

## Further Submissions on a Change to the Tasman Resource Management Plan

Environmental Policy  
Tasman District Council  
Email: [tasmanrmp@tasman.govt.nz](mailto:tasmanrmp@tasman.govt.nz)

### Plan Change 76 Tasman Resource Management Plan

#### Submitter Details

Full Name Wakefield Village Developments Limited  
Postal Address C/- Landmark Life Limited, PO Box 343, Nelson  
Mobile Phone 027-244-3388  
Email [mark@landmarklife.co.nz](mailto:mark@landmarklife.co.nz)

#### Council Hearing

Wakefield Village Developments Ltd does wish to be heard in support of its submission.

Wakefield Village Developments Ltd is not prepared to consider presenting its submission in a joint case with others.

#### Trade Competition

Wakefield Village Developments Ltd could not gain an advantage in trade competition through this submission.

Signature of Submitter  Date: 10 November 2022

**The Original Submissions on the Plan Change 76 that these further submissions relate to are as follows:**

Name: <b>Jean Gorman</b> (#3653)		
Address: 4 Grossey Drive, Wakefield		
Point No:	Topic No:	Support /Oppose
76.0-3	Map 76/1	Oppose
<u>Reasons:</u> The Totara Tree has already been removed as a part of the consented subdivision layout and construction activity.		
76.0-4	Map 76/1	Oppose
<u>Reasons:</u> Hawthorn hedge is not considered to be suitable in a residential setting, nor worthy of protection.		
76.0-5	Natural Hazards	Oppose
<u>Reasons:</u> This submission is opposed as the subject portion of land is practical to develop for residential purposes. The NTLDM provide an appropriate framework for managing flood hazards in the development process.		

Name: **Neil Kitchen (#4207)**

Address: 193 Edward Street, Wakefield

Point No:	Topic No:	Support /Oppose
76.6-2 to 4	Urban Environment Effects	Oppose

Reasons: The new road intersection to Edward Street has already been consented, with the proposed new intersection east of Grossey Drive not having any significant transport effects. Increased traffic movements arising from the existing consented subdivision and also from existing residentially zoned land are also anticipated.

An upgrade to Higgins Road is not supported as this would then necessitate wider transport upgrades, such as to Telenius Road intersection with SH6, and also Bird Road. Higgins Road is only intended to be available for emergency purposes.

A road exit from the subdivision through the Pitfure Road is also opposed. Waka Kotahi Transport Assessment of SH6/Pitfure identified mitigation will be required as additional rezoned residential land becomes available, which we support.

Name: **Waka Kotahi NZ Transport Agency (#4206)**

Address: 55 Collingwood Street

Point No:	Topic No:	Support /Oppose
76.6-14	Urban Environment Effects (6.17.3.7A & 6.17.37B)	Oppose

Reasons: Waka Kotahi has supported these policies but sought an amended wording. Wakefield Village Developments Limited opposed the mandatory requirement to deliver a set number of specific lot sizes. The words “require” and “mandatory” in the amended wording requested by Waka Kotahi are therefore also opposed.

76.17.1	Zone Rules (17)	Support
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Reasons: The deferment over the proposed new residential zone until servicing constraints have been satisfactorily addressed is supported.

Name: **Homes for Wakefield (#4209)**

Address: Wakefield

Point No:	Topic No:	Support /Oppose
76.6.22	Urban Environment Effects (6.1.3.1(e)(f))	Oppose

Reasons: This submission is opposed as the use of Higgins Road for emergency access is supported. Permanent access to Higgs Road would necessitate significant upgrade of the side network.

Name: **Daniel & Katherine McKay (#4210)**

Address: 66 Pitfure Road, Wakefield

Point No:	Topic No:	Support /Oppose
76.0-7	Maps 76/1	Oppose

Reasons: This submission is opposed as there is no stream in the location identified. There is only a swale in that location that only has water in it during high rain events. In addition, while privacy effects are identified, the land adjoining is already zoned for residential purposes.

**Further Submission Received:**  
Friday 11.11.2022  
Further Submitter Number:  
PC76.3653.1

**From:** [Jean Gorman](#)  
**To:** [Tasmanrmp](#)  
**Subject:** Additional Submission on PC 76 to TRMP  
**Date:** Friday, 11 November 2022 10:03:49 am  
**Attachments:** [Additional Submission on Wakefield Change 76 to TRMP.docx](#)

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I attach my further submission.

I was saddened to see the felling of the tree mentioned in my first submission, yesterday. It would have added value to the development,

Regards

Jean

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JL Gorman

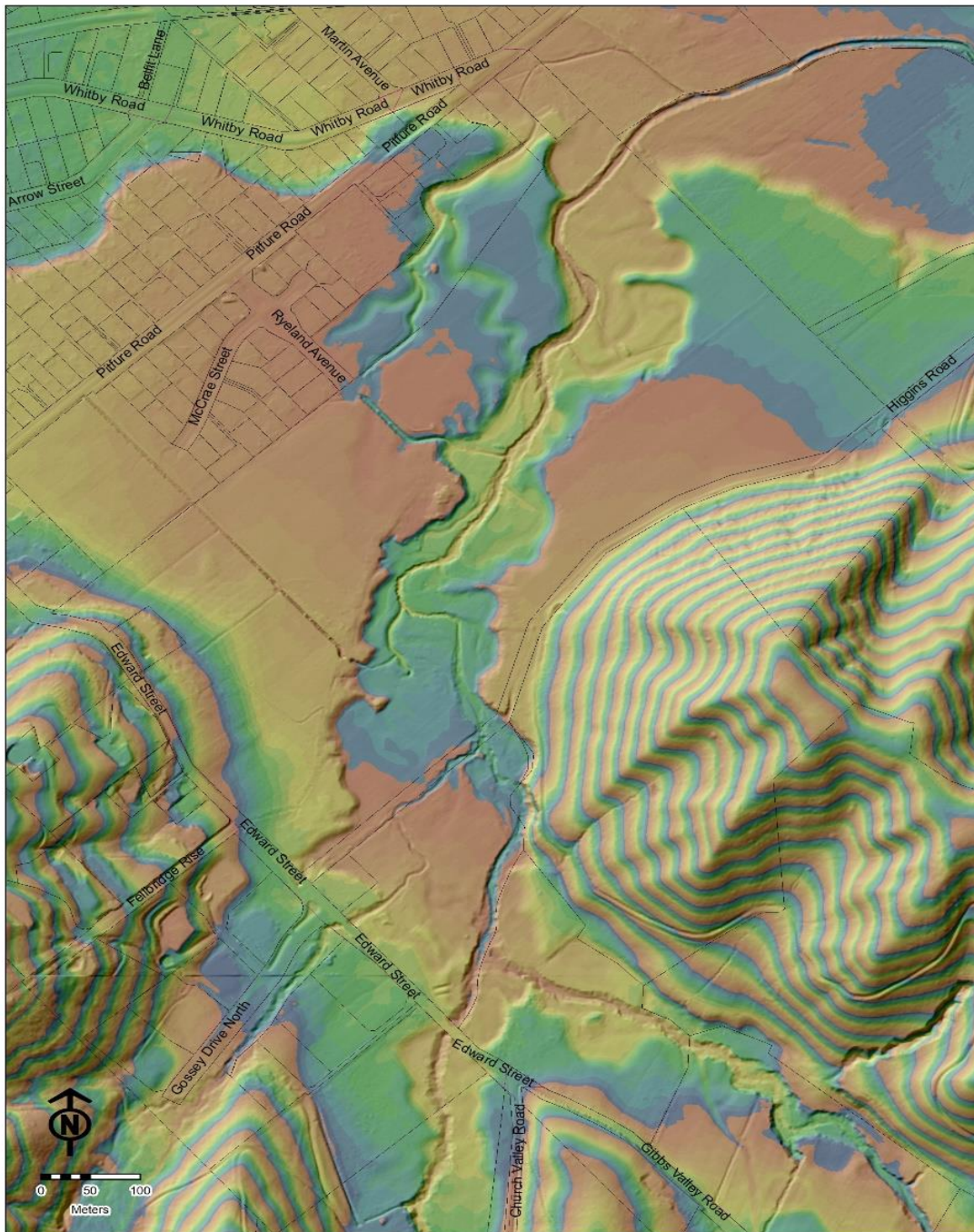
If a vehicle access is made to Edwards St from the new Pitfure Rd Development, heavy trucks will use the residential area as a rat-run through to Pitfure Rd and SH6.

Car Parking along both sides of Pitfure Rd makes it into a single-lane track and very dangerous for cyclists. The purpose of a road is for transport, not parking. A dedicated cycle lane for children is required so they may safely cycle to school. Also, the new housing development on the east side has a pavement that stops dead at the ditch visible to the right of the picture.



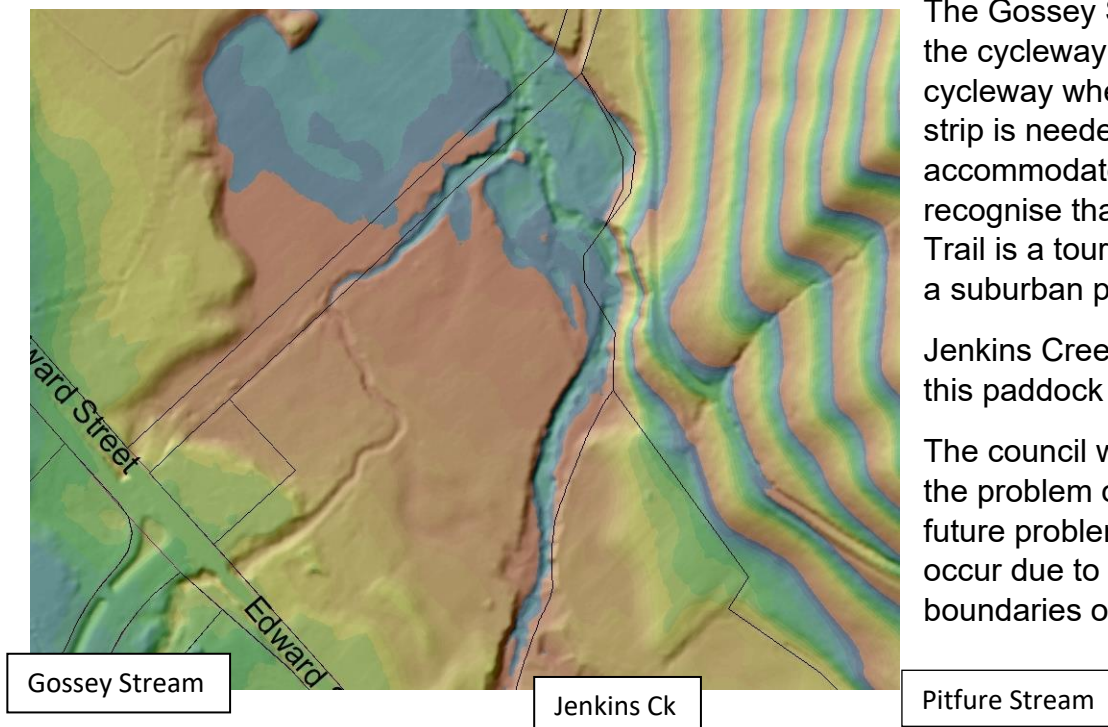
A roundabout at Whitby Rd to Pitfure Rd junction is needed to cope with the increased traffic caused by the new housing. A mini roundabout will also be needed for Bird Lane to cope with vehicles from the George Fyffe subdivision which will have an outlet via Bird Lane.

LIDAR shows clearly the flooding extent that has occurred and will recur. I have myself seen water flowing INTO Ryland Ave from the paddocks beyond. The floodwaters occupy the entire area across the valley. Residential development should be limited to the higher terraces. Roofwater collection should be required to reduce the runoff from the development.



Residents lower down the valley will suffer worse flooding if there is an increase in runoff. Any temptation to reduce the width of the overbank flood allowance from the streamway should be firmly resisted. These streams drain many square kilometers of farmland; they need space.

Also, large detention areas are needed to slow general runoff from the Pitfure and improve aquifer recharge. There are many bores downstream which are dependent on this shallow unconfined aquifer



The Gossey Stream flows beside the cycleway and along the cycleway when in flood. A riparian strip is needed both to accommodate this flow and to recognise that the Great Taste Trail is a tourist attraction, not just a suburban passageway.

Jenkins Creek also floods across this paddock in any heavy rain.

The council will find itself left with the problem of mitigation of any future problems should flooding occur due to pushing the boundaries of common sense.

I approve of the reserve status accorded to the Totara Grove. The protection of such trees contributes to recognition of the district's character. The present size of the proposed reserve should be accepted in order to preserve landscape values and maintain the natural character of Wakefield, a village epitomised by the quality of its streetscape. Of the eight Notable Trees in Wakefield only one is an NZ Native tree, a totara, and yet Wakefield has many such trees over three hundred years old. Housing developments are enhanced and section values are increased by the presence of mature trees. I am sad to see that the remaining large old tree in the paddock, which I mentioned in my submission was felled on 10 Nov '22.

Riparian planting beside the Pitfure and Gossey Streams will not only increase the value of the development but reduce flooding, and form a valuable carbon sink.

Coal burning is not permitted in Richmond. However, the burning of West Coast Coal in the rest of Tasman is a pervasive winter stink for rural and small townships. Smoke from burning coal is carcinogenic in the same way as second-hand smoke from cigarettes. As we consider this expansion of Wakefield, coal burning must be excluded.

All-night streetlights have an impact on sleep patterns for humans and on biodiversity. Without pollination, our food supply will be reduced. The old sodium lights had only one frequency of light. New LED lights are multi-frequency and these lights scramble insects' ability to mate, feed, and communicate. Insects dance around the lights all night and continue till death without reproducing. Some important pollinating insects rely on the break between day and night. The new developments should install suitable downward pointing and shielded streetlights.

The council should consider turning off streetlights from 1 am.

## COVER SHEET

### Return your submission by the advertised closing date to:

Environmental Policy  
Tasman District Council  
Private Bag 4, Richmond 7050 OR  
189 Queen Street, Richmond OR  
Fax 03 543 9524 OR  
Email: tasmanrmp@tasman.govt.nz

### OFFICE USE

Date received stamp:

**Further Submission Received:**  
Friday 11.11.2022  
**Further Submitter Number:**  
PC76.4214.1

Initials: NJA

Submitter No. \_\_\_\_\_

# Further Submission on any Original Submission on a Change to the Tasman Resource Management Plan

### Note:

1. This form is only for the purpose of supporting or opposing original submissions. It is NOT for making an original submission to the Plan, or for making a submission on a resource consent or on Council's Annual Plan.
2. You may only make a further submission if you or your organisation complies with the requirements below.

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 greater than the general public.

Submitter Name: Simon Collett  
(organisation/individual)

Representative/Contact:  
(if different from above)

Postal Address:

Po Box  
3604  
Richmond

Phone: 021989580

Fax: \_\_\_\_\_

Email: simon@collettgroup.co.nz

Date: 11/11/2022

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

Total number of pages submitted (including this page): 2

Signed: \_\_\_\_\_

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

## IMPORTANT – Please state:

This submission relates to Change No.: PC 76

Change Title/Subject: Plan Change

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:

1. Attach this Cover Sheet to as many Content Sheets as required.
2. Within five working days of sending this further submission to the Tasman District Council, send a copy of this further submission to the person who made the original submission.

# Further Submission on any Original Submission on a Change to the Tasman Resource Management Plan

## CONTENT SHEET

**COMPLETE AS MANY CONTENT SHEETS AS REQUIRED AND ATTACH WITH ONE COMPLETED COVER SHEET**

Sheet No.

1

(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: Wakefield Village Developments Ltd		
	Address: C/- Landmark Lile Ltd, Po Box 343, Nelson		
Change No. [e.g. C15]	Original Submitter and Submission Point Nos [e.g. C15.2659.2 – .6]	Topic Number [Tasman Resource Management Plan provision, e.g. 31.4.6 or Schedule 31.1C]	Further Submission No. <b>OFFICE USE ONLY</b>
PC 76	4211	76.6-35	FC
Reasons for Support or Opposition: Support of...  Amendment to 6.17.1.6A to replace the word "ensure" with "enable" or "encourage" in line with the wider framework.  Market conditions are forever changing and having the options to move with them when required is important especially in staged developments. Using the word "ensure" could have the possibility of not making a particular development viable.			

(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:		
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PC 76	4211	76.6-30	FC
Reasons for Support or Opposition: Support of...  Amend policy 6.2.3.2B to "encourage" and "enable" higher density housing options rather than "requiring".  Market conditions are forever changing and having the options to move with them when required is important especially in staged developments. Using the word "requiring" could have the possibility of not making a particular development viable			