

[Unchanged text omitted]

6.17.3 Policies

- | | | |
|----------------------|--|----------------------|
| 6.17.3.1 | To ensure suitable land and infrastructure is available in Wakefield for residential and business use, and active and passive recreation needs. | C58 11/15
Op 7/17 |
| 6.17.3.2 | To avoid flood hazard risk when enabling urban development of land. | |
| 6.17.3.3 | To support business opportunities in Wakefield in proximity <u>a range of rural residential options on land zoned Rural Residential adjacent to the Great Taste Cycle Trail; to ensure access is designed to mitigate conflict with the cycle trail; and to require adequate stormwater mitigation to manage any overflow from uphill dams in an extreme rainfall or other event.</u> | |
| 6.17.3.4 | To support landscape and streetscape initiatives to enhance the heritage character of the heart of Wakefield; and apply good urban design principles to all development in the private and the public domain. | |
| 6.17.3.5 | To monitor the condition of protected trees and manage the schedule in the Plan accordingly. | |
| 6.17.3.6 | To facilitate the maintenance and protection of historic heritage places listed in the Plan. | |
| 6.17.3.7 | To encourage a diversity of lot sizes and a range of housing forms to facilitate well-designed, lower cost housing development close to the village centre. | |
| 6.17.3.8 | To liaise with NZ Transport Agency to upgrade existing crossings on State Highway 6 and create a new crossing close to the Village Green. | |
| 6.17.3.9 | To require larger residential lot sizes adjacent to the south-west boundary of the Light Industrial Zone on Bird Lane, and require a greater setback of dwellings from the Light Industrial Zone boundary. | |
| 6.17.3.10 | To limit development on land south east of the former Brookside Sawmill site on Bird Lane until further soil testing confirms the site is suitable for residential use. | |
| 6.17.3.11 | To mitigate any adverse effects from stormwater on the state highway and associated infrastructure. | |

6.17.20 Methods of Implementation

[Unchanged text omitted]

6.17.30 Principal Reasons and Explanation

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The Wai-iti River, the Eighty-Eight Valley Stream and the Pitfure Stream are prone to flooding. For this reason, development is directed to the upper river terraces. Low-lying land still has value for recreational and rural purposes.

Council, in 2013, completed a flood hazard mapping project for the area. This information assists Council in assessing the suitability of land for future growth based on demand and capacity for efficient servicing.

The residential area north of the bowling club has limited access. The planning maps indicate additional access points to Whitby Road that may be implemented when vacant land is taken up for residential subdivision. Safe access across Whitby Road (State Highway 6) can be improved by upgrading the existing pedestrian refuges ~~and creating a new refuge in the centre of the village.~~

Wakefield has a growing population of families with young children. There is also a demand for smaller, more affordable properties for older people. In the development of a specified location on Edward Street, close to the heart of Wakefield, it is desirable to create smaller lots and encourage innovative housing forms to cater for single people and couples without children, as well as older people who wish to downsize their house and garden or move back to Wakefield in their later years.

There are opportunities for further residential development between the existing residential area and Bird Lane, provided larger lots and dwelling setbacks are in place to limit cross-boundary effects from the industrial activity. While the Bird Lane industrial site has been partially remediated, and is suitable for continuing industrial use, some of the land between the site and State Highway 6 was previously used for timber storage. Further testing is advised prior to any intensification of residential activity.

The industrial area zoned Heavy Industrial Pigeon Valley Road is at risk of flooding. Closed zone status enables activities to continue on the land but prevents further subdivision of the land.

With all new residential development, advance planning for road and walking/cycling connections ensures optimum access to the heart of Wakefield and around the village. Indicative roads and walkways are shown on the planning maps (both zone maps and area maps). Demand for community facilities is managed through Council's Long Term Plan. This includes the three waters (wastewater, drinking water and stormwater), roads, footpaths, reserves and other community infrastructure, such as pools, halls, public toilets, cemeteries, and playgrounds.

Tasman's Great Taste Cycle Trail arrives in Wakefield along Higgins Road. Some flood-free flat land to the west of Higgins Road is suitable for a range of rural residential options, with adequate stormwater mitigation to manage any overflow from uphill dams in an extreme rainfall or other event. Future owners may take advantage of opportunities for home occupations and visitor accommodation in support of the cycle trail.

CHAPTER 16: GENERAL RULES

16.3 SUBDIVISION

[Unchanged text omitted]

16.3.8 Rural Residential and Closed Zones

16.3.8.1 Controlled Subdivision (Rural Residential Zone)

[16.3.10 Proposed]

Subdivision is a controlled activity, if it complies with the following conditions:

Area

- (a) Every allotment has a minimum net area as stated in Figure 16.3C.

Figure 16.3C: Minimum Allotment Areas in Rural Residential Zone

[Refer to planning maps for locations]

LOCATION IN RURAL RESIDENTIAL ZONE	MINIMUM NET AREA
Allotments in: George Kidd Street Champion Road & Hill Street North Hill Street South scheduled area, Richmond, where wastewater servicing is required to be provided and in the Richmond East Development Area where Schedule 16.3C servicing is required to be provided.	2,000 m ²
[Unchanged text omitted]	
Allotments in all other parts of the Rural Residential Zone without reticulated wastewater servicing, as follows: Eighty Eight Valley Hill Street South, Richmond Haycock Road, Richmond Kina Triangle Permin Road Spot Zone Pangatotara	5,000 m ²
Alpine Meadows Tophouse Road Extension Onekaka Bay Vista Drive, Pohara Riwaka-Kaiteriteri Road, Kaiteriteri (Deferred) Old Coach Road, Mariri (Deferred)	
<u>Allotments without reticulated wastewater servicing at Higgins Road, Wakefield (part Lot 1 DP 303114) Deferred</u>	<u>5,000 m²</u>
<u>Allotments with reticulated wastewater servicing at Higgins Road, Wakefield (part Lot 1 DP 303114) Deferred</u>	<u>1,500 m²</u>
Allotments at Tata Headland North and Upper Ligar Bay. Allotments without reticulated wastewater servicing in Permin Road (excluding Permin Road Spot Zone).	1 ha
Allotments to be used exclusively as a site for a network utility or public work.	1 m ²

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[Unchanged text omitted]

16.3.20 Principal Reasons for Rules

[Unchanged text omitted]

Rural Residential Zones

The minimum net site area ensures a variety of allotment sizes to cater for different lifestyle needs in different parts of the District.

Two Rural Residential Zone locations in proximity to the Rural 3 Zone are also intended to be serviced with water and wastewater reticulated services, for the same reason as in those zones. Until Council services are available, interim provision of services will be considered in applications for subdivision and residential development. In the Mapua Rural Residential Zone, development to greater densities than provided for on the basis of the subdivision controlled activity lot size is envisaged, subject to detailed design consideration. In the Waimea Inlet Rural Residential Zone, there may be some limited additional subdivision subject to design guide evaluation.

In the Rural Residential zone at Higgins Road, Wakefield, a range of rural residential options exist on part Lot 1 DP 303114. Adequate stormwater mitigation is required to manage any overflow from uphill dams in an extreme rainfall or other event.

[Unchanged text omitted]

CHAPTER 17: ZONE RULES

[Unchanged text omitted]

SCHEDULES

Schedule 17.14A: Deferred Zone Locations

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral
<i>[Unchanged text omitted]</i>						
Brightwater (East of River Terrace Road)	Rural 1	Reticulated water supply				Light Industrial
Bird Lane, Wakefield	Rural 1	Stormwater services; reticulated water supply upgrade; and roading improvements to Bird Lane and the intersection with SH6.				Residential
Higgins Road, Wakefield; Part Lot 1 DP 303114	Rural 2	Higgins Road upgrade south of the Pitfure Bridge to ensure access in a Q100 event; and pedestrian / cycle link over the Pitfure Stream to Ryeland Avenue.				Rural Residential

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