

## Summary of Submissions by Topic for Plan Change No. 76 Wakefield

Submitter No:	Submission Point No:	Submitter Name <sup>1</sup>	Plan Topic Number <sup>2</sup>	Relief Sought <sup>3</sup>
<b>Topic: 76.0 - General</b>				
3653	76.0-1	Jean Gorman	General (Map 26/1)	Support the reserve status of the grove of mature trees shown on map 26/1.
3653	76.0-2	Jean Gorman	General	Support in part. Amendment to the cycle track to Edwards Rd for consideration of amenity space and planting beside it. Locals and tourists alike would be saddened to see housing right across this parkland area to the edge of the trail.
3653	76.0-3	Jean Gorman	General (Map 76/1)	Support in part. Inclusion of protection of totara tree located near the corner of Edward Street and Great Taste Cycleway as an indicative reserve on map 76/1.
3653	76.0-4	Jean Gorman	General (Map 76/1)	Support in part. Inclusion of hawthorn hedge in the Oak Tree indicative reserve map 76/1.
3653	76.0-5	Jean Gorman	Natural Hazards (General)	Support in part. Housing footprints should be limited to be exclusively beside the existing road at Edwards Street due to inundation during large rainfall events from Jenkin's Creek, Pitfure Stream and the creek from Gossey Drive. The lower part of the paddock is regularly inundated.
4209	76.0-6	Homes For Wakefield	General	Believe additional consultation should have occurred for the plan change including holding public meetings and providing more lead in time for Wakefield Community Meeting in September Sufficient time was not allowed for public involvement.
4210	76.0-7	Daniel & Katherine McKay	General (Maps 76/1)	Object in part. Object to distance of indicative road from boundary due to privacy and noise. Request inclusion of the existing stream.

1 Optional

2 Full topic i.e. including lowest levels, e.g. "16.5.3 (e)(iv)" or "16.3.5 Fig. 16.3C"

3 Use specific tense, e.g. "Retain change" rather than "Support change"

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<b>Topic: 76.0 - General <i>continued</i></b>				
4211	76.0-8	Wakefield Village Development Ltd	General (Map 76/1)	Amendments sought: a) Amend alignment of the indicative walkways in response to the attached plans. b) Amend alignment of the indicative roads in response to the attached plans. c) Amend alignment of the indicative reserves in response to attached plans.
4211	76.0-9	Wakefield Village Development Ltd	General (Map 76/1)	Amendment sought a) Amend the current Residential Zone boundary to follow the existing upper terrace (western side) of the Pitfure Stream as shown on the attached plans. b) Amend the boundary of the Wakefield Development Area to exclude the current residentially zoned land as shown on the attached plans.
4211	76.0-10	Wakefield Village Development Ltd	General (Map 76/3)	Update Map 76/3 Amend Update Map 76/3 in accordance with the plan attached and adjust to follow the final boundary of the current residential zone (top of terrace).
<b>Topic: 76.2 - Definitions</b>				
4206	76.2-1	Waka Kotahi	Definitions (2.2)	Support the definition of Wakefield Development Area as it clearly defines the area.
4209	76.2-2	Homes For Wakefield	General (2.2.4)	Support the smaller section sizes but would prefer the building platform size to be reduced to a minimum of 80sq metres. We prefer the smaller sections are "pepper-potted" around the development, not in one single area together.
4211	76.2-3	Wakefield Village Development Ltd	Definitions (2.2)	Support. Propose change to the definition of "Compact density development" to include "Wakefield" is supported.
4211	76.2-4	Wakefield Village Development Ltd	Definitions (2.2)	Propose change to the definition of "Urban Design Guide (Part II, Appendix 2)" to include "Wakefield" is supported. Retain as proposed.
4211	76.2-5	Wakefield Village Development Ltd	Definitions (2.2)	Propose the inclusion of a definition of "Wakefield Development Area" is supported. Retain as proposed.

Summary of Submissions by Topic - for Plan Change 76 Wakefield

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
<b>Topic: 76.5 - Site Amenity Effects</b>				
4206	76.5-1	Waka Kotahi	Site Amenity Effects (5.3.30)	Support the addition of enabling medium density development in specified Development Areas, reflects the need to use land more efficiently where expansion does occur as it aligns with the NTFDS.
4211	76.5-2	Wakefield Village Development Ltd	Site Amenity Effects (5.3.30)	Propose change to the 'Principal Reasons and Explanations' in 5.3.30 does not entirely reflect that the rules go beyond enabling medium density development. Retain as proposed.
<b>Topic: 76.6 - Urban Environment Effects</b>				
4207	76.6-1	Neil Kitchen	Urban Environment Effects (6)	Support in part. No evidence of consultation with NZ Transport Agency. Concern with regards to the additional traffic generation and impact to Pitfure Road and its junction with Whitby Road. Concern also for extra volume exiting Martin Avenue and pinch point at this junction. Noted immediate and secondary school bus route and children walk to Wakefield School along Pitfure Road.
4207	76.6-2	Neil Kitchen	Urban Environment Effects (6)	Support in part. Indicative road exit to Edward Road. Concern with regards to additional traffic generation on Pitfure Road caused by the exit to Edward Road causing a rat run from Gossey Drive and beyond. Concerns for cyclist safety as they cross the Great Taste Trail on Edward Road.
4207	76.6-3	Neil Kitchen	Urban Environment Effects (6)	Support in part. Consideration should be given to upgrading Higgins Road and including a roundabout on SH6 and Bird Lane.
4207	76.6-4	Neil Kitchen	Urban Environment Effects (6)	Support in part. Suggest the land at the end of the development area leading to Pitfure Road could be a road exit with provision of a roundabout junction at Pitfure Road and Whitby Road to assist with congestion and traffic flow.
4206	76.6-5	Waka Kotahi	Urban Environment Effects (6.1.3.1B)	Support the inclusion of this policy to align with the urban design guide as it specifies good design requirements for liveable communities.

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<b>Topic: 76.6 - Urban Environment Effects - <i>continued</i></b>				
4206	76.6-6	Waka Kotahi	Urban Environment Effects (6.2.3.2)	Support the wording for enabling smaller residential lot sizes in Wakefield as it is in line with the NTFDS and growth near the town centre.
4206	76.6-7	Waka Kotahi	Urban Environment Effects (6.2.3.2A)	Support the inclusion of Wakefield in this policy to encourage medium density development in this area.
4206	76.6-8	Waka Kotahi	Urban Environment Effects (6.2.3.2B)	Support the policy for enabling higher density housing options but the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity, such as variety of lot sizes and housing typologies'.
4206	76.6-9	Waka Kotahi	Urban Environment Effects (6.2.20.1 (a) and (b))	Support. Wording in line with the NTFDS purpose as the area should be up zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population
4206	76.6-10	Waka Kotahi	Urban Environment Effects (6.2.20.1 ba)	Support. This is in line with the NTFDS purpose as the area should be up zoned to the fullest extent possible to provide for local services for people who will be living in the walkable catchments. Enabling additional densities in these areas will also support provision of public transport and active transport infrastructure in the future by concentrating population
4206	76.6-11	Waka Kotahi	Urban Environment Effects (6.2.30)	Support in part the inclusion of Wakefield. However, Waka Kotahi seeks clarification as to where the 'cycling' distance component of 'walking and cycling distance' has arisen from. Cycling distances/catchment areas are very different compared to walking
4206	76.6-12	Waka Kotahi	Urban Environment Effects (6.8.30)	Support the inclusion of Figure 6.8A to show the range of housing provided in the Wakefield Development Area

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<b>Topic: 76.6 - Urban Environment Effects - <i>continued</i></b>				
4206	76.6-13	Waka Kotahi	Urban Environment Effects (6.17.1.6A)	Support in part the intent but the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity, or higher density is clarified.
4206	76.6-14	Waka Kotahi	Urban Environment Effects (6.17.3.7A & 61.17.37B)	Support in part intent of policies – Amend wording as following: To require a variety of lot sizes and housing typologies including higher density housing options on land within the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road, which: a) achieves a high standard of residential amenity through design in accordance with the Urban Design Guide (Part II, Appendix 2); and b) through the use of a mandatory mix of lot sizes and encourage Compact Density Development through the use of a nonnotification provision
4206	76.6-15	Waka Kotahi	Urban Environment Effects (6.17.3.12)	Support the intent of the policy which promotes efficient use of land.
4206	76.6-16	Waka Kotahi	Urban Environment Effects (6.17.20.1(d))	Support in part the intent of the methods, however Waka Kotahi considers the word 'higher' could be confused with high density housing. Therefore, Waka Kotahi consider different wording should be used for clarity, or higher density is clarified.
4154	76.6-17	Peter Carmody	Urban Environment Effects (6)	Pitfure Road: Concern around additional traffic from the development area that would exit Pitfure Road onto SH6 and Whitby Road. Restricted visibility due to angle of traffic entering SH6 from Pitfure Road. Also additional traffic from George Fyfe Subdivision. No correspondence from Waka Kotahi.
4154	76.6-18	Peter Carmody	Urban Environment Effects (6)	Edward Street: Concern about extra traffic turning left and right and additional traffic as a result of senior extension to Wakefield School. Concern re: Snarl up at southern end of Pitfure Road.

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<b>Topic: 76.6 - Urban Environment Effects - <i>continued</i></b>				
4208	76.6-19	Chris & Lesley Olanan	Urban Environment Effects (6)	Pitfure Road: Safety concerns due to additional traffic. Multiple sections of the road are one way due to parking on both sides and currently used by large trucks and trailers. Would like to understand NZTA's traffic management plans for intersection of Pitfure and SH6.
4209	76.6-20	Homes For Wakefield	Urban Environment Effects (6)	Oppose clause 4.1.1.6 where it includes mention of "reverse sensitivity/ cross boundary effects" such as residents complaining of rural activities like agricultural spraying or tractors on roads, concluding this would not be an issue because of existing boundaries.
4209	76.6-21	Homes For Wakefield	Urban Environment Effects (6)	Diversion needed as heavy vehicles (forestry/quarry) use Edward Street and Pitfure Road.
4209	76.6-22	Homes For Wakefield	Urban Environment Effects (6.1.3.1 e) (f) Appendix 4	<p>Concerns about roading infrastructure and emergency vehicle access.</p> <p>Do not support an emergency exit and would like a permanent access. The emergency access does not mitigate traffic problems for pedestrians and cyclists where traffic generation is increased by the development. Traffic Plan required to address pedestrian and cyclists access to village and safe crossing of Pitfure Road for school children.</p> <p>Additional consideration required for additional cycle and foot traffic which will be created by increased Wakefield School role when it becomes a full primary school in 2024.</p> <p>Add: New buildings or alterations to existing buildings containing noise sensitive activities, in or partly within 40 metres from the state highway edgeline must be designed, constructed and maintained to achieve road traffic vibration levels complying with class C of NS 8176E:2005</p>

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<b>Topic: 76.6 - Urban Environment Effects - <i>continued</i></b>				
4209	76.6-23	Homes For Wakefield	Urban Environment Effects (6.1.3.1 (h) (f) Appendix 4	Question the guidelines for modelling flooding and the flood modelling. Note requirement of water collection tanks in new developments required by some councils to delay the release of stormwater.
4211	76.6-24	Wakefield Village Development Ltd	Urban Environment Effects (6.1.1)	Propose change to Issue 6.1.1 recognises that urban development involved both urban expansion or intensification, or a combination of both. This change is supported as urban expansion can also incorporate a range of housing typologies at different densities. Retain as proposed.
4211	76.6-25	Wakefield Village Development Ltd	Urban Environment Effects (6.1.3.1j)	Propose change to Policy 6.1.3.1(j) to recognise that cycling is also a part of sustainable urban design. This change is supported as cycling, including electric modes, are now a significant and growing form of alternative transport. Retain as proposed.
4211	76.6-26	Wakefield Village Development Ltd	Urban Environment Effects (6.1.3.1A)	Propose change to insert "Wakefield" into Policy 6.1.3.1A, with the focus of this policy being on the encouragement of medium density housing in identified areas. This encouragement is supported, including within the planning framework for Wakefield. Retain as proposed.
4211	76.6-27	Wakefield Village Development Ltd	Urban Environment Effects (6.1.3.1B)	Propose inclusion of new policy that seeks to ensure that higher density housing options in the WDA achieve a high standard of amenity through design in accordance with the Urban Design Guide. Retain as proposed.
4211	76.6-28	Wakefield Village Development Ltd	Urban Environment Effects (6.2.3.2)	Propose change to Policy 6.2.3.2 is supported.
4211	76.6-29	Wakefield Village Development Ltd	Urban Environment Effects (6.2.3.2A)	Propose change to Policy 6.2.3.2A is supported.
4211	76.6-30	Wakefield Village Development Ltd	Urban Environment Effects (6.2.3.2B)	Amend Policy 6.2.3.2B to "encourage" and "enable" higher density housing options rather than "requiring".

Summary of Submissions by Topic - for Plan Change 76 Wakefield

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
<b>Topic: 76.6 - Urban Environment Effects - <i>continued</i></b>				
4211	76.6-31	Wakefield Village Development Ltd	Urban Environment Effects (6.2.20.1)	Propose changes to methods (a) and (b) and new method (ba) is supported.
4211	76.6-32	Wakefield Village Development Ltd	Urban Environment Effects (6.2.30)	The two changes to 6.2.30 are supported.
4211	76.6-33	Wakefield Village Development Ltd	Urban Environment Effects (6.8A and 6.8.30)	Propose to change Figure 6.8A and 6.8.30 to identify where the range of housing choices are expected to be available / provided for in specified development areas. It is noted that 6.8.30 also refers to 6.8B which does not seem to part of the TRMP. Figure 6.8A is located within Section 6.6 "Richmond" but contains information, both existing and proposed, that relates to areas outside of Richmond. Amend and relocate Figure 6.8A.
4211	76.6-34	Wakefield Village Development Ltd	Urban Environment Effects (6.17.1.2)	Propose change issue 6.17.1.2 is supported.
4211	76.6-35	Wakefield Village Development Ltd	Urban Environment Effects (6.17.1.6A)	Propose amendment to 6.17.1.6A to replace word "ensure" with "enable" or "encourage" in line with the wider planning framework.
4211	76.6-36	Wakefield Village Development Ltd	Urban Environment Effects (6.17.1.7A)	Propose a new issue 6.17.1.7A that seeks to ensure the provision of emergency vehicle access to the WDA via Higgins Road. Retain issue.
4211	76.6-37	Wakefield Village Development Ltd	Urban Environment Effects (6.17.3.2A)	Propose new policy requires that flood risks and dam break hazards be managed in the WDA is supported.
4211	76.6-38	Wakefield Village Development Ltd	Urban Environment Effects (6.17.3.3)	Propose amendment to policy 6.17.3.3 with a focus on supporting a range of residential options within the WDA. Retain policy.
4211	76.6-39	Wakefield Village Development Ltd	Urban Environment Effects (6.17.3.7)	Propose amendment to policy 6.17.3.7 by adding reference to the WDA. Retain policy.
4211	76.6-40	Wakefield Village Development Ltd	Urban Environment Effects (6.17.3.7A)	Propose amend policy by removing the word "require" and replace with the word "enable".
4211	76.6-41	Wakefield Village Development Ltd	Urban Environment Effects (6.17.3.7B)	Propose amendment to policy by removing the word "require" and replace with the word "enable".
4211	76.6-42	Wakefield Village Development Ltd	Urban Environment Effects (6.17.3.12)	Propose amendment to policy to direct that the land be developed efficiently, so that pressure on land elsewhere is alleviated.

Summary of Submissions by Topic - for Plan Change 76 Wakefield



Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
<b>Topic: 76.6 - Urban Environment Effects - <i>continued</i></b>				
4211	76.6-43	Wakefield Village Development Ltd	Urban Environment Effects (6.17.20.1)	Propose amendment to method to align with the enablement of variety and higher density housing options.
4211	76.6-44	Wakefield Village Development Ltd	Urban Environment Effects (6.17.30)	6.17.30 is supported.
<b>Topic: 76.16 - Subdivision</b>				
4206	76.16-1	Waka Kotahi	Subdivision (16.3 & 16.3.3.1(a))	Support as it is in line with the NTFDS
4206	76.16-2	Waka Kotahi	Subdivision (16.3 & 16.2.20)	Support in part. Wakefield Development Area explanation for non-notification refers to Brightwater in error. This should be revised.
4211	76.16-3	Wakefield Village Development Ltd	Subdivision (16.3.3.1)	Propose changes to Figure 16.3A (xiii and xiv) are opposed. These changes are opposed as the introduction of a rule framework relating to the size of parent titles (less than or greater than 2 hectares) has no practical relevance to the subject land under single ownership and in one large title. Amend to delete proposed change to Figure 16.3A and substitute these requirements with an enabling planning framework.
4211	76.16-4	Wakefield Village Development Ltd	Subdivision (16.3.3.1)	Retain 16.3.3.1 as proposed.
4211	76.16-5	Wakefield Village Development Ltd	Subdivision (16.3.3.1 (m (ii)))	Retain 16.3.3.1(m, ii) as proposed.
4211	76.16-6	Wakefield Village Development Ltd	Subdivision (16.3.3.1)	Propose change to 16.3.3.1(n), combined with the new 16.3.3.1B (addressed below), is opposed on the basis that the minimum density requirements are considered to be unrealistic and unreasonable. Delete proposed change to 16.3.3.1(n) and substitute these requirements with an enabling planning framework.

Summary of Submissions by Topic - for Plan Change 76 Wakefield

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
<b>Topic: 76.16 - Subdivision - <i>continued</i></b>				
4211	76.16-7	Wakefield Village Development Ltd	Subdivision (16.3.3.1 (18))	Retain 16.3.3.1 (18) as proposed.
4211	76.16-8	Wakefield Village Development Ltd	Subdivision (16.3.3.1B (n))	This new rule 16.3.3.1B, combined with the new 16.3.3.1 (n) is opposed on the basis that the minimum density requirements are considered to be unrealistic and unreasonable. Delete proposed change to 16.3.3.1(n) and substitute these requirements with an enabling planning framework.
4211	76.16-9	Wakefield Village Development Ltd	Subdivision (16.3.3.2A & 16.3.3.2C)	Oppose 6.3.3.2A(c)(l). The 2-hectare threshold is erroneous as the subject land in the WDA is all greater than 2-hectares, and in single ownership, and so has little practical relevance. This rule and associated rules/provisions, such as 16.3.3.2C, are opposed.
4211	76.16-10	Wakefield Village Development Ltd	Subdivision (16.3.3.4)	Amend and remove non-complying activity status to 16.3.3.4.
4211	76.16-11	Wakefield Village Development Ltd	Subdivision (16.3.20)	The Reasons for the above rules are explained in 16.2.30 of proposed PC76. Explanation is considered necessary and appropriate, however for the reasons set out in this wider submission, the proposed requirement 20% high density and 20% medium density is opposed. Amend explanation as necessary.
4211	76.16-12	Wakefield Village Development Ltd	Subdivision (16.3B & 16.3C)	Retail changes to Schedules 16.3B and 16.3C.
<b>Topic: 76.17 - Zone Rules</b>				
4206	76.17-1	Waka Kotahi	Zone Rules (17)	Support in part. The zoning of the land is deferred and will not be lifted until Council is satisfied with stormwater and catchment management. Waka Kotahi submits that it also be deferred until Council and Waka Kotahi are both satisfied with the transport related effects – particularly the intersection of SH6 and Pitfure Road
4211	76.17-2	Wakefield Village Development Ltd	Zone Rules (17.1.3.3)	The proposed changes to 17.1.3.3 are considered to be necessary and appropriate. Retain.

Summary of Submissions by Topic - for Plan Change 76 Wakefield

Submitter No:	Submission Point No:	Submitter Name	Plan Topic Number	Relief Sought
<b>Topic: 76.17 - Zone Rules - Continued</b>				
4211	76.17-3	Wakefield Village Development Ltd	Zone Rules (17.1.3.4A)	Retain changes to 17.1.3.4A.
4211	76.17-4	Wakefield Village Development Ltd	Zone Rules (17.1.3.4B)	Retain changes to 17.1.3.4B.
4211	76.17-5	Wakefield Village Development Ltd	Zone Rules (17.1.20)	Retain changes to 17.1.20.
4211	76.17-6	Wakefield Village Development Ltd	Zone Rules (17.14A)	Retain changes to 17.14A.
<b>Topic: 76.19 - Information Requirements</b>				
4211	76.19-1	Wakefield Village Development Ltd	Information Requirements (19.2.1.12)	Retain changes to 19.2.1.12.
4211	76.19-2	Wakefield Village Development Ltd	Information Requirements (19.2.2.7)	Amend 9.2.2.7 to ensure the appropriate range of considerations are included. Matters such as a) market demand; b) serviceability; c) subdivision design considerations.
<b>Topic: 76.P2.A2 - Part II - Appendix 2: Urban Design Guide</b>				
4206	76.P2.A2-1	Waka Kotahi	Part 11- Appendix 2 Urban Design Guideline (16.3 & 16.3.3.1(a))	Support the inclusion of Wakefield and the provisions or a variety of lot sizes, increased density, and a quality living environment
4211	76.P2.A2-2	Wakefield Village Development Ltd	Part II – Appendix 2: Urban Design Guide	Retain changes as proposed noting however that the density requirements are opposed and these also translate into the applicability of the principles.