

Tasman Resource Management Plan - Change 58

Notified : Saturday, 28 November 2015

Summary of Decisions Requested In Change 58

In Submitter Name Order

Summary of Decisions Requested In Change 58 Submissions

Brookside Industries Ltd

C/o Graham Vercoe 60 Manuka Street Nelson

■ **C58.3960.1 ZM 91 - Zone Map**

3960

Remedy: Bird Lane Industrial Zone not to be Closed.

Further Submissions : Oppose FC58.806.2 NZ Transport Agency

■ **C58.3960.2 6.17.1.9 - Addressing Potential Contamination in Bird Lane**

Remedy: Clarify the contamination status of Bird Lane industrial land.

■ **C58.3960.3 6.17.3.10 - Limiting Development on Specific Land in Bird Lane**

Remedy: Clarify the contamination status of Bird Lane industrial land.

■ **C58.3960.4 16.3.4 - Business and Industrial Zones**

Remedy: Remove closed zone subdivision provisions from Bird Lane industrial land.

Buckendahl, Fritz

136 Edward Street Wakefield

■ **C58.3962.1 AM 91 - Wakefield Township**

3962

Remedy: Retain alternative access points other than Martin Ave for 120+ residences if Martin Avenue/SH6 intersection is blocked by accident or fire.

Further Submissions : Support FC58.601.1 Stuart, R W & S F

Curtis, Nigel

17 Bird Lane Wakefield

■ **C58.3961.1 ZM 91 - Zone Map**

3961

Remedy: Rezone Rural zoned land from corner of Bird Lane/Whitby Rd to the Light Industrial area on Bird Lane to Residential.

Further Submissions : Oppose FC58.806.3 NZ Transport Agency

Eden, Dr Gaye

24 Reynolds Valley Road R D 1 BANKS PENINSULA

■ **C58.3963.1 ZM 91 - Zone Map**

3963

Remedy: Retain rezoning of Rural 1 land to Residential alongside Whitby Road.

Further Submissions : Oppose FC58.806.5 NZ Transport Agency

Focus Wakefield

C/o Sonia Emerson 74 Whitby Road Wakefield

■ **C58.3964.1 AM 91 - Wakefield Township**

3964

Remedy: Retain proposed walkway along Wai-iti River from Bird Lane to Pigeon Valley Road – and include picnic and dog walking facilities, planting and access to river.

■ **C58.3964.2 AM 91 - Wakefield Township**

Remedy: Establish official walkway along Wai-iti River from Pigeon Valley Rd south to Jimmy Lee Bridge.

■ **C58.3964.3 C58 GEN - Change 58**

Remedy: Consider a riparian reserve along the Wai-iti right Bank from 88 Valley Stream confluence to Bird Lane.

■ **C58.3964.4 AM 58 - Wakefield Area**

Remedy: Retain walkway linking Totara View Road with future residential development adjacent to Wantwood Farm.

■ **C58.3964.5 AM 91 - Wakefield Township**

Remedy: Add walkway along 88 Valley Road south from Genia Drive to Totara View Road.

■ **C58.3964.6 AM 91 - Wakefield Township**

Remedy: Add walkway up gully from lower Totara View Road to near Kilkenny Place/Totara View Road intersection and also link it across 88 Valley Rd to the edge of 88 Valley Stream and continue it north along stream to rejoin 88 Valley Road near Fitzsimmons Way.

■ **C58.3964.7 AM 91 - Wakefield Township**

Remedy: Add walkway from Cycle Trail westwards to Catholic Church property and through that property to Pitfure Road.

■ **C58.3964.8 C58 GEN - Change 58**

Remedy: Add planting, lighting and signage to Railway reserve from Martin Avenue to Whitby Road, including

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Focus Wakefield

Belfit Lane.

■ **C58.3964.9 AM 91 - Wakefield Township**

Remedy: Add walkway with enhancements from Lord Auckland Road to Bird Lane and retain walkway link to Wai-iti River.

Further Submissions :	<u>Oppose</u>	FC58.601.2	Stuart, R W & S F
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■ **C58.3964.10 AM 58 - Wakefield Area**

Remedy: Retain walkway route between 88 Valley Road and Church Valley Road and upgrade to cycleway standard.

Hodgkinson, Michael & Brown, Tyrone

C/o Key Project Management Ltd PO Box 601 Nelson

■ **C58.3965.1 ZM 91 - Zone Map**

3965

Remedy: Retain new residential zoning on DA13 (located between Pitfure Road and Pitfure Stream).

Further Submissions :	<u>Oppose</u>	FC58.3653.1	Gorman, Jean L
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■ **C58.3965.2 ZM 91 - Zone Map**

Remedy: Extend new Rural Residential Zone east of Pitfure Stream along Higgins Road as in draft Plan change.

Further Submissions :	<u>Oppose</u>	FC58.3653.2	Gorman, Jean L
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■ **C58.3965.3 ZM 91 - Zone Map**

Remedy: Consider residential use of land close to Edward Street, by cycleway (Tasman Great Taste Trail), after further flood modelling is done by Council.

Further Submissions :	<u>Oppose</u>	FC58.3653.3	Gorman, Jean L
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J E Malcolm Family Trust

C/o Graham Thomas RM Consultants Ltd PO Box 3237 Richmond

■ **C58.3985.1 ZM 58 - Wakefield Area**

3985

Remedy: Delete Closed Zone provision on Rural Industrial Zone at 68 Pigeon Valley Road or clarify in the Closed zoning that current resource consents can be exercised.

■ **C58.3985.2 ZM 91 - Zone Map**

Remedy: Delete Closed Zone provision on Rural Industrial Zone at 68 Pigeon Valley Road or clarify in the Closed zoning that current resource consents can be exercised.

■ **C58.3985.3 6.17.30 - Principal Reasons and Explanation**

Remedy: Clarify that the Heavy Industrial Closed Zone at Pigeon Valley permits buildings to be erected without further resource consents.

■ **C58.3985.4 16.3.4.1 - Controlled Subdivision (Business and Industrial Zones)**

Remedy: Delete Closed Zone provision on Rural Industrial Zone at 68 Pigeon Valley Road or clarify in the Closed zoning that current resource consents can be exercised.

■ **C58.3985.5 16.3.4.5A - Discretionary Subdivision (Heavy Industrial Closed Zone - Wakefield)**

Remedy: Delete Closed Zone provision on Rural Industrial Zone at 68 Pigeon Valley Road or clarify in the Closed zoning that current resource consents can be exercised.

■ **C58.3985.6 16.3.4.8 - Prohibited Subdivision (Heavy Industrial Closed Zone - Wakefield)**

Remedy: Delete Closed Zone provision on Rural Industrial Zone at 68 Pigeon Valley Road or clarify in the Closed zoning that current resource consents can be exercised.

■ **C58.3985.7 17.4.3 - Building Construction or Alteration**

Remedy: Ensure that further resource consents will not be required to erect buildings at 68 Pigeon Valley Road by scheduling or other means.

Larsen, Silke

40 Lord Auckland Road Wakefield

■ **C58.3966.1 AM 91 - Wakefield Township**

3966

Remedy: Delete walkways along the Wai-iti River.

■ **C58.3966.2 AM 91 - Wakefield Township**

Remedy: Delete indicative road linking Lord Auckland to other roads and instead add traffic calming on Martin Avenue.

Further Submissions :	<u>Oppose</u>	FC58.806.1	NZ Transport Agency
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■ **C58.3966.3 ZM 91 - Zone Map**

Summary of Decisions Requested In Change 58 Submissions

Larsen, Silke

Remedy: Delete provisions for extra housing along Great Taste Trail and on hills and ridgelines.

■ **C58.3966.4 AM 91 - Wakefield Township**

Remedy: Delete two walkways parallel to Pigeon Valley Rd (leading to Wai-iti River) and make walkway on other side of river.

■ **C58.3966.5 AM 91 - Wakefield Township**

Remedy: Delete indicative road from Lord Auckland Road to State Highway 6 by service station.

■ **C58.3966.6 17.1.3.4A - Discretionary Activities (Building Construction or Alteration - Wakefield)**

Remedy: Delete non-notification provisions for residential development.

■ **C58.3966.7 ZM 91 - Zone Map**

Remedy: Delete industrial zoning on Pigeon Valley Road.

■ **C58.3966.8 C58 GEN - Change 58**

Remedy: Ensure fibre is required in all new developments.

■ **C58.3966.9 C58 GEN - Change 58**

Remedy: Replace or upgrade Wakefield Village Hall.

■ **C58.3966.10 C58 GEN - Change 58**

Remedy: Assist maintenance of historic old post office building.

■ **C58.3966.11 C58 GEN - Change 58**

Remedy: Ensure Focus Wakefield is supported.

■ **C58.3966.12 17.4.2.1 - Permitted Activities (Land Use)**

Remedy: Add a maximum noise level for daytime in Light Industrial Zone (rule condition 17.4.2.1(n)(iv)).

Further Submissions :	<u>Support</u>	FC58.4103.1	Mattsen, Stephen & Jeanette
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■ **C58.3966.13 17.1.3.4A - Discretionary Activities (Building Construction or Alteration - Wakefield)**

Remedy: Group houses by attaching units together with very small plots for private garden and bigger shared area instead of small separate lots.

■ **C58.3966.14 17.1.3.1 - Permitted Activities (Building Construction or Alteration)**

Remedy: Ensure there are coverage restrictions for houses and decks in new residential areas to manage stormwater.

■ **C58.3966.15 C58 GEN - Change 58**

Remedy: Ensure all houses are located below the ridgeline and are in recessive colours.

■ **C58.3966.16 17.1.3.1 - Permitted Activities (Building Construction or Alteration)**

Remedy: Mitigate effects of new residential development north of Lord Auckland Road on neighbours (rule condition 17.1.3.1(u)).

■ **C58.3966.17 ZM 91 - Zone Map**

Remedy: Delete the rezoning of area east of Pitfure Road to Residential.

■ **C58.3966.18 ZM 91 - Zone Map**

Remedy: Delete the rezoning of area behind the (Anglican) church to Residential.

■ **C58.3966.19 C58 GEN - Change 58**

Remedy: Transport infrastructure improvements including lower speed limits, better crossings and more public transport.

Lloyd, Simon

PO Box 28 (22 Matariki Place) Wakefield

■ **C58.3967.1 AM 91 - Wakefield Township**

Remedy: Delete indicative walkway on SW boundary of Lloyd property.

3967

■ **C58.3967.2 AM 91 - Wakefield Township**

Remedy: Add existing walkway on Lloyd property to Area Map 91 and sign post it.

Summary of Decisions Requested In Change 58 Submissions

Mullens, Lorna & Jones, Andrew

11 Treeton Place Wakefield

- **C58.3968.1 ZM 91 - Zone Map** 3968
Remedy: Delete rezoning of land from Rural to Residential on Edward Street from rear of Treeton Place properties to Fellbridge Place.
- **C58.3968.2 16.3.3.4 - Discretionary Subdivision**
Remedy: Delete the non-notification provisions for two specified residential locations on Edward Street.
- **C58.3968.3 17.1.3.4A - Discretionary Activities (Building Construction or Alteration - Wakefield)**
Remedy: Delete discretionary activity provisions for specified residential location with smaller houses on smaller lots in Edward Street and land behind Treeton Place.
- **C58.3968.4 C58 GEN - Change 58**
Remedy: Confirm consultation with landowners and Engineering Department re specified housing locations.

NZ Transport Agency

P O Box 5084 WELLINGTON

- **C58.806.1 ZM 91 - Zone Map** 806
Remedy: Provide for mitigation of stormwater effects from proposed Residential Zone near SH6.
- **C58.806.2 C58 GEN - Change 58**
Remedy: Provide an assessment of effects of new Residential Zone on drainage systems nearby.
- **C58.806.3 AM 91 - Wakefield Township**
Remedy: Explain rationale for two new indicative roads on north side of State Highway 6.
- **C58.806.4 AM 91 - Wakefield Township**
Remedy: Remove new indicative roads on to SH6 until safety audit provided.
- **C58.806.5 ZM 91 - Zone Map**
Remedy: Undertake safety and audit of Martins Ave and Bird Lane intersections with State Highway 6.

Parkes, Claire

310 Church Valley Road R D 1 Wakefield

- **C58.3969.1 ZM 58 - Wakefield Area** 3969
Remedy: Delete Rural Residential Zone from Brooks Valley Farm (map provided) and rezone back to Rural.
- **C58.3969.2 AM 58 - Wakefield Area**
Remedy: Delete indicative walkways shown on Brooks Valley Farm.

Phillips, Mark & Kim

19 Bird Lane Wakefield

- **C58.3972.1 AM 91 - Wakefield Township** 3972
Remedy: Retain indicative road link to Bird Lane subject to some repositioning.
- **C58.3972.2 ZM 91 - Zone Map**
Remedy: Retain Rural 1 Zone on existing Phillips dwelling and rezone balance of property at 19 Bird Lane to Residential.

Further Submissions :	<u>Oppose</u>	FC58.806.4	NZ Transport Agency
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South, Doug

PO Box 20 Wakefield

- **C58.3971.1 ZM 91 - Zone Map** 3971
Remedy: Delete new Rural Residential Zone between Pitfure Stream and Higgins Road.

Steer, Ted & Carol

15 Otterson St Tahunanui Nelson

- **C58.3970.1 ZM 91 - Zone Map** 3970
Remedy: Retain new residential zoning on two areas accessed from Lord Auckland Road.
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| Further Submissions : | <u>Oppose</u> | FC58.806.6 | NZ Transport Agency |
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- **C58.3970.2 AM 58 - Wakefield Area**
Remedy: Delete walkway along Wai-iti River adjoining 9C Angus Place if privacy/security affects are not satisfactorily mitigated.

Summary of Decisions Requested In Change 58 Submissions

Steer, Ted & Carol

Stuart, R W & S F

2A Lord Auckland Road WAKEFIELD

- **C58.601.1 ZM 91 - Zone Map**

601

Remedy: Retain expanded residential area north of State Highway 6.

Vincent, S M

310 Church Valley Road R D 1 WAKEFIELD

- **C58.1440.1 AM 58 - Wakefield Area**

1440

Remedy: Remove proposed walkways on or adjacent to Brooks Valley Farm.

- **C58.1440.2 AM 91 - Wakefield Township**

Remedy: Remove proposed walkways on or adjacent to Brooks Valley Farm.
