

Tasman Resource Management Plan - Change 58

Notified : Saturday, 28 November 2015

Summary of Decisions Requested In Change 58

In Topic Order

Summary of Decisions Requested In Change 58 Submissions

C58 GEN - Change 58

■ 3964 Focus Wakefield

C58.3964.3 *Remedy:* Consider a riparian reserve along the Wai-iti right Bank from 88 Valley Stream confluence to Bird Lane.

C58.3964.8 *Remedy:* Add planting, lighting and signage to Railway reserve from Martin Avenue to Whitby Road, including Belfit Lane.

■ 3966 Larsen, Silke

C58.3966.8 *Remedy:* Ensure fibre is required in all new developments.

C58.3966.9 *Remedy:* Replace or upgrade Wakefield Village Hall.

C58.3966.10 *Remedy:* Assist maintenance of historic old post office building.

C58.3966.11 *Remedy:* Ensure Focus Wakefield is supported.

C58.3966.15 *Remedy:* Ensure all houses are located below the ridgeline and are in recessive colours.

C58.3966.19 *Remedy:* Transport infrastructure improvements including lower speed limits, better crossings and more public transport.

■ 3968 Mullens, Lorna & Jones, Andrew

C58.3968.4 *Remedy:* Confirm consultation with landowners and Engineering Department re specified housing locations.

■ 806 NZ Transport Agency

C58.806.2 *Remedy:* Provide an assessment of effects of new Residential Zone on drainage systems nearby.

6.17.1.9 - Addressing Potential Contamination in Bird Lane

■ 3960 Brookside Industries Ltd

C58.3960.2 *Remedy:* Clarify the contamination status of Bird Lane industrial land.

6.17.3.10 - Limiting Development on Specific Land in Bird Lane

■ 3960 Brookside Industries Ltd

C58.3960.3 *Remedy:* Clarify the contamination status of Bird Lane industrial land.

6.17.30 - Principal Reasons and Explanation

■ 3985 J E Malcolm Family Trust

C58.3985.3 *Remedy:* Clarify that the Heavy Industrial Closed Zone at Pigeon Valley permits buildings to be erected without further resource consents.

16.3.3.4 - Discretionary Subdivision

■ 3968 Mullens, Lorna & Jones, Andrew

C58.3968.2 *Remedy:* Delete the non-notification provisions for two specified residential locations on Edward Street.

16.3.4 - Business and Industrial Zones

■ 3960 Brookside Industries Ltd

C58.3960.4 *Remedy:* Remove closed zone subdivision provisions from Bird Lane industrial land.

16.3.4.1 - Controlled Subdivision (Business and Industrial Zones)

■ 3985 J E Malcolm Family Trust

C58.3985.4 *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.

16.3.4.5A - Discretionary Subdivision (Heavy Industrial Closed Zone - Wakefield)

■ 3985 J E Malcolm Family Trust

C58.3985.5 *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.

16.3.4.8 - Prohibited Subdivision (Heavy Industrial Closed Zone - Wakefield)

■ 3985 J E Malcolm Family Trust

C58.3985.6 *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.

Summary of Decisions Requested In Change 58 Submissions

17.1.3.1 - Permitted Activities (Building Construction or Alteration)

■ **3966 Larsen, Silke**

C58.3966.14 Remedy: Ensure there are coverage restrictions for houses and decks in new residential areas to manage stormwater.

C58.3966.16 Remedy: Mitigate effects of new residential development north of Lord Auckland Road on neighbours (rule condition 17.1.3.1(u)).

17.1.3.4A - Discretionary Activities (Building Construction or Alteration - Wakefield)

■ **3966 Larsen, Silke**

C58.3966.6 Remedy: Delete non-notification provisions for residential development.

C58.3966.13 Remedy: Group houses by attaching units together with very small plots for private garden and bigger shared area instead of small separate lots.

■ **3968 Mullens, Lorna & Jones, Andrew**

C58.3968.3 Remedy: Delete discretionary activity provisions for specified residential location with smaller houses on smaller lots in Edward Street and land behind Treeton Place.

17.4.2.1 - Permitted Activities (Land Use)

■ **3966 Larsen, Silke**

C58.3966.12 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

17.4.3 - Building Construction or Alteration

■ **3985 J E Malcolm Family Trust**

C58.3985.7 Remedy: Ensure that further resource consents will not be required to erect buildings at 68 Pigeon Valley Road by scheduling or other means.

AM 58 - Wakefield Area

■ **3964 Focus Wakefield**

C58.3964.4 Remedy: Retain walkway linking Totara View Road with future residential development adjacent to Wantwood Farm.

C58.3964.10 Remedy: Retain walkway route between 88 Valley Road and Church Valley Road and upgrade to cycleway standard.

■ **3969 Parkes, Claire**

C58.3969.2 Remedy: Delete indicative walkways shown on Brooks Valley Farm.

■ **3970 Steer, Ted & Carol**

C58.3970.2 Remedy: Delete walkway along Wai-iti River adjoining 9C Angus Place if privacy/security affects are not satisfactorily mitigated.

■ **1440 Vincent, S M**

C58.1440.1 Remedy: Remove proposed walkways on or adjacent to Brooks Valley Farm.

AM 91 - Wakefield Township

■ **3962 Buckendahl, Fritz**

C58.3962.1 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 : <u>Support</u> FC58.601.1 Stuart, R W & S F
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■ **3964 Focus Wakefield**

C58.3964.1 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 Remedy: Establish official walkway along Wai-iti River from Pigeon Valley Rd south to Jimmy Lee Bridge.

C58.3964.5 Remedy: Add walkway along 88 Valley Road south from Genia Drive to Totara View Road.

C58.3964.6 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 Remedy: Add walkway from Cycle Trail westwards to Catholic Church property and through that property to Pitfure Road.

Summary of Decisions Requested In Change 58 Submissions

AM 91 - Wakefield Township

C58.3964.9 *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

■ **3966 Larsen, Silke**

C58.3966.1 *Remedy:* Delete walkways along the Wai-iti River.

C58.3966.2 *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

C58.3966.4 *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 *Remedy:* Delete indicative road from Lord Auckland Road to State Highway 6 by service station.

■ **3967 Lloyd, Simon**

C58.3967.1 *Remedy:* Delete indicative walkway on SW boundary of Lloyd property.

C58.3967.2 *Remedy:* Add existing walkway on Lloyd property to Area Map 91 and sign post it.

■ **806 NZ Transport Agency**

C58.806.3 *Remedy:* Explain rationale for two new indicative roads on north side of State Highway 6.

C58.806.4 *Remedy:* Remove new indicative roads on to SH6 until safety audit provided.

■ **3972 Phillips, Mark & Kim**

C58.3972.1 *Remedy:* Retain indicative road link to Bird Lane subject to some repositioning.

■ **1440 Vincent, S M**

C58.1440.2 *Remedy:* Remove proposed walkways on or adjacent to Brooks Valley Farm.

ZM 58 - Wakefield Area

■ **3985 J E Malcolm Family Trust**

C58.3985.1 *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.

■ **3969 Parkes, Claire**

C58.3969.1 *Remedy:* Delete Rural Residential Zone from Brooks Valley Farm (map provided) and rezone back to Rural.

ZM 91 - Zone Map

■ **3960 Brookside Industries Ltd**

C58.3960.1 *Remedy:* Bird Lane Industrial Zone not to be Closed.

Further Submissions : <u>Oppose</u> FC58.806.2 NZ Transport Agency

■ **3961 Curtis, Nigel**

C58.3961.1 *Remedy:* Rezone Rural zoned land from corner of Bird Lane/Whitby Rd to the Light Industrial area on Bird Lane to Residential.

Further Submissions : <u>Oppose</u> FC58.806.3 NZ Transport Agency

■ **3963 Eden, Dr Gaye**

C58.3963.1 *Remedy:* Retain rezoning of Rural 1 land to Residential alongside Whitby Road.

Further Submissions : <u>Oppose</u> FC58.806.5 NZ Transport Agency

■ **3965 Hodgkinson, Michael & Brown, Tyrone**

C58.3965.1 *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

C58.3965.2 *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

C58.3965.3 *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

■ **3985 J E Malcolm Family Trust**

C58.3985.2 *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.

Summary of Decisions Requested In Change 58 Submissions

ZM 91 - Zone Map

■ **3966 Larsen, Silke**

C58.3966.3 Remedy: Delete provisions for extra housing along Great Taste Trail and on hills and ridgelines.

C58.3966.7 Remedy: Delete industrial zoning on Pigeon Valley Road.

C58.3966.17 Remedy: Delete the rezoning of area east of Pitfure Road to Residential.

C58.3966.18 Remedy: Delete the rezoning of area behind the (Anglican) church to Residential.

■ **3968 Mullens, Lorna & Jones, Andrew**

C58.3968.1 Remedy: Delete rezoning of land from Rural to Residential on Edward Street from rear of Treeton Place properties to Fellbridge Place.

■ **806 NZ Transport Agency**

C58.806.1 Remedy: Provide for mitigation of stormwater effects from proposed Residential Zone near SH6.

C58.806.5 Remedy: Undertake safety and audit of Martins Ave and Bird Lane intersections with State Highway 6.

■ **3972 Phillips, Mark & Kim**

C58.3972.2 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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■ **3971 South, Doug**

C58.3971.1 Remedy: Delete new Rural Residential Zone between Pitfure Stream and Higgins Road.

■ **3970 Steer, Ted & Carol**

C58.3970.1 Remedy: Retain new residential zoning on two areas accessed from Lord Auckland Road.

Further Submissions : <u>Oppose</u> FC58.806.6 NZ Transport Agency
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■ **601 Stuart, R W & S F**

C58.601.1 Remedy: Retain expanded residential area north of State Highway 6.
