

614 **Change 58: Business Growth**■ **DECISIONS AND REASONS****Interim Decision 614.1**

C58.3965.2	Hodgkinson, Michael & Brown, Tyrone	Disallow
<i>Allow</i>	FC58.3653.2	
C58.3966.3	Larsen, Silke	Allow
C58.3971.1	South, Doug	Allow

Plan Amendments*Plan Topic 6.17.30*

Delete the 7th paragraph of the new text proposed (10th paragraph of the section):

"Tasman's Great Taste cycling trail arrives in Wakefield from Higgins Road and along Edward Street. The next stage for development is south to Spooners Tunnel. There are business opportunities arising from a projected increase in visitor numbers. The flood-free land to the west of Higgins Road is suitable for rural-residential development (unserviced). Future owners along this stretch may take advantage of opportunities for home occupations and visitor accommodation in support of the cycle trail. There is a large supply of rural residential land in Wakefield for life-style choice, and adequate suitable land to meet conventional residential demand."

Plan Topic ZM 58

Remove the proposed Rural Residential zone location east of the Pitfure Stream.

Plan Topic ZM 91

Remove the proposed Rural Residential zone location east of the Pitfure Stream.

Other Action

Consider, as part of a Plan Variation, extending the proposed zone to include a larger area as shown in the Draft Plan Change. This would require:

- support from land owners;
- dam break risk assessment for the detention dams uphill from the site;
- agreed access (indicative road) that would avoid conflict with the cycle trail;
- a safe pedestrian/cycle link over the Pitfure Stream, connecting with Pitfure Road;
- a reconsideration of site density (without requiring network infrastructure connections);
- a review of the adequacy of the Higgins Road bridge over the Pitfure to ensure access in a range of flood scenarios.

Reasons

1. The Plan Change is consistent with existing objectives and policies, as well as new provisions introduced under Chapter 6.17.
2. Concerns have arisen regarding a possible threat to the design of the cycleway; access constraints over the Pitfure Stream (by Higgins Road and by indicative walkway); and concern over possible inefficient use of land with the large lot sizes proposed. A Plan Variation is required.
3. The proposal was canvassed extensively with the community during consultation on the draft plan Change and received general support.