

Proposed Plan Change 65 Wakefield – Stage Two

Section 32 Evaluation Report

1.0 Introduction

The purpose of this Plan Change – **PC 65 Wakefield Stage Two** – is to rezone three specific land areas and add a new indicative walkway. This plan change follows decisions on Plan Change 58 for Wakefield. Decisions on Plan Change 58 were notified on 24 September 2016. There were no appeals and the provisions are now fully operative.

2.0 Resource Management Act 1991 (the Act)

2.1 Section 32 Evaluation Report

Before a proposed Plan Change is publicly notified, the Council is required under Section 32 of the Act to evaluate whether the objectives of the proposal are the most appropriate way of achieving the purpose of the Act; whether the provisions in the proposal are the most appropriate way to achieve the objectives; to assess the efficiency and effectiveness of the options considered, and to consider the costs and benefits of implementation.

Section 32 states:

- (1) *An evaluation report required under this Act must –*
 - (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by –*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
 - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection 1(b)(ii) must –*
 - (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) *assess the risks of acting or not acting if there is insufficient information about the subject matter.*

Clauses (3) and (4) are not relevant to this plan change; however, Clauses (4A), (5) and (6) are:

- (4A) *If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must –*
- (a) *summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and*
 - (b) *summarise the response to that advice, including any provisions of the proposal that are intended to give effect to the advice.*
- (5) *The person who must have particular regard to the evaluation report must make the report available for public inspection –*
- (a) *as soon as practicable after the proposal is made (in the case of a standard or regulation); or*
 - (b) *at the same time as the proposal is notified.*
- (6) *In this section, –*
- objectives** means, –
- (a) *for a proposal that contains or states objectives, those objectives:*
 - (b) *for all other proposals, the purpose of the proposal*
- proposal** means a proposed standard, statement, National Policy Standard, regulation, plan or change for which an evaluation report must be prepared under this Act
- provisions** means, –
- (a) *for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:*
 - (b) *for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal.*

3.0 Evaluation of the Plan Change – PC 65

This evaluation is undertaken in three steps:

- The first step **describes the provisions**, and background to the Plan Change.
- The second step evaluates whether the proposed provisions are the most appropriate way to achieve the purpose of the Plan Change **by considering other reasonably practicable options**.
- Taking into account the actual and potential effects of each option, the third step looks at the **costs, benefits and risks associated with alternative ways of implementing the provisions**. As there are no new objectives proposed in this plan change, we are required to evaluate whether the provisions achieve the purpose of the plan change.

For context, nonetheless, the most relevant objectives are those in Chapter 6 of the TRMP, Urban Environment Effects:

- 6.1 Sustainable Urban Design and Development
- 6.2 Land Effects from Urban Growth
- 6.3 Urban Infrastructure Services
- 6.6 Land for Commercial Activities
- 6.7 Settlement Character and Design

In addition, Objectives in Chapter 5 Site Amenity are relevant in considering cross-boundary effects and contamination. Objectives in Chapter 11 Land Transport are relevant in considering indicative walkways and transport effects of rezoning. Objectives in Chapter 13 Natural Hazards are relevant in considering flood and other hazard risks.

Furthermore, in any plan change Council is required to give effect to any relevant National Policy Statement, the Regional Policy Statement, and have regard to other relevant planning documents. In this case, the National Policy Statement on Electricity Transmission (2008) must be discussed. The report also makes mention of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2012), and the National Policy Statement on Urban Development Capacity (2016). In addition, it is noteworthy that the recent Resource Legislation Amendment Act (2017) has added a new matter of national importance in section 6(h) 'the management of significant risks from natural hazards'.

3.1 Step 1: Description of the Provisions, and Background

The proposed changes to the TRMP, outlined in the **Proposed Plan Change 65 – Wakefield Stage Two** – Explanatory Statement and Schedule of Amendments, and shown on the planning maps (Zone and Area Maps 22, 58 and 91) are as follows:

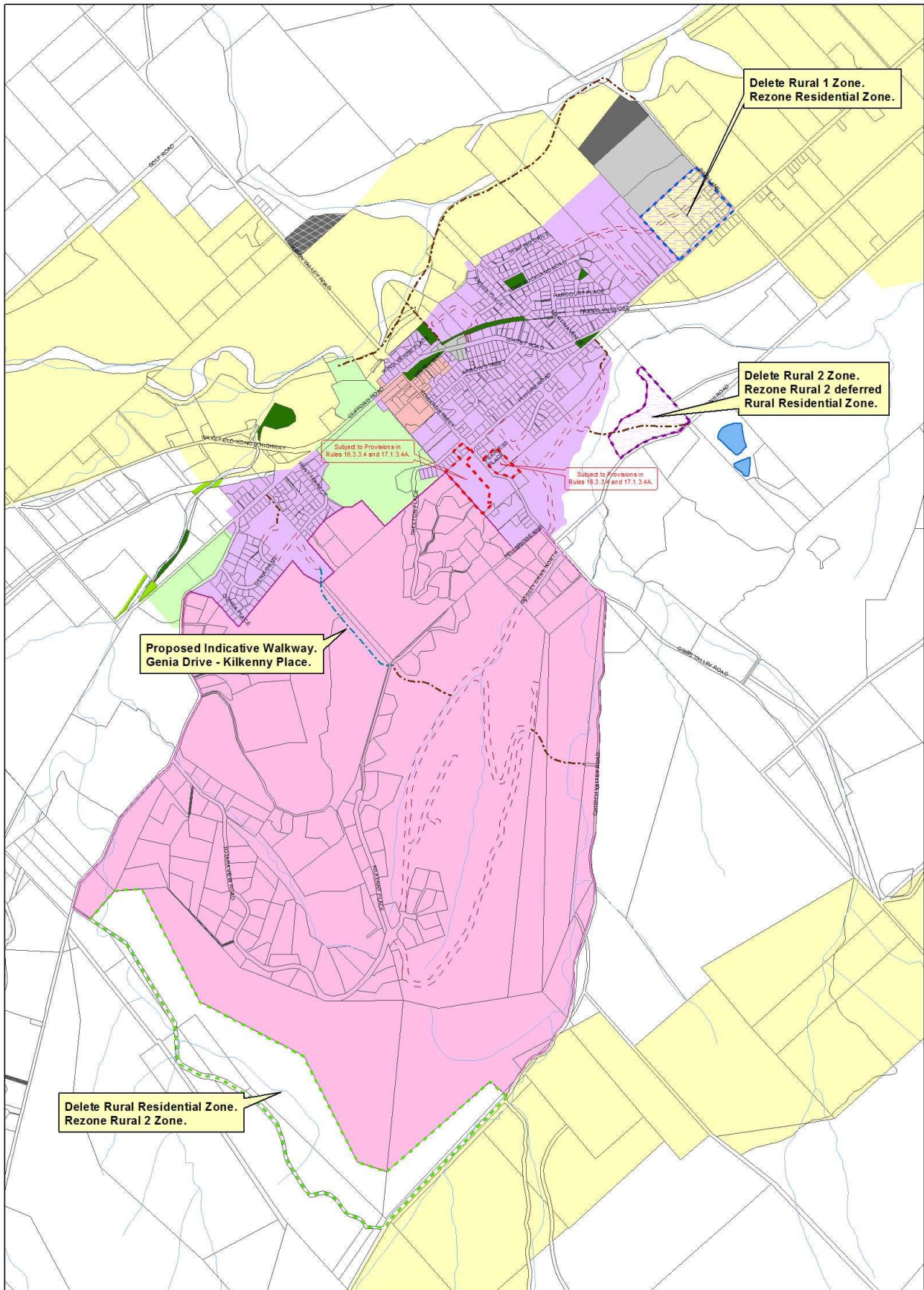
- 3.1.1 Rezoning land at Bird Lane, from Rural 1 to Deferred Residential. Specifically the land area is south east of the former Brookside sawmill site, along Bird Lane to Whitby Road (State Highway 6).
- 3.1.2 Rezoning land at Totara View Road, in consultation with the owners of the land, from Rural Residential to Rural 2. This land area is the southern section of the Eighty Eight Valley Rural Residential zone.
- 3.1.3 Locating, in consultation with land owners, an indicative walkway between Genia Drive and Kilkenny Place.
- 3.1.4 Rezoning land at Higgins Road, from Rural 2 to Deferred Rural Residential. This zone change was proposed in Plan Change 58, however Council requested, subject to the support of land owners, a possible extension of the land area proposed and a review of site density. Such rezoning would also be contingent upon:
 - A dam break risk assessment for the detention dams uphill from the site
 - Agreed access that would minimise conflict with the Tasman Great Taste Cycle Trail
 - A safe pedestrian /cycle link over the Pitfure Stream connecting with Pitfure Road
 - Consideration of the adequacy of access to the land area via Higgins Road.

Background

Wakefield sits southeast of the Wai-iti River, and extends from Bird Lane / Bird Road in the northeast to the Eighty-Eight Valley rural residential area in the south. Tasman's Great Taste Cycle Trail enters Wakefield along Higgins Road, defining the eastern edge of the village. State Highway 6 passes through the centre of Wakefield. Edward Street is the main focus of activity with its shops, the school, the pub, and a number of heritage listed buildings that give Wakefield its historic character.

In 2013 Council contracted SKM Engineers to do a flood modelling and mapping study for Wakefield and Brightwater. Wakefield is within the catchments of the Wai-iti River, the Eighty-Eight Valley Stream, the Pitfure Stream and Pigeon Creek. The flood model information, together with Council's 2015 - 2045 Growth Model assessment, informed the earlier Plan Change 58 which established a new set of policies for Wakefield in Chapter 6.17 of the Tasman Resource Management Plan (TRMP). It also involved Residential and Industrial zoning and the location of indicative roads and walkways.

Much of the background information is contained in the Wakefield Strategic Review draft plan change consultation brochure (April 2015), and the earlier Section 32 Evaluation Report for Plan Change 58– both documents can be found through the search box on Council's website.



TASMAN RESOURCE MANAGEMENT PLAN
Proposed Plan Change 65

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Legend

- Delete Rural 1 Zone. Rezone Rural 1 deferred Residential Zone.
- Delete Rural 2 Zone. Rezone Rural 2 deferred Rural Residential Zone.
- Delete Rural Residential Zone. Rezone Rural 2 Zone.
- Indicative Walkway
- Proposed Indicative Walkway

ZONES
 Update Map 58/2
 16 September 2017
 Maps affected: 22, 58, 91

Wakefield Settlement Area Growth Potential

During 2017 Council undertook its three-yearly update of the Growth Model (for 2018 – 2048), reviewing population projections and available land supply. The population is expected to increase over a 30 year period from 2,177 in 2017/18 to 2,598 by 2047/48, an increase of 421 people. Recent actual development figures suggest a higher rate of growth.

The National Policy Statement on Urban Development Capacity requires Council to plan and provide for at least 30 years in terms of land supply and infrastructure provision. Within the Wakefield Settlement Area there is potential for around 192 new lots in the next 10 years, and capacity for a further 143 in the following 20 years – a total of 335 new lots. However, only 230 of these would be new residential-size lots. Of the balance, some 65 would be rural residential (based in the Eighty Eight Valley Rural Residential zone); and 40 would be infill subdivisions within the established residential areas. The release of these lots, particularly the balance lots cannot be predicted although the capacity is there. Based on a dwelling occupancy of 2.5 persons per dwelling, at least 170 lots would be required in the next 30 years. There are currently few, if any, available serviced sections for sale in Wakefield, although subdivisions are progressing in three specific locations – Ryeland Avenue (off Pitfure Road), Genia Drive, and Whitby Road (north of Lord Auckland Road). Thus, although there is land capacity, there is a current mismatch between demand and supply.

The average minimum lot size in the Residential zone is 600 square metres. There are opportunities in some locations for smaller lot sizes. The minimum allotment size in the Eighty-Eight Valley Rural Residential zone is 5,000 square metres. The 17 Settlement document for the Tasman District which accompanies the most recent draft Long Term Plan is yet to be completed. It summarises planned infrastructure upgrades over the next 30 years, subject to three yearly review. Wakefield has capacity for wastewater, mains water, stormwater and transportation, with upgrades (particularly in relation to Bird Lane) anticipated in the 2018 – 2028 Long Term Plan, to align with the projected growth.

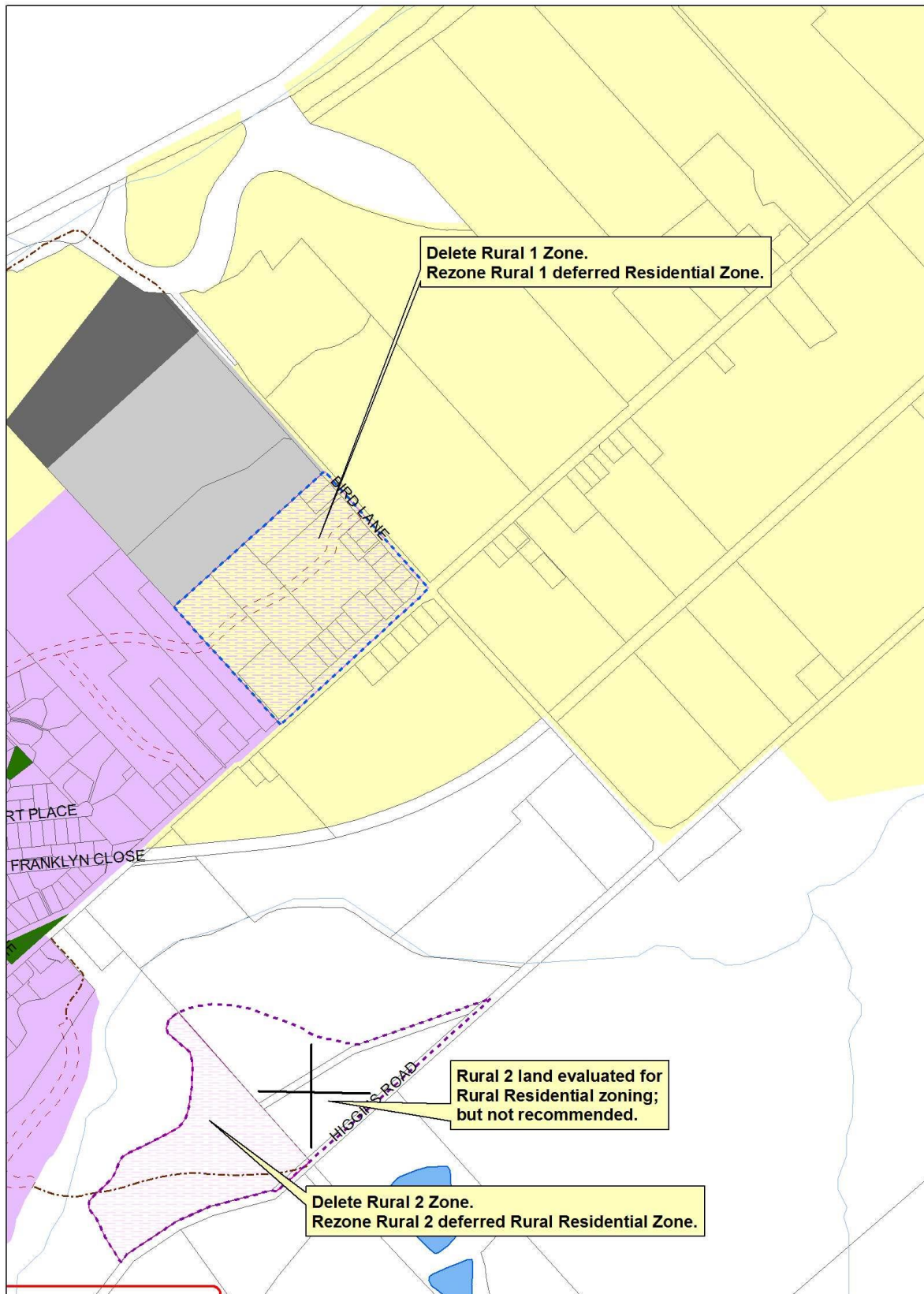
Consultation

The matters covered by earlier Plan Change 58 are summarised in the consultation brochure 'Wakefield Strategic Review – Draft Plan Change April 2015'. This is available on Council's website by searching for 'Wakefield Strategic Review'.

Because of the extensive past consultation, Council agreed in February 2017 to proceed directly to a Proposed Plan Change for PC 65 – Wakefield Stage Two, subject to preliminary consultation with affected landowners, the Wakefield Community Council, the local Iwi, and the New Zealand Transport Agency (NZTA). This has occurred, and Councillors considered all the planning options at a Council workshop in July.

3.2 Step 2: Options, and their Appropriateness in Achieving the Purpose of the Plan Change

This map highlights the changes proposed in 3.2.1 and 3.2.4 below:



TASMAN RESOURCE MANAGEMENT PLAN

Date
Draft

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ZONES
PC 65 - Zone Map
Maps affected: 22, 58, 91

3.2.1 Rezoning land at Bird Lane, from Rural 1 to Deferred Residential

This proposed rezoning affects 22 properties and an area of approximately 12.6 hectares on the south west corner of Bird Lane and Whitby Road (State Highway 6). The land abuts the Light Industrial zone on Bird Lane. Perimeter subdivision and some internal subdivision has occurred over time under rural zoning provisions, resulting in 10 residential lots along Whitby Road ranging from 928 – 2,403 square metres; and 9 residential lots along Bird Lane generally ranging from 705 – 1,107 square metres. Three larger lots, at 1.24 ha, 1.43 ha and 1.94 ha, each contain a dwelling. Two of these are accessed from Bird Lane, and one from Whitby Road.

This land area was excluded from Plan Change 58 because of uncertainty about soil contamination, as the land immediately abuts the former Brookside sawmill site. Timber was stored on the subject land according to aerial photographs. Anecdotal sources advised that the timber was untreated timber, however Council records do not confirm whether the timber was treated or untreated. Soil testing of the three larger lots (initiated by one of the larger landowners and covering parts of the three larger allotments) has confirmed there is some residual contamination. The soil testing report is logged as Submission 3961 on Council's website together with all the submissions on Plan Change 58. 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). Further investigations and a resource consent would be required to prepare the subject land for subdivision. This is a standard process for resource consents where there has been a HAIL activity.

Option 1: Rezone Residential (Deferred)

Land to the west of the subject land was zoned Residential in Plan Change 58. Although the subject land did not get zoned Residential at that time, it was anticipated that future subdivision would occur as a natural extension to the Residential zone, and a desired indicative road already crosses the subject land through to Bird Lane. As a result of Plan Change 60, subdivision of Rural 1 land is now a Non-Complying Activity. The 12.6 hectares is two thirds residential activity already. The developable land, comprising 4.6 hectares in three separate ownerships, is land locked by serviced residential properties on Bird Lane and Whitby Road, with residential subdivision likely on zoned land to the west. Although the subject land abuts the Light Industry zone to the north, there are already provisions in the TRMP to manage the interface. These are discussed below. Infrastructure improvements to stormwater (reticulation), water supply (upgrade from 40mm to 150mm pipes) and roading are anticipated in the 2018 – 2028 Long Term Plan. The intersection with State Highway 6 would require an upgrade (a right turn bay), as well as maintenance and improvements associated with increased residential activity and heavy transport usage from the industrial area (footpath, and kerb and channel on the southern side).

Option 2: No change – the land to remain as Rural 1

There is a strong case to protect and retain productive Rural 1 land. Rural land can also be a buffer in managing cross boundary effects between the Light Industry zone and the residential area. However, previous subdivision has already fragmented the land into 22 allotments, with existing residential activity located close to the Light Industrial zone boundary. The issue of cross boundary effects was addressed in Plan Change 58. A 1000-metre lot size is required adjacent to the Light Industry zone, and any dwelling must be set back 30 metres. In addition, there are provisions in the noise rules that allow the Light Industry zone to operate within its own noise limits, and not be constrained by abutting residential activity. There are water flow restrictions that limit the potential for productive land use without investment in pumps and wells. The perimeter residential activity already creates cross boundary sensitivities. Rural 1 zoning currently applies to these existing perimeter residential properties. The increase to 30 metres for Rural 1 setbacks introduced through Plan Change 60 now makes it difficult for all the perimeter properties to undertake normal residential building projects as Permitted Activities.

Recommendation: Option 1 (with Deferred Zoning for Infrastructure)

The land is considered suitable for residential use, with the knowledge that further investigations and remediation will be required. Councillors prefer Deferred Residential Zoning for reasons outlined in Section 3.3.

3.2.2 Rezoning land at Totara View Road from Rural Residential to Rural 2

Brooks Valley Farm is located to the south of Wakefield. About a quarter of the farm is zoned Rural Residential, part of the Eighty Eight Valley Rural Residential zone. Council considered a submission from the landowners during Plan Change 58, and concurred that part of the Rural Residential zone should revert to Rural 2 zoning, to create a more logical boundary separation between Rural 2 farmland, and land where rural residential sites may be developed in the future. Given that an amended zone boundary was not part of the plan change proposal for PC 58, the submission to rezone this land was out of scope. The zone boundary adjustment is thus an additional matter for consideration in this current Plan Change 65. Discussions have been held with the owners taking into account a possible subdivision layout, location of farm paddock fences, the contours, and awareness of keeping future building sites away from ridgelines and the electricity transmission line.

Option 1: Rezone Rural 2

Council consulted with the landowners regarding a suitable location for the new boundary, given that there is potential for 20 or more rural residential allotments (greater than 5,000 square metres) to be accessed from Totara View Road, and still allow for a substantial area to revert to Rural 2. Should the rezoning eventuate, the Settlement Area should be adjusted accordingly to account for potential for additional allotments south of Totara View Road. (The Settlement Area boundary currently stops at Totara View Road although there is rural residential zoning south of this.)

It is of note that an electricity transmission line passes through the farm. Council is currently progressing a separate plan change to give effect to the National Environment Standard (NES) for Electricity Transmission (2008). As the provisions in that plan change will progress through a separate consultation path, for reasons of consistency and plan integrity it is not appropriate to propose provisions as part of this plan change. Suffice to say that the NES is in the process of being given effect. In addition, as the rural zoning is proposed to increase, potential conflict between dwellings and the existing electricity transmission line is lessened. Setback distances are already set by 'other' electricity regulations so there is minimal risk.

Option 2: No change – the land to remain as Rural Residential

Council has the option to leave the zoning as it is, but there are efficiencies to be gained from including the matter along with other matters in PC 65. In addition, it allows for additional Rural 2 land to be managed within the appropriate planning context.

Recommendation: Option 1

3.2.3 Locating an indicative walkway between Genia Drive and Kilkenny Place

An indicative walkway was proposed as part of Plan Change 58. However the proposed location was not suitable for a number of reasons presented in submission and at the hearing. The earlier location was along a narrow parcel currently disposed of in part as forestry and unlikely to be further subdivided. Both these circumstances would provide little opportunity for Council to negotiate a safe future walkway. In addition, the route was along steep and undulating terrain.

Option 1: Add an indicative walkway between Genia Drive and Kilkenny Place

Council staff reviewed the alternatives and there is only one other route along which a future link could be developed. Two property owners would be affected, but only in the event of a future subdivision occurring on their land. The owners were contacted and the proposal discussed. One party is involved in the Genia Drive subdivision which already provides the beginning of this proposed link. The other party may not be undertaking subdivision for some time because of internal access issues. Therefore the likelihood of a walkway occurring would not be in the near future.

Option 2: No change – a future pedestrian link not required

During Plan Change 58 the community of Wakefield strongly supported retaining opportunities for creating linkages when subdivisions occur. There are already indicative walkways on the adjoining properties at either end; an indicative walkway is clearly intended to occur between them. There would be maintenance costs associated with an additional walkway. The actual need for a walkway can be reassessed at the time of any future subdivision.

Recommendation: Option 1

3.2.4 Rezoning land at Higgins Road, from Rural 2 to Deferred Rural Residential

Location:

A 10.4-hectare area of flat land between the Great Taste Cycle Trail and the Pitfure Stream has been evaluated for rural residential development. There are two land parcels in separate ownership, a northern area (part Lots 3 and 4 DP 14980 and part Sec 1 SQ 14837) of 4.9 hectares useable land, and a southern area (part Lot 1 DP 303114) of 5.5 hectares useable land. The balance of the land on both these lots is within the floodplain of the Pitfure Stream. The northern area is accessed from Higgins Road. The southern area abuts the cycle trail, which is an unformed legal road. Rezoning to Rural Residential was considered during Plan Change 58, primarily as an opportunity for visitor accommodation in a semi-rural environment. The subject land is within the Wakefield Settlement Area.

Vehicle Access:

Although the land is close to the centre of Wakefield, road access is complicated by the need to cross the Pitfure Stream at the Higgins Road bridge. This bridge was upgraded to serve a four-lot rural subdivision on the hillside to the east. There remains a floodway on the south side of the bridge which would render any further development inaccessible in a Q100 flood event. The solutions include extending the bridge or raising the road level, which would be a cost to the developer.

Other Access:

Pedestrian/cycle access through to Ryeland Avenue is already desired by way of an existing indicative walkway in the TRMP. This would require a bridge crossing of the Pitfure, either an elevated structure or a lower level arrangement with culverts which would itself be flood-prone on occasion. These infrastructure improvements would be required to be undertaken by a developer prior to subdivision completion. There is also a concern that any subdivision of the southern land area would result in conflict with the established cycle trail. Should rezoning proceed, access design must minimise any conflict. This is indicated by inclusion in a policy (refer 6.17.3.3 as proposed).

Securing Infrastructure:

Council has a number of mechanisms for securing infrastructure required to mitigate the effects of a subdivision (rather than directly attributable to growth per se). Apart from conditions attached to a consent, two other mechanisms that have been utilised are the use of a 'pre-condition' (or 'condition precedent'); and a generally preferred mechanism of Deferred zoning. The main advantage of the Deferred zoning approach is the ability to determine cost sharing arrangements up front, and the certainty this provides for the applicant/developer as to the lifting of the deferral. The 'condition precedent' approach without Deferred zoning is a stimulus to develop, as the zoning is already in place, and may provide more flexibility for the developer. For internal consistency in the TRMP and asset management, the Deferred zoning approach is recommended, to deal with both the Higgins Road upgrade and the provision of the pedestrian / cycle link over the Pitfure Stream.

Hazards:

A further consideration with this proposed rezoning is the location of two dams on the site of the four lot subdivision at the end of formed Higgins Road to the east. A smaller dam of approximately 3,500 cubic metres sits above a larger dam of around 30,000 cubic metres. The recent subdivision of the land resulted in an access driveway for the four dwellings being built on the top of the larger dam wall. The responsibility for the dam maintenance is shared by the owner of the dam site, and the holder of the dam water consent, who does not own the land but uses the water for off-site production. Council commissioned a dam break risk assessment report to ascertain the extent of inundation in the event of flooding in two scenarios – from extreme rainfall, and from a dam break event (caused for example by an earthquake).

As well as acceptable risk, there are implications for Council to consider, including the costs to the dam owner and dam water consent holder (such as lowering the water levels, improvements to the spillways), and the costs associated with risk mitigation works (stop banks, raised ground levels, bunding) that would be required as part of any future subdivision. Negotiations with the dam owner and the consent holder would be necessary. It may be that a requirement to lower the water level would be acceptable to both parties, as it would minimise threat to the dam wall; and maintenance of the spillways is already required by a condition of consent. These costs are not a direct concern for Council but may affect the feasibility of proceeding with the rezoning.

Dambreak Assessment Report Summary:

The Tonkin & Taylor July 2017 Report, prepared for Plan Change 65 is attached to this Section 32 Evaluation Report. The findings in summary are as follows:

- Two scenarios were modelled – an extreme Q100 rainfall event, and a 'sunny day' dambreak caused for example, by an earthquake;
- Similar effects are predicted from both scenarios;
- The Brown property would be inundated; the Hodgkinson property would be flood-free with some mitigation measure undertaken by the owners;
- Both dams have a PIC low-risk rating currently;
- Should the Brown land be developed, the risk rating of the dams would most likely increase to medium (with more than 5 persons affected); this would trigger a requirement for increased safety measures to be undertaken by the dam owner and consent holder.

Option 1: 8000 square metres Rural Residential minimum lot size, over both land areas (10.4ha)

This option was put forward in 'draft' Plan Change 58, but because of concerns about the dam safety the northern area (part Lots 3 and 4 DP 14980; part Sec 1 SQ 14837) was removed.

Option 2: 8000 square metres Rural Residential minimum lot size over southern land area only (part Lot 1 DP 303114 – 5.5ha)

This option was proposed for Plan Change 58 but was withdrawn following submissions and hearing. Council requested staff to review the density (over the larger area) with a view to increasing lot yield, and required further assessment of the dam, review of access along Higgins Road, provision of a safe pedestrian/cycle link over the Pitfure connecting with Ryeland Avenue, and consideration of ways to minimise conflict with the existing cycle trail. There may be cost feasibility issues with both Option 1 and 2.

Option 3: No change – the land to remain as Rural 2

This option is open for consideration, based on feedback on the dambreak risk assessment report, and feasibility, given the costs associated with providing infrastructure. This option would be the most conservative outcome, should the risks of inundation render the land unsuitable for any additional rural residential activity.

Option 4: A combination approach using Deferred zoning (10.4ha)

This option proposes a different treatment for Rural Residential zoning on both the northern land area (part Lots 3 and 4 DP 14980; part Sec 1 SQ 14837) and the southern land area (part Lot 1 DP 303114). Because of the slope of the land the northern land area is likely to be at greater risk in the event of any dam break, however with mitigation measures described above (to improve dam safety) a 6-lot yield could be achieved with a minimum lot size of 8,000 square metres. This could amount to five additional dwellings. The southern area is easier to protect from potential inundation, from both excessive rainfall and/or a dam break. A minimum lot size of 5,000 square metres would realise an 11-lot yield. Any smaller lot sizes could not be recommended without establishing soil type and ground water levels. Should the owner of the southern land area wish to extend Council's waste water network, a yield of 25 allotments could be realised with a minimum lot size of 1,500 square metres. This lot size would maintain rural residential character (a higher proportion of land to buildings; a rural outlook), and as the area would abut Rural 2 land, 30 metre building setbacks would be required for amenity reasons.

Option 5: The combination approach using Deferred zoning for the southern land area only (part Lot 1 DP 303114 – 5.5ha)

This option sees Option 4 applying to the southern land area only, and the northern land area remaining as Rural 2. This would be appropriate if a more conservative approach is desired for the northern land area, and flexibility is desired for the southern land area.

Recommendation: Option 5

Option 5 is considered to be the preferred option. It provides flexibility for the landowner to consider serviced or un-serviced allotments under deferred zone provisions. Access design would require the current Higgins Road shared cycle arrangement to extend as far as the southern land parcel. From that point access design is required to minimise conflict with the existing cycle trail.

3.3 Step 3: Benefits, Costs and Risks associated with Alternative Ways of Implementing the Provisions

The benefits, costs and risk assessment are derived from the discussion of options above.

Topic	Benefits	Costs	Risk of Acting or Not Acting Based on Adequacy of Information
Bird Lane Rezone from Rural 1 to Residential	<p>Consistent with Growth Model projections and NPS Urban Development Capacity.</p> <p>Latent contamination is investigated and remediated.</p> <p>More efficient for existing residential uses to undertake future building and other activities within a Residential zone rather than a Rural 1 zone.</p> <p>Allows for another exit route from the Lord Auckland Road residential enclave.</p> <p>Improvements to Bird Lane (through the Long Term Plan) will address the SH6 intersection and current issues with heavy transport usage.</p> <p>Development will ensure stormwater issues are addressed; and water supply upgrade will occur.</p> <p>Cross boundary effects are managed by existing planning provisions (lot size, dwelling setback, and noise level protection for the Light Industry zone.</p>	<p>Loss of Rural 1 land.</p> <p>Relies on Council budgeting for roading, mains water and stormwater infrastructure upgrades.</p> <p>Change in character for existing perimeter properties who may value a rural outlook from their properties.</p> <p>A perceived cost issue for existing residents in relation to rates should the zoning change and the value of land increase.</p> <p>(Residents have been advised of Council's rates remission policy.)</p>	<p>Adequate information is available to make the recommendation to change the zone, subject to deferred zone provisions relating to infrastructure upgrades.</p>

Topic	Benefits	Costs	Risk of Acting or Not Acting Based on Adequacy of Information
Totara View Road Rezone from Rural Residential to Rural 2	<p>Identifies land for future development.</p> <p>Defines a logical geographic boundary between rural farm land to be protected as Rural 2 zoned-land, and Rural Residential land, based on a possible subdivision layout, location of farm paddocks, contours, and the need to located future building platforms clear of ridgelines and the electricity transmission line.</p> <p>Helps adjust Council's Growth Model definition for the Settlement Area of Wakefield.</p> <p>Increase in Rural 2 rural production land.</p> <p>Rural zone a better option for land containing electricity transmission lines.</p>	<p>This option reduces the land available for rural residential purposes.</p>	<p>Adequate information is available to make the recommendation to change the zone.</p>

Topic	Benefits	Costs	Risk of Acting or Not Acting Based on Adequacy of Information
Locate an indicative walkway between Genia Drive and Kilkenny Place	<p>Consistent with aspirations of the Wakefield Community.</p> <p>Logical connection.</p> <p>Provides for a link between two existing indicative walkways.</p>	<p>Adds additional operations and maintenance costs for Council's Reserves Department.</p>	<p>Adequate information is available to make the recommendation to add the indicative walkway.</p>

Topic	Benefits	Costs	Risk of Acting or Not Acting Based on Adequacy of Information
Higgins Road Rezone land from Rural 2 to Rural Residential	<p>Provides for potential visitor accommodation opportunities along the cycle trail.</p> <p>Range of flexible development options.</p> <p>Deferred zoning provides certainty about what is required for the deferred status to be lifted.</p> <p>Consistent with the NPS Urban Development Capacity.</p> <p>Land owner also the owner/developer of land across the Pitfure,Stream , therefore able to take advantage of cost efficiencies in maximising development potential.</p>	<p>Costs to developers to mitigate risk by way of stop banks, raising of ground levels, bunding.</p> <p>Costs to developer to improve Higgins Road access, and construct pedestrian/cycle link over the Pitfure Stream.</p> <p>Possible cost to Council should additional cycle trail separation be required for safety reasons with increase in traffic on Higgins Road.</p>	<p>A dam break risk assessment was commissioned to define the nature of the risk and recommend appropriate mitigation.</p>

4.0 Conclusion

The options that have been evaluated and put forward for the Schedule 1 statutory notification of the Proposed Plan Change for Wakefield – Stage Two (PC65) are considered appropriate methods for achieving the purpose of the Plan Change, and also the sustainable management purpose of the RMA.