

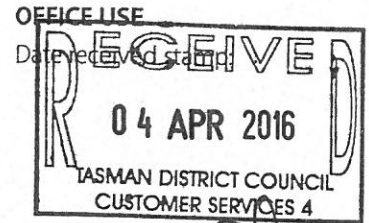


Further Submission on any Submission on a Change or Variation to the Tasman Resource Management Plan

Return your submission by the advertised closing date to:

Manager, Policy
Tasman District Council
Private Bag 4, Richmond, 7050 OR
189 Queen Street, Richmond, OR
Fax 543-9524 OR Email steve.markham@tasman.govt.nz

Cover Sheet



Initials: _____
Further Submitter No.
601

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 A person representing a relevant aspect of the public interest.
 A person who has an interest in the proposed Plan change/variation greater than the interest that the general public has.

Submitter Name: R + S. Stuart
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address: 2a Lord Auckland Rd.
Wakefield

Home Phone: 03 541 8335

Bus. Phone: _____

Fax: _____

Email: _____

Postal address for service of person making further submission:
(if different from above)

Date: 2. 4. 16

Signature: [Signature]
(Signature of person making the further submission or person authorised to sign on behalf of person making the further submission)

Total number of pages submitted: _____

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 58

Tick if you wish to be heard in support of your further submission.

Variation/Change Title/Subject:

Tick if you would be prepared to consider presenting your submission in a joint case with others making a similar submission at any hearings.

Wakefield

Remember:
1. Attach this cover sheet to your further submission sheets (if completing more than the form on the reverse side).
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Proposed Tasman Resource Management Plan
Further Submission on any Submission on a Change or Variation

Supplementary Sheet

Sheet No.

Important: Attach this sheet to a completed cover sheet (if using more than one double-sided sheet)

(Please tick one) <input type="checkbox"/> I/We SUPPORT the original submission of Or <input checked="" type="checkbox"/> I / We OPPOSE the original submission of	Original Submitter Opposed or Supported:		
	Name: <u>Fritz Buckendahl</u>		
	Address:		
Change or Variation No. [e.g. C15 or V71] <u>C58</u>	Original Submitter and Submission No. [e.g. C15.2659.2 or V71.2799.6] <u>C58.3962.1</u>	Topic Number [provision, e.g. 31.4.6 or Schedule 31.1C] <u>AM 91 - Wakefield</u>	Further Submission No. OFFICE USE ONLY <u>FV/FC 58.601.1</u>
Reasons for Support or Opposition <u>As land owners we oppose the proposed walkway along the Wai-iti river as our property extends across both sides of the river. Effectively a walkway will restrict access for our stock e.g. cattle & horses and also create a division in our property. A walkway across our land would create a major safety and security issue as well as impact on our privacy.</u>			

Important: Attach this sheet to a completed cover sheet (if using more than one double-sided sheet)

(Please tick one) <input type="checkbox"/> I/We SUPPORT the original submission of Or <input checked="" type="checkbox"/> I / We OPPOSE the original submission of	Original Submitter Opposed or Supported:		
	Name: <u>Fritz Buckendahl Focus Wakefield</u>		
	Address: <u>(No point 9 for Fritz. Seems to fit Focus Wakefield)</u>		
Change or Variation No. [e.g. C15 or V71] <u>C58</u>	Original Submitter and Submission No. [e.g. C15.2659.2 or V71.2799.6] <u>C58.3964.9</u>	Topic Number [provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. OFFICE USE ONLY <u>FV/FC 58.601.2</u>
Reasons for Support or Opposition <u>As landowners we oppose the proposed walkway with enhancements from road Auckland Rd to Bird lane and the proposed link to Wai-iti River, for safety and security as well as privacy reasons as all these proposed walkways go through our land.</u>			

2/2

Feel free to contact us:



Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
78 Commercial Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

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806

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Tick to show that you or your organisation is:
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 - A person who has an interest in the proposed Plan change/variation greater than the interest that the general public has.

Submitter Name: New Zealand Transport Agency
(organisation/individual)

Representative/Contact: Angela Penfold
(if different from above)

Postal Address:

New Zealand Transport Agency
PO Box 5084
Wellington 6145

Home Phone:

Bus. Phone: 04 894 5240

Fax: N/A

Email: Angela.Penfold@nzta.govt.nz

Date: 11-04-2016

Postal address for service of person making further submission:
(if different from above)

Signature: A K Penfold

(Signature of person making the further submission or person authorised to sign on behalf of person making the further submission) NOTE: A signature is not required if you make your submission by electronic means.

Total number of pages submitted:

IMPORTANT – Please state:

This submission relates to Variation/Change No.: Plan Change 58

Variation/Change Title/Subject:

Wakefield Strategic Review

- Tick if you wish to be heard in support of your further submission.
- Tick if you would be prepared to consider presenting your submission in a joint case with others making a similar submission at any hearings.

Remember:

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11 April 2016

Steve Markham
Manager, Policy
Tasman District Council
Private Bag 4
Richmond 7050

Dear Steve

Tasman District Council Plan Change 58: NZ Transport Agency Further Submission

Thank you for the opportunity to submit on the primary submissions for proposed Plan Change 58: Wakefield Strategic Review. Please find attached the NZ Transport Agency's further submission.

We welcome the opportunity to discuss the contents with Council officers. If you have any further questions, please do not hesitate to contact myself on (04) 894 5240 or angela.penfold@nzta.govt.nz or Kathryn Barrett on (04) 931-8871 or kathryn.barrett@nzta.govt.nz.

Yours sincerely

A handwritten signature in black ink that reads 'A. K. Penfold'.

Angela Penfold
Senior Resource Planner

FORM 5, Clause 8 of First Schedule, Resource Management Act 1991

**Further Submission on Proposed Plan Change 58 to Tasman District Council District
Plan - Wakefield Strategic Review**

To: Steve Markham
Manager, Policy
Tasman District Council
Private Bag 4
Richmond 7050

Via email: steve.markham@tasman.govt.nz

From: New Zealand Transport Agency
PO Box 5084
WELLINGTON 6145

The NZ Transport Agency (Transport Agency) is marking this further submission in accordance with Clause 8 of Schedule 1 of the Resource Management Act 1991.

The Transport Agency has an interest in Proposed Plan Change 58 (PPC58) that is greater than the interest the general public for reasons including the following:

- The Transport Agency has an interest as a provider of infrastructure that is potentially affected by the relevant submissions
- The Transport Agency made an original submission on matters raised or affected by those submissions.

The Transport Agency's position in relation to specific submissions is identified within the table included in Schedule 1 (attached). Generally, the Transport Agency is seeking to ensure that all transport impacts are assessed when considering the zoning implications of PPC 58. If the suggested zone changes are shown not to impact on the operation of the transport network, the Transport Agency will review its further submission, and withdraw and submissions accordingly. We welcome the opportunity to work with the primary submitters and the Council to resolve our concerns.

The Transport Agency seeks the relief laid out in Schedule 1, including any consequential relief required to give effect to our requests. If we achieve resolution with other parties we seek the relief necessary to support that resolution.

The Transport Agency notes that in the Summary of Submissions by the Council, Council has incorrectly summarised the Transport Agency's primary submission points. The summary states¹ that the Transport Agency sought the remedy "undertake safety and audit of Martins Ave and Bird Lane intersections with State Highway 6". This is not an accurate reflection of our primary submission, which sought that "an assessment is undertaken to establish whether these intersections are able to continue to function at a safe and appropriate level of service". The assessment tool would more appropriately be a Traffic Impact Assessment, and not a "safety and audit".

The Transport Agency wishes to be heard in support of its further submission. Due to the specific interests of the Transport Agency it will not consider presenting a joint case with others at a hearing.



.....
Angela Penfold - Senior Resource Planner on behalf of the Transport Agency

Date: 11 April 2016

¹ C58.806.5



Submitter number	Submitter name	Submission content	Support or oppose	Reason	Relief sought
C58.3966.2	Larsen, Silke	Delete indicative road linking Lord Auckland to other roads and instead add traffic calming on Martin Avenue.	Oppose	The Transport Agency identified the intersection of State highway 6 (SH6)/Martin Avenue as being affected by increased traffic flow resulting from PPC58. This proposal would further increase the potential traffic at the intersection.	The zoning request of C58.3966.2 be included in the Transport Assessment sought by the Transport Agency's primary submission, in relation to the intersection of SH 6/ Lord Auckland Road.
C58.3960.1	Brookside Industries Ltd	Bird Lane Industrial Zone not to be closed	Oppose	PPC58 proposes new industrial zoning that will be accessed via the intersection of SH6/Bird Lane. The Transport Agency's primary submission raised concerns about the impact of additional zoning on that intersection and requested a transportation assessment. To be thorough, the assessment needs to consider the transport impacts if primary submission C58.3960.1 is successful.	The zoning request of C58.3960.1 be included in the Transport Assessment sought by the Transport Agency's primary submission, in relation to the intersection of SH 6/ Bird Lane.
C58.3961.1	Curtis, Nigel	Rezone Rural zoned land from corner of Bird Lane/Whitby Road to the Light Industrial area on Bird Lane to Residential	Oppose	PPC58 proposes more intensive zoning along Bird Lane that will gain access via the intersection of SH6/Bird Lane. The Transport Agency's primary submission raised concerns about the impact of additional zoning on that intersection and requested a transportation assessment. To be thorough, the assessment needs to	The zoning request of C58.3961.1 be included in the Transport Assessment sought by the Transport Agency's primary submission, in relation to the intersection of SH 6/ Bird Lane.



				consider the transport impacts if primary submission C58.3961.1 is successful.	
C58.3972.2	Phillips, Mark & Klm	Retail Rural 1 Zone on existing Phillips dwelling and rezone balance of property at 19 Bird Lane to Residential.	Oppose	PPC58 proposes more intensive zoning along Bird Lane that will gain access via the intersection of SH6/Bird Lane. The Transport Agency's primary submission raised concerns about the impact of additional zoning on that intersection and requested a transportation assessment. To be thorough, the assessment needs to consider the transport impacts if primary submission C58.3972.2 is successful.	The zoning request of C58.3972.2 be included in the Transport Assessment sought by the Transport Agency's primary submission, in relation to the intersection of SH 6/ Bird Lane. .4
C58.3963.1	Eden, Dr Gaye	Retain rezoning of Rural 1 land to Residential alongside Whitby Road	Oppose	As per our primary submission the Transport Agency requires the stormwater effects of this rezoning to be assessed and, if appropriate, mitigated.	An assessment and mitigation of stormwater effects. .5
C58.3970.1	Steer, Ted & Carol	Retail new residential zoning on two areas accessed from Lord Auckland Road	Oppose	As per our primary submission the Transport Agency requires the stormwater effects of this rezoning to be assessed and, if appropriate, mitigated.	An assessment and mitigation of stormwater effects. .6



Further Submission on any Submission on a Change or Variation to the Tasman Resource Management Plan

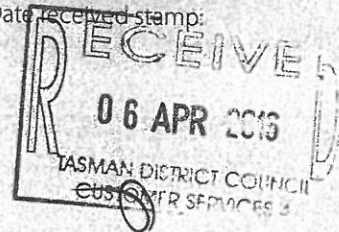
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3653

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- A person who has an interest in the proposed Plan change/variation greater than the interest that the general public has.

Submitter Name: Jean L Gorman
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address: 227 Lord Rutherford Rd Sck
RD 1 Brightwater
Nelson.
7091

Home Phone: 03 542 3931

Bus. Phone:

Fax:

Email: jean_gorman@idug.co.nz

Date: 6/4/16

Postal address for service of person making further submission:
(if different from above)

Signature: J L Gorman
(Signature of person making the further submission or person authorised to sign on behalf of person making the further submission)

Total number of pages submitted:

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 58

Variation/Change Title/Subject: Wakefield Plan

- Tick if you wish to be heard in support of your further submission.
- Tick if you would be prepared to consider presenting your submission in a joint case with others making a similar submission at any hearings.

Remember:

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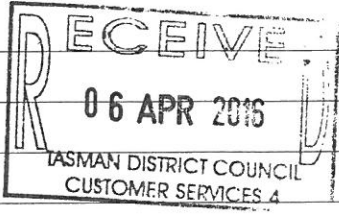
Proposed Tasman Resource Management Plan
Further Submission on any Submission on a Change or Variation

Supplementary Sheet

Sheet No.

Important: Attach this sheet to a completed cover sheet (if using more than one double-sided sheet)

(Please tick one) <input type="checkbox"/> I/We SUPPORT the original submission of Or <input checked="" type="checkbox"/> I/We OPPOSE the original submission of	Original Submitter Opposed or Supported: Name: <i>Michael Hodgkinson and Tyrae Brown</i> Address: <i>Key Project Management PO Box 601 Nelson</i>		
Change or Variation No. [e.g. C15 or V71]	Original Submitter and Submission No. [e.g. C15.2659.2 or V71.2799.6]	Topic Number [provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. OFFICE USE ONLY
<i>58.</i>	<i>3965.1</i>	<i>Zone Map 91</i>	<i>FMFC 57.3653.1</i>
Reasons for Support or Opposition <div style="text-align: center; font-size: 1.2em;"><i>On attached sheets.</i></div>			



Important: Attach this sheet to a completed cover sheet (if using more than one double-sided sheet)

(Please tick one) <input type="checkbox"/> I/We SUPPORT the original submission of Or <input checked="" type="checkbox"/> I/We OPPOSE the original submission of	Original Submitter Opposed or Supported: Name: <i>M Hodgkinson & T Brown</i> Address: <i>PO Box 601 Nelson.</i>		
Change or Variation No. [e.g. C15 or V71]	Original Submitter and Submission No. [e.g. C15.2659.2 or V71.2799.6]	Topic Number [provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. OFFICE USE ONLY
	<i>3965.2 and 3965.3</i>		<i>FMFC 57.3653.2 & 3</i>
Reasons for Support or Opposition			

Feel free to contact us:



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 24 hour assistance

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 189 Queen Street
 Private Bag 4
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 Fax 03 543 9524

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 Murchison 7007
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 Fax 03 523 1012

Motueka
 7 Hickmott Place
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 Motueka 7143
 New Zealand
 Phone 03 528 2022
 Fax 03 528 9751

Takaka
 78 Commercial Street
 PO Box 74
 Takaka 7142
 New Zealand
 Phone 03 525 0020
 Fax 03 525 9972

Further Submission on Wakefield Plan**Variation 58****Response to Submission 3965.1**

The Pitfure catchment floods in high rainfall events, therefore I would oppose Submission 3965.1 which supports residential zoning in area DA 13 which is prone to flooding. This can be seen by observing the deep swales behind St Joseph's Church, Wakefield. In high flow, the Pitfure re-occupies these old stream-beds.



The existing contiguous residential development in Ryland Ave, Wakefield depends on run-off being channelled towards the Pitfure. Their problem is that, in floods, water from the stream comes the other way, threatening inundation of the dwellings.

If it is important that Wakefield expands, then the TDC needs to be proactive to reduce flooding from the Pitfure and to ensure adequate provision to deal with future extreme weather events. Detention areas should be set aside in the rough grazing farmland of the upper contributory stream valleys (Church Valley, Gibbs Valley and the area zoned Rural Residential South of Wakefield) with ponding areas set aside, similar to those on Ben Cooper Park and Washbourne Gardens. This would not only help prevent flooding but, in prolonging the time the water takes to dissipate, will allow water the time to soak into the ground.

While these valleys are agricultural land, there is the possibility of action by the council to prevent future flooding and landowners might be amenable to minor works. Once housing development in these valleys has taken place, there is no hope of improvement.

The Pitfure Stream holds 3 - 5 cumecs as an absolute maximum. The catchment is about 23 sq km and if 60ml falls that is 1.4 million cubic metres of water. If it falls in 3 hours, then about 130 cumecs need to drain away. It has to soak in, be absorbed by groundwater and flow across the valley floor. It is not possible to keep this much rain-water in the creek; a 5 cumec stream will not contain it.

As housing replaces rural land, and trees are removed, increased run-off causes flooding while reducing detention and groundwater replenishment. Flooding in the lower part of the Pitfure valley at Spring Grove has increased noticeably over the last few years.

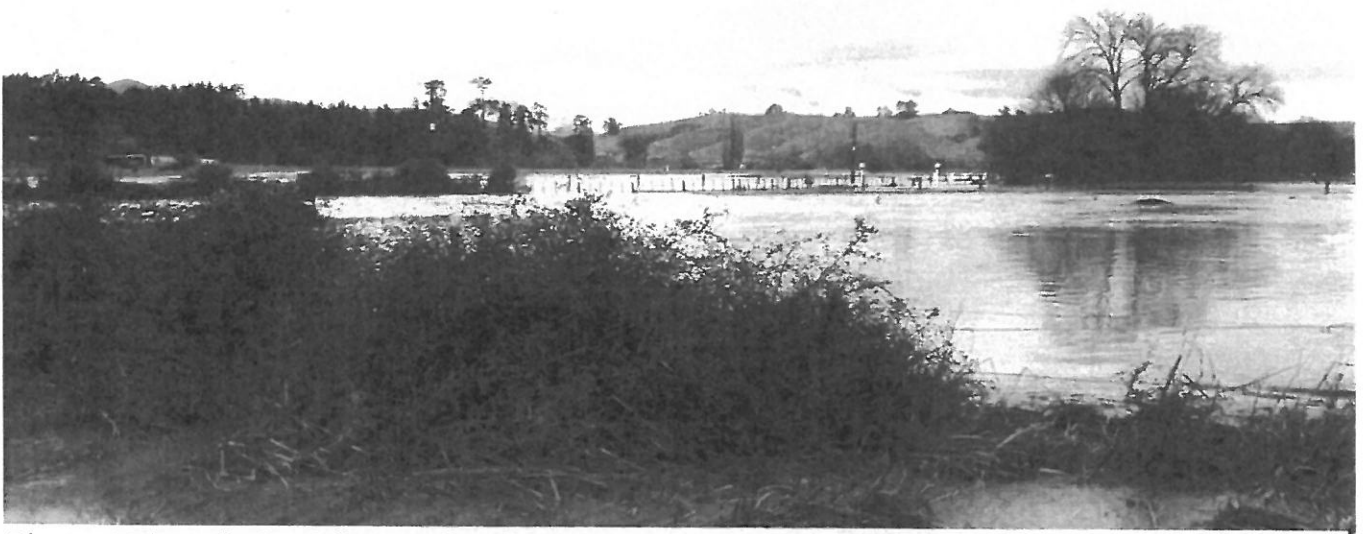


Photo 1 The whole Pitfure valley floor becomes involved in floods.



Photo 2 Higgins Rd halfway between Wakefield and Spring Grove



Photo 3 The Pitfure at flood stage is a considerable river.

Response to Submission 3965.3

A relatively minor rainfall event in June 2014 completely swamped the small detention pond on Edwards Rd which is supposed to detain water draining the large Rural Residential area south of Wakefield. This picture shows logs and debris where a lake formed south of Edwards Rd, before flooding the road. Road clearance had been done before this photo was taken a day later.

This problem will only become worse when more houses are built.



The area by Edward's Rd and the cycleway receives water from Church Valley, Gibbs Valley and the Gossey Housing Development and is therefore unlikely to be suitable for housing without effective detention measures in these three areas.

Improving water detention in the Pitfure catchment will have the added advantage that it will add to the Wai-iti and the lower Waimea groundwater.

This challenge is a community problem which will be exacerbated by climate change and it is essential the council is proactive.

Response to **Submission 3965.2**

While the area zoned residential on Higgins Rd (DA17) is above the flood-plain area of the Pitfure, it would be unwise to place residential property directly below the two dams in the side-valley.

Submission on Catchment Planning in the Wakefield Area

The Pitfure Problem

The Pitfure catchment is prone to flooding in high rainfall events and in summer the groundwater is depleted compared to the past. It is indicative of the degree to which groundwater has been lowered that old-timers recall the Pitfure as flowing all the year round and being a great white-baiting stream. It is now dry for months in the summer.

The proposal being developed for housing near Wakefield in the flat valley occupied by the Pitfure stream must take into account the needs of those downstream and make adequate provision for detention of run-off rainwater in high intensity events. The plan must take account of the potential for floodwater to inundate the valley floor, flood proximal housing estates and send flood pulses down the valley, causing problems at Spring Grove.

Telenius Rd at Spring Grove June 2014



Flooding in the lower part of the Wai-iti/Pitfure valley has increased over the last few years. Trees have been removed, farmers are clearing rough grazing, and housing is replacing rural land. All this is increasing run-off and causing flooding while reducing detention and groundwater replenishment

A relatively minor rainfall event last June caused a lake in much of the lower valley, threatening houses in Spring Grove and flooding others. See Appendix 2 for details

Basically, the Pitfure Stream holds 3 - 5 cumecs absolute maximum. The catchment is about 23 sq km. It is not possible to keep this much rain-water in the creek (if 60ml falls that is 1.4 million cubic metres of water). If it falls in 3 hours, then about 130 cumecs need to drain away. It has to soak in, be absorbed by groundwater and flow across the valley floor. A 5 cumec stream will not contain it.





The council needs to be proactive in their planning to deal with future weather events and improve the water supply at the same time by improving water detention in the Pitfure catchment. This will add to the Wai-iti and the lower Waimea groundwater.

Detention areas are needed in the rough grazing farmland of the Church Valley and the valley next to it, where this plan proposes development (pink area). The areas where water will be allowed to pond in extreme events need to be put in place at the very start of the planning process, before sections are subdivided. This will prevent flooding and, in prolonging the time the water takes to dissipate, will allow water time to soak into the ground.

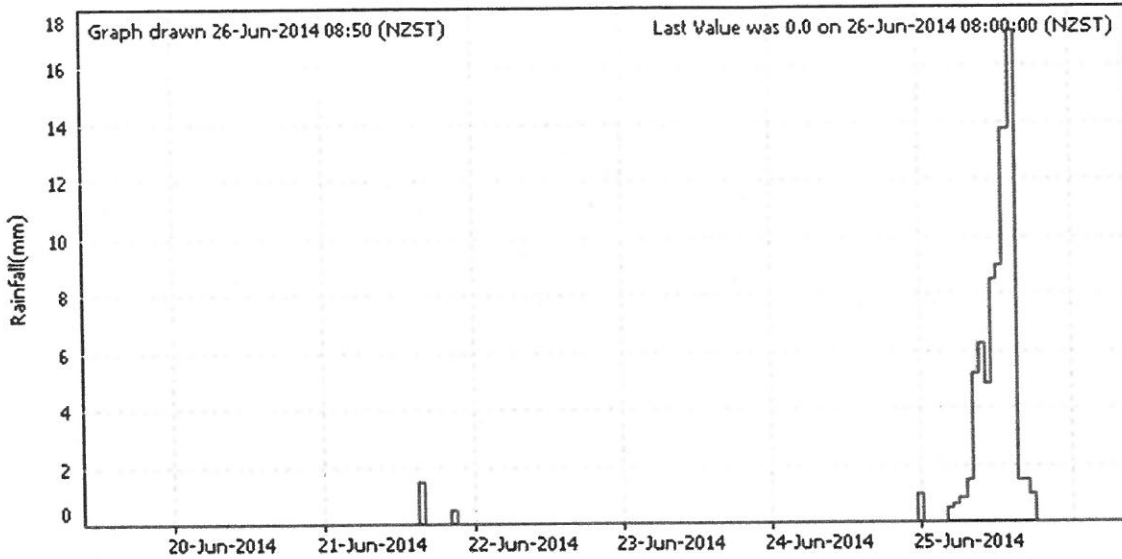
While there is only rough grazing in these basins, there is the possibility of action by the council to prevent future flooding. Once housing development has taken place, there is no hope of improvement. New subdivisions must undertake adequate detention measures, with ponding areas set aside, similar to those on Ben Cooper Park and Washbourne Gardens.

This challenge is a community problem which will be exacerbated by climate change and it is essential the council is proactive.

Appendix 1 June 2014 Event

In June last year, a rainfall event caused unprecedented flooding in Spring Grove. Water levels exceeded those here in either of the previous two tropical depressions that hit the region. This level I have not seen happen in the eighteen years I have lived here.

7-Day Total = 75.0 mm



At 8.50 am 26th June. The whole event is over and can be seen in this Council graph.

From the data on Council Records this was a run-off event. The ground water was not full. The rain was intense, but not even in the top ten rainfalls of the last ten years. The following pictures show the extent of the problem.

Looking from Barton's Lane and across Higgins Rd. The whole valley is a lake.





The Pitfure Creek in major flow.

The major flooding at Spring Grove happened after it stopped raining, overwhelming the culvert in Telenius Rd and flooding houses. Photo below. This was because all the water arrived down-valley at the same time.

By 3.50pm the rain stopped, and the picture on the left shows the water levels at the Telenius culvert. This is the same place at 4.20pm. The culvert, right side of picture, has been totally overwhelmed.



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Tick to show that you or your organisation is:
 - A person representing a relevant aspect of the public interest.
 - A person who has an interest in the proposed Plan change/variation greater than the interest that the general public has.

Submitter Name: Stephen & Jeanette Mattsen
(organisation/individual)

Representative/Contact:
(if different from above)

Postal Address:
171 Whitby Road, Wakefield

Home Phone: 5418118

Bus. Phone:

Fax:

Email: nzjnette@hotmail.com

Date: 12-04-2016

Postal address for service of person making further submission:
(if different from above)

Signature:

(Signature of person making the further submission or person authorised to sign on behalf of person making the further submission) NOTE: A signature is not required if you make your submission by electronic means.

Total number of pages submitted: 1

IMPORTANT – Please state:

This submission relates to Variation/Change No.: 58

Variation/Change Title/Subject:
58 Wakefield

- Tick if you wish to be heard in support of your further submission.
- Tick if you would be prepared to consider presenting your submission in a joint case with others making a similar submission at any hearings.

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Proposed Tasman Resource Management Plan
Further Submission on any Submission on a Change or Variation

Supplementary Sheet

Sheet No. 1

Important: Attach this sheet to a completed cover sheet (if using more than one double-sided sheet)

(Please tick one) <input checked="" type="checkbox"/> I/We SUPPORT the original submission of Or <input type="checkbox"/> I / We OPPOSE the original submission of	Original Submitter Opposed or Supported:		
	Name: Stephen & Jeanette Mattsen Silke Larsen Address: 40 Lord Auckland Road 171 Whitby Road, Wakefield		
Change or Variation No. [e.g. C15 or V71]	Original Submitter and Submission No. [e.g. C15.2659.2 or V71.2799.6]	Topic Number [provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. OFFICE USE ONLY
58	Silke Larsen C58.3966.12	17.4.3	FC/PA 58. 4103.1

Reasons for Support or Opposition
Our residential home & property is beside the Bird Lane light industrial area. We wish to have a peaceful environment to live in without the annoying, jarring, sometimes droning, sounds of industrial work and/or machinery.

Important: Attach this sheet to a completed cover sheet (if using more than one double-sided sheet)

(Please tick one) <input type="checkbox"/> I/We SUPPORT the original submission of Or <input type="checkbox"/> I / We OPPOSE the original submission of	Original Submitter Opposed or Supported:		
	Name: Address:		
Change or Variation No. [e.g. C15 or V71]	Original Submitter and Submission No. [e.g. C15.2659.2 or V71.2799.6]	Topic Number [provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. OFFICE USE ONLY
			FM/FC 58 4103

Reasons for Support or Opposition

Feel free to contact us:



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Website www.tasman.govt.nz
24 hour assistance

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Fax 03 543 9524

Murchison
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Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
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