

---

# Long Term Plan 2018-2028

## What is planned for Wakefield?

---

### 1.0 Introduction

The following information provides an overview of significant projects Council has planned for the Wakefield settlement in the Long Term Plan 2018-2028. These projects aim to address anticipated growth in demand, improve the services provided, and ensure that existing public infrastructure is maintained and fit for purpose. We've also included relevant growth information and the conclusions reached for the Wakefield settlement in the development of Council's Growth Model 2017<sup>1</sup>. All information is current as at 1 July 2018.

Between 2018 and 2028, Wakefield's population is projected to grow by 16%<sup>2</sup>.



### 2.0 Settlement outline

#### 2.1 Urban form and function

Wakefield sits at the southern end of the Waimea Plains, some 15 kilometres from the Richmond town centre. Surrounding farmland includes dairying, beef and sheep

---

<sup>1</sup> Council's Growth Model is a District-wide, long term development planning tool which informs the programming of a range of services, such as network infrastructure and facilities (through the Long Term Plan), and district plan reviews.

<sup>2</sup> Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the medium series for all years for the Wakefield area unit.

farming, berry crops and an increasing number of vineyards and hop gardens. Forestry surrounds the settlement on the upper hills.

State Highway 6 traverses the village in a gentle 'S', changing its name from Whitby Road to Clifford Road as it travels south. The east west axis comprises Edward Street to the east and Pigeon Valley Road to the west. Edward Street leads through the commercial centre to the primary school, and rises up to the historic St John's Anglican Church and cemetery. There are six heritage listed properties on Edward Street, giving an ambience and historic character to the centre of Wakefield, converging around the village green. Pigeon Valley Road leads out to the west past the fire station and across the Wai-iti River.

Two residential zones are located north and south of the commercial centre, separated by Faulkners Bush. A school, hall, and reserves are located within the settlement.

A large Rural Residential zone extends to the southeast of Wakefield. High value productive land, zoned Rural 1, is located immediately to the west and north. Light Industrial land is also available to the north on Bird Lane, as well as in a small pocket in the centre of Wakefield.

Following a strategic review of the settlement in 2015-2016, a Plan Change zoned new areas of Residential land north and north east of Lord Auckland Road, east of Pitfure Road and on Edward Street. Further proposals for rezoning in this location are also being considered through a subsequent plan change (decisions to be released in 2018). This subsequent plan change also proposes new rural residential land where Tasman's Great Taste Trail enters Wakefield.

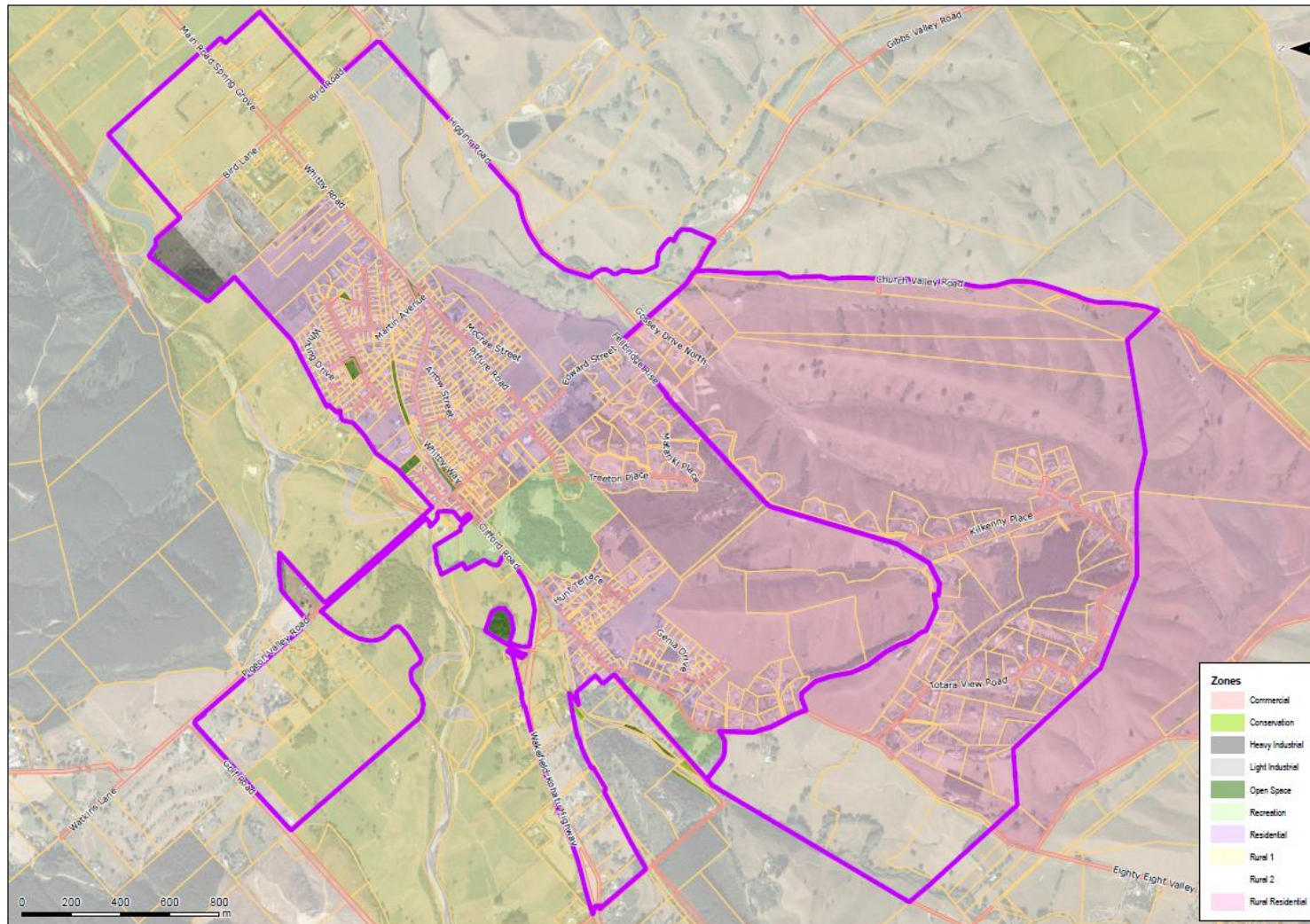
## **2.2 Environmental opportunities and constraints**

The settlement is located east of the Wai-iti River, with the Pitfure Stream defining an eastern edge. The Eighty Eight Valley and Pigeon Valley Streams flow into the Wai-iti west of the settlement. Modelling has been undertaken to confirm the extent of flooding in a 1 in 100 year AEP event. In lesser events the Wai-iti mostly stays within the main channel but in a 1 in 100 AEP event some flooding of adjoining agricultural land and the Pigeon Valley road is expected. In such an event, some low-depth flooding of parts of the settlement is anticipated from the Eighty Eight Valley stream, and there may be an option for mitigation to lessen this risk.

The land surrounding the settlement is highly productive land that needs to be retained for its productive potential.

Intensification within the settlement may be appropriate due to the proximity of services and facilities.

**2.3 Zoning as at 1 July 2018** (note: the settlement outline in purple is for planning purposes and doesn't indicate the extent of future development. For updates and details on planning zones under the Tasman Resource Management Plan, please refer to [Top of the South Maps.](#))



## 2.4 Current infrastructure provision

Infrastructure is the name for physical assets that Council provides and owns in order to provide water supplies, stormwater, wastewater, rivers and flood control, and transportation services.

Council provides water, wastewater and stormwater services to the Wakefield settlement, as well as a well-connected road and footpath network. Tasman's Great Taste Trail passes through Wakefield providing a cycle connection to Brightwater.

## 2.5 Parks, reserves and facilities

The Wakefield community is serviced by a range of parks, reserves, and two community rooms provided at the Wakefield Village Hall. As a result of recent seismic assessments, the capacity of Wakefield Village Hall has been restricted to below 300 persons.

Council provides a subsidy for the pool at Wakefield School, access is provided via the purchase of a key.

Faulkners Bush Scenic Reserve and Wakefield Recreation Reserve provide the main open spaces within the settlement. Sportsfields are provided at Lord Rutherford Park in Brightwater, at the Wakefield Recreation Reserve and at Saxton Field. There are four kilometres of walkways within the settlement area and 17ha of neighbourhood reserves in and around the village. The development of Tasman's Great Taste Trail through the settlement is popular and has added to the existing levels of service for cycleways. There are three playgrounds on Council reserves and one at Wakefield School. There is one toilet provided for visitors and eight on existing reserves. The Wakefield community is serviced by the Richmond and Spring Grove Cemeteries.

The Wakefield Recreation Reserve has facilities for tennis, football, cricket and shooting. The site is constrained by SH6 and the Wai-iti River and would be difficult to enlarge in the future. However Council is investigating options to address this (refer to section 4.4 for more information).

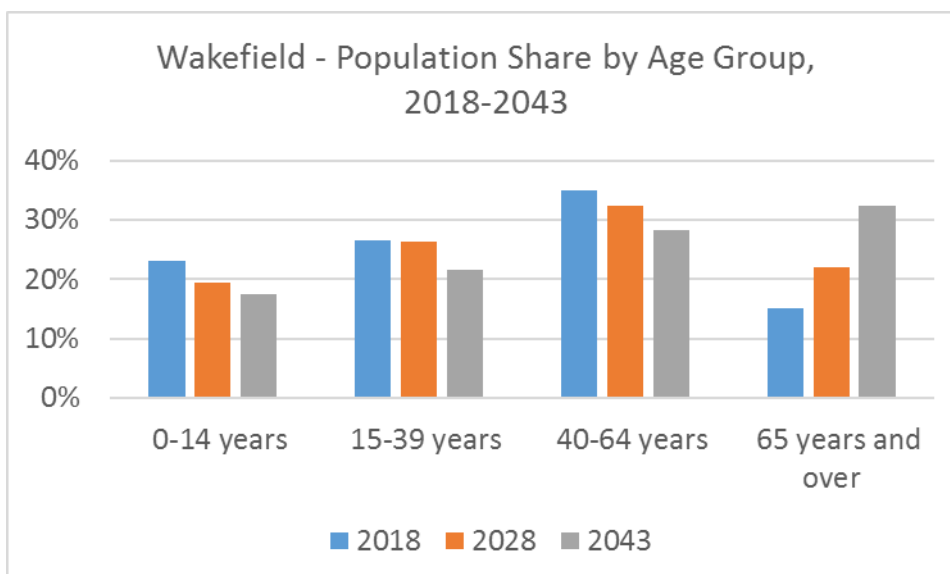
## 3.0 Future Demographics<sup>3</sup>

The population of Wakefield is projected to increase from 2,096 in 2018 to 2,370 in 2028 and then to 2,562 by 2048. The proportion of the population aged 65 years and over is projected to increase from 15% in 2018, to 32% by 2043. The average household size is projected to decrease from 2.8 people per household in 2018 to 2.5 people per household by 2043.

---

<sup>3</sup> Based on Stats NZ Subnational Population Projections 2013(base)-2043 update (released 22 February 2017), using the medium series for all years for the Wakefield area unit.





## 4.0 Growth

### 4.1 Anticipated development

Based on the above demographic trends, Council has estimated the following numbers of residential dwellings and business lots will be required. This is based on the best information at the time and is not intended to be an exact forecast of when and where development will actually occur. Population projections will be updated following the 2018 Census to reflect any significant population changes.

Council anticipates that the actual supply of residential and business development will generally exceed that demand. This is based on an assessment of feasible development capacity, landowner intentions and feedback from the development community.

	2018/19- 2020/21 Short term (Years 1-3)	2021/22- 2027/228 Medium term (Years 4-10) <sup>4</sup>	2028/29 – 2047/48 Long term (Years 11-30) <sup>5</sup>
Number of residential dwellings required	53	100	175
Number of residential dwellings anticipated	73	122	207
Number of business lots required	2	5	5
Number of business lots anticipated	4	7	6

<sup>4</sup> Years 1-10 represent life of LTP.

<sup>5</sup> Years 1-30 accord with life of Infrastructure Strategy and the National Policy Statement on Urban Development Capacity.

## 4.2 Development options

Between the period December 2013 and June 2016 new lots created by subdivision were mainly located in south western Wakefield and north eastern Wakefield. During the same period, residential building consents were granted in the same locations as well as south eastern Wakefield, off Edward Street.

In addition to the Plan Changes mentioned above, the Tasman growth model anticipates using land already appropriate zoned to meet demand, located in the north eastern and south western parts of the town.

In 2017 the Government designated Tasman's first round of Special Housing Areas (SHAs). Within Wakefield there is one SHA and it is expected to provide modest residential supply to help meet demand.

However as part of the ongoing Wakefield Strategic Review, a further Plan Change for Wakefield (Plan Change 65) was recently notified. That plan change proposed rezoning of land at Bird Lane from Rural 1 to Deferred Residential and rezoning of land at Higgins Road from Rural 2 to Deferred Rural Residential. No further rezoning of land is required to meet growth demand.

## 4.3 Growth-related infrastructure

Council has planned to provide upgraded water supply and stormwater, as well as upgrade the SH6 / Bird Lane intersection to enable growth in the north-eastern part of Wakefield.

The water supply network has adequate capacity to provide for the level of growth predicted. However there are issues at the water treatment plant during extended dry periods where Council struggles to extract the required amount of water from the ground. Council has planned to construct new bores and a water treatment plant in Spring Grove in 2018-2020. This will increase capacity and provide a higher level of treatment.

Wastewater collected within Wakefield is discharged via a trunk main that runs between Wakefield and Richmond, also collecting wastewater from Brightwater. There is little capacity available within the trunk main and Council has planned to upgrade it in two stages, the rising main in 2020/21 followed by the gravity section between 2022 and 2024.

The existing stormwater network is fit for purpose but upgrades are required to provide agreed levels of service to greenfield areas.

The transportation network is fit for purpose and no upgrades are planned.

<b>Project Description</b>	<b>Project Purpose</b>	<b>Start Year - Completion Year</b>	<b>Total Cost</b>
<b>Stormwater:</b> New stormwater pipe, Bird Lane	New pipe to service new development and alleviate current flooding issues	2025/26	\$822,000
<b>Water Supply:</b> Wakefield Reticulation - Upsize of Bird Lane water pipe	Upsize the existing pipe to service growth in north-eastern Wakefield	2018-2020	\$132,100
<b>Wastewater:</b> Wakefield to Three Brothers Corner Pipeline Upgrade	New pipeline from Wakefield to Three Brothers Corner to accommodate for growth	2019-2024	\$8,028,200
<b>Transport:</b> Bird Lane Improvements	Improvements to Bird Lane including left turning lane onto SH6 to enable projected residential growth	2024-2026	\$828,800

#### 4.4 Parks, reserves and facilities

Major projects planned for the Wakefield settlement in the LTP include funding for new play equipment as reserves are developed and for the replacement of ageing equipment. New reserves and walkway connections will be identified as subdivisions develop.

The projected increase in population coupled with the community continuing to have a younger median age than most of the District has implications for recreation and sport provision. Council has recently entered into negotiations with a land owner adjacent to the Wakefield Recreation Reserve to procure an area of land to provide for future sport and recreation opportunities, to service Brightwater and Wakefield. Provision has also been made for a Council contribution beyond 2028 towards a new multi-purpose community facility, which will service Brightwater, Wakefield and surrounds.

## 5.0 Improvements and Renewals

This section covers projects which are primarily to improve the services already provided (improvements) and/or ensure that existing public infrastructure is maintained and fit for purpose (renewals). Some projects will also have a growth-related element.

### 5.1 Infrastructure improvements, replacements and renewals

The water reticulation along Whitby Road and Whitby Way has experienced a number of failures recently, indicating that the pipes have prematurely reached the end of their useful life. Council has planned to replace these pipes in 2022/23.

The planned upgrade of the Wakefield water treatment plant will enable Council to meet the Drinking Water Standards New Zealand.

The following projects are the key projects planned for Wakefield which are primarily to improve the level of service provided and/or to renew current infrastructure. Some projects will also have a growth-related element.

<b>Project Description</b>	<b>Project Purpose</b>	<b>Start Year - Completion Year</b>	<b>Total Cost</b>
<b>Water Supply Projects</b>			
Wai-iti Dam Renewal - Rock Armour Layer on Upstream Face	Design & install rock armour layer to protect upstream face against wave erosion	2018-2019	\$80,900
Wai-iti Dam - Closing Outlet Conduit	Design & install a closing mechanism at the outlet conduit to allow for CCTV access, inspections or emergencies	2018-2020	\$96,600
Wakefield Water Treatment Plant - New plant at Spring Grove	New treatment plant in Spring Grove, piped to Wakefield (will meet Drinking Water Standards)	2018-2020	\$6,300,000
Wakefield Reticulation - Arrow Street Renewals	Renewal of pipe in Arrow St & new connection to Martin Avenue	2018-2021	\$1,078,900
Wakefield Water Treatment Plant - Decommission Old Water Treatment Plant	Decommission old well, bore & Water Treatment Plant and remove from site completely	2024-2025	\$98,000
Wakefield Reservoir Renewal	Clean, seal & paint roof on Wakefield reservoir.	2020-2021	\$78,000
Wakefield Reticulation Upgrades	Treeton Place pump station & reservoir upgrades with addition of telemetry	2024-2025	\$70,000
Wakefield Reticulation - Whitby Road & Whitby Way Renewals	Replace existing pipes	2021-2023	\$1,204,600
88 Valley Reticulation & Reservoirs - Intake	Intake access and pipeline renewal	2018-2019	\$34,900



<b>Project Description</b>	<b>Project Purpose</b>	<b>Start Year - Completion Year</b>	<b>Total Cost</b>
Access & Pipeline Renewal			
88 Valley Water Treatment Plant & Pump Stations - Treatment Upgrades	Water treatment options: New Water Treatment Plant for 88 Valley Scheme OR Supply scheme from Wakefield (leave start of scheme as agricultural supply & install household UV treatment). Options pending community consultation	2021-2023	\$1,820,500
Supply scheme from Wakefield Renewal Programme	Renewal of reticulation within the 88 Valley scheme	Ongoing renewals work over 10 year period	\$250,000
<b>Transportation projects</b>			
Wakefield Town Centre - Renewal	Renewal of Edward Street between SH60 and Arrow Street to provide for a shared environment	2033-2034	\$200,000

Council has planned two projects to improve the Richmond Resource Recovery Centre, which also serves the Wakefield community. In 2019-2021, Council has allocated \$593,903 to improve storage and the hazardous goods store, and to upgrade the waste tipping pit. These improvements will protect workers and customers. In 2024-2027, Council has allocated \$846,665 for a second weighbridge and a new waste bin storage area which will improve access to the site and reduce waiting times.

**Note:** Although the full project costs are included in Council's budget, funding can be from a variety of sources, including targeted rates (for projects which serve a specific area), development and financial contributions, government funding, as well as general rates.

All future project costs are in current prices and have not been adjusted for inflation.