

PROPOSED PLAN CHANGE NO. 58
WITHOUT LEGAL EFFECT
Wakefield Strategic Review

Notified 28 November 2015

Explanatory Statement

This document outlines proposed changes to the Tasman Resource Management Plan (TRMP) at Wakefield for the purpose of notification to landowners, adjoining property owners and the wider community. Earlier consultation on a draft plan change occurred during April/May 2015.

Wakefield, a well established rural service centre, has experienced rapid growth in recent years. This growth is projected to continue. St John's Anglican Church and the former Post Office building are two heritage listed buildings that contribute to the historic character of the village. Wakefield is also a destination on Tasman's Great Taste Trail.

The Council has recently updated its information on flood hazard risk at Wakefield through the Brightwater-Wakefield Flood Modeling Study. Some flood hazard risk has been identified in Wakefield from the Wai-iti River, the Eighty-Eight Valley Stream and the Pitfure Stream. The results of the modeling have been used to assess the suitability of land in and around the village for future growth, and to consider ways of managing existing areas at risk, in particular the two Heavy Industrial zones.

A Strategic Review Workshop was held in Wakefield in November 2014. Members of the Wakefield Community Council and its subcommittee, *Focus Wakefield*, worked with Council to identify issues of importance to the community. These are expressed in a new set of issues and policies for section 16.7 of the Tasman Resource Management Plan (TRMP). The TRMP is a tool to guide development of land through zoning and rules. Other aspirations are achieved by the community working with Council and other agencies, such as NZ Transport Agency. *Focus Wakefield* was established specifically to 'to build and deliver well-being and prosperity for our whole community while retaining Wakefield's special character'.

Council adopted the 2015-2025 Long Term Plan (LTP) on 25 June 2015. Council projects planned for Wakefield are outlined in the Settlement Areas 2015-2025 document which is available on the Council website. Of note is a proposed build-up of an embankment which would effectively prevent overflow of the Eighty-Eight Valley stream and remedy the current flood risk to the heart of the Wakefield Village in a significant flood event.

In summary, with the re-zoning proposed in this Plan Change, there will be adequate flood-free land and infrastructure capacity for close to 300 dwellings in Wakefield over the next 20 years. With encouragement for infill development, smaller more affordable lots, and variety in housing design, this trend can be sustained for a further 20 years. No additional Commercial or Light Industrial areas are proposed, however Council would welcome any submissions on this during the statutory public notification period. Any submissions would be within the scope of the proposed Plan Change.

To meet the projected growth demand and to address existing identified risk, the following key changes to the TRMP are proposed below:

- A new Section 16.17 for Wakefield, describing issues, policies and a rationale for the zoning and rule changes proposed
- New zoning and area maps 58 and 91 (showing indicative roads and walkways)
- Proposed new Residential zones north and north east of Lord Auckland Road, east of Pitfure Road, and on Edward Street
- A proposed new Rural Residential zone where the Tasman Great Taste Trail enters Wakefield
- Some larger lot sizes and increased dwelling setbacks adjoining the Light Industrial zone on Bird Lane

- Some changes to the Industrial zone noise rule to allow existing industrial noise levels to continue as of right at the Residential zone boundary. These levels would decrease to residential noise levels 20 metres from the zone boundary, within the Residential zone
- Proposed closed zones (no further subdivision) for the two Heavy Industrial zones that are subject to medium to high flood hazard risk. Heavy industrial activities on these sites would not be affected
- Two specified residential locations, close to the heart of Wakefield, where housing choice is encouraged through a non-notification provision

Schedule of Amendments

The Tasman Resource Management Plan is amended in accordance with the following schedule:

NOTE:

- *Italics* denotes TRMP text whether existing or proposed.
- Underlining denotes proposed new text inserted or text amended (unless otherwise indicated).
- Strikethrough denotes text deleted (unless otherwise indicated).

1. Chapter 6: Urban Environment Effects

1.1 6.0: Introduction

1.1.1 Amend the third sentence of 6.0 Introduction as follows:

There has been rapid growth in the settlements of Richmond, Brightwater and Wakefield on the Waimea Plains (which contain some of the District's most versatile land), at Mapua, Motueka and at coastal settlements in Golden Bay such as Pohara and Parapara since 1985.

1.2 6.17: Wakefield

1.2.1 Delete existing Section 6.17 and replace with new Section 6.17 as follows:

6.17.1 Issues

Wakefield, a well established rural service centre, has experienced rapid growth in recent years. Current issues are:

6.17.1.1 Securing suitable land for future residential and business growth and providing for recreation and community facilities in response to demand projections, existing supply and Council's priorities across the district.

6.17.1.2 Addressing flood hazard risk on low-lying land adjacent to the Wai-iti River and the Pitfure and Eighty-Eight Valley streams.

6.17.1.3 Promoting Wakefield as a destination on Tasman's Great Taste Trail.

6.17.1.4 Enhancing the character of the heart of Wakefield around the Village Green.

6.17.1.5 Supporting the retention and use of heritage buildings and trees that contribute to the character of the village.

6.17.1.6 Facilitating housing choice and affordable housing options on land suitable for residential development.

6.17.1.7 Improving connectivity between the residential area north west of State Highway 6 and the heart of Wakefield.

6.17.1.8 Accounting for cross-boundary effects between residential and industrial activities in proximity to the Light Industrial Zone on Bird Lane.

6.17.1.9 Addressing potential remaining contamination in association with the former Brookside sawmill site on Bird Lane.

6.17.3 Policies

6.17.3.1 *To ensure suitable land and infrastructure is available in Wakefield for residential and business use, and active and passive recreation needs.*

6.17.3.2 *To avoid flood hazard risk when rezoning land to meet residential and business demand.*

6.17.3.3 *To support business opportunities in Wakefield in proximity to the Great Taste Trail.*

6.17.3.4 *To support landscape and streetscape initiatives to enhance the heritage character of the heart of Wakefield; and apply good urban design principles to all development in the private and the public domain.*

6.17.3.5 *To monitor the condition of protected trees and manage the schedule in the Plan accordingly.*

6.17.3.6 *To facilitate the maintenance and protection of historic heritage places listed in the Plan.*

6.17.3.7 *To encourage a diversity of lot sizes and a range of housing forms to facilitate well-designed, lower cost housing development close to the village centre.*

6.17.3.8 *To liaise with NZ Transport Agency to upgrade existing crossings on State Highway 6 and create a new crossing close to the Village Green.*

6.17.3.9 *To require larger residential lot sizes adjacent to the south-west boundary of the Light Industrial Zone on Bird Lane, and require a greater setback of dwellings from the Light Industrial Zone boundary.*

6.17.3.10 *To limit development on land south east of the former Brookside Sawmill site on Bird Lane until further soil testing confirms the site is suitable for residential use.*

6.17.20 Methods of Implementation

6.17.20.1 Regulatory

(a) *Rezoning land suitable for residential use following evaluation of development areas outlined in Council's growth model.*

(b) *Rules to manage cross-boundary effects on land adjoining the Light Industrial Zone on Bird Lane.*

(c) *Rules to manage flood hazard risk.*

6.17.20.2 Advocacy

(a) *Indicative roads and walkways in undeveloped residential areas to ensure safe and efficient routes are secured in advance.*

(b) *Encourage smaller lots and a range of housing forms in appropriate locations as part of larger subdivision proposals.*

6.17.30 Principal Reasons and Explanation

The Wai-iti River, the Eighty-Eight Valley Stream and the Pitfure Stream are prone to flooding. For this reason, development is directed to the upper river terraces. Low-lying land still has value for recreational and rural purposes.

Council, in 2013, completed a flood hazard mapping project for the area. This information assists Council in assessing the suitability of land for future growth based on demand and capacity for efficient servicing.

The residential area north of the bowling club has limited access. The planning maps indicate additional access points to Whitby Road that may be implemented when vacant land is taken up for residential subdivision. Safe access across Whitby Road (State Highway 6) can be improved by upgrading the existing pedestrian refuges and creating a new refuge in the centre of the village.

Wakefield has a growing population of families with young children. There is also a demand for smaller, more affordable properties for older people. In the development of a specified location on Edward Street, close to the heart of Wakefield, it is desirable to create smaller lots and encourage innovative housing forms to cater for single people and couples without children, as well as older people who wish to downsize their house and garden or move back to Wakefield in their later years.

There are opportunities for further residential development between the existing residential area and Bird Lane, provided larger lots and dwelling setbacks are in place to limit cross-boundary effects from the

industrial activity. While the Bird Lane industrial site has been partially remediated, and is suitable for continuing industrial use, some of the land between the site and State Highway 6 was previously used for timber storage. Further testing is advised prior to any intensification of residential activity.

Those industrial areas zoned Heavy Industrial (on Bird Lane and Pigeon Valley Road) are subject to a medium and high level of risk from flooding. Closed zone status enables the activities to continue on the land but prevents further subdivision of the sites.

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.

With all new residential development, advance planning for road and walking/cycling connections ensures optimum access to the heart of Wakefield and around the village. Indicative roads and walkways are shown on the planning maps (both zone maps and area maps). Demand for community facilities is managed through Council’s Long Term Plan. This includes the three waters (wastewater, drinking water and stormwater), roads, footpaths, reserves and other community infrastructure, such as pools, halls, public toilets, cemeteries, and playgrounds.

2. Chapter 16: General Rules

2.1 Section 16.3.3: Residential Zone

16.3.3.1: Controlled Subdivision

- 2.1.1 **Add** a new location to **Figure 16.3A** ‘Minimum Allotment Areas in the Residential Zone’ in Section 16.3.3.1 as follows:

<i>Description of Land to be Subdivided</i>	<i>Minimum Net Area (M²)</i>
<i>(iia) Allotments adjoining the Light Industrial Zone at Bird Lane, Wakefield</i>	<i>1,000</i>

16.3.3.4: Discretionary Subdivision

- 2.1.2 **Add** a new clause at the end of section **16.3.3.4**:

Non-Notification

Applications for resource consent for an activity on two specified locations close to the centre of Wakefield, shown on Zone maps 91 and 58, will be decided without public notification and without limited notification.

2.2 Section 16.3.4: Business and Industrial Zones

16.3.4.1: Controlled Subdivision

- 2.2.1 **Add** a new condition (aa) to **16.3.4.1** as follows:

16.3.4.1 Controlled Subdivision (Business and Industrial Zones)

Subdivision in the Central Business, Commercial, Mixed Business, Tourist Services, Rural Industrial, Heavy Industrial and Light Industrial Zones is a controlled activity, if it complies with the following conditions:

Location

(aa) The subject land is not in the Heavy Industrial Closed Zone at Wakefield.

2.2.2 Add a new discretionary activity rule in section 16.3.4:

16.3.4.5A Discretionary Subdivision (Heavy Industrial Closed Zone – Wakefield)

Subdivision by means of the relocation or adjustment of an allotment boundary in the Heavy Industrial Closed Zone at Wakefield is a discretionary activity, if it complies with the following conditions:

(a) The land being subdivided does not create any additional allotments on which a building can be built.

(b) Following subdivision, existing buildings meet the relevant permitted conditions for wastewater, water supply and boundary setbacks, and there is adequate provision for stormwater.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

2.2.3 Add a new prohibited activity rule in section 16.3.4:

16.3.4.8 Prohibited Subdivision (Heavy Industrial Closed Zone –Wakefield)

Except as provided for in rule 16.3.4.5A, subdivision in the Heavy Industrial Closed Zone at Wakefield is a prohibited activity for which no resource consent will be granted.

2.3 Section 16.3.8: Rural Residential and Closed Zones

16.3.8.1: Controlled Subdivision

2.3.1 Add a new location to Figure 16.3C ‘Minimum Allotment Areas in Rural Residential Zone’ in section 16.3.8.1 as follows:

Location in Rural Residential Zone	Minimum Net Area
<u>Allotments without reticulated wastewater servicing at Higgins Road, Wakefield</u>	<u>8,000 m²</u>

3. Chapter 17: Zone Rules

3.1 Section 17.1: Residential Zone Rules

17.1.3: Building Construction or Alteration

3.1.1 Add a new clause to ‘Setbacks’ section of 17.1.3.1 ‘Permitted Activities’ as follows:

(u) Dwellings are set back at least 25 metres from a rural zone boundary and at least 10 metres from an industrial zone boundary, except that:

(iv) adjacent to the Light Industrial Zone at Bird Lane, Wakefield, the setback is at least 30 metres.

3.1.2 Add a new section 17.1.3.4A as follows:

17.1.3.4A Discretionary Activity (Building Construction or Alteration – Wakefield Specified Location)

Construction or alteration of a building that does not comply with the conditions of rules 17.1.3.1 to 17.1.3.4 is a discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the matters and criteria set out in rules 17.1.3.1 to 17.1.3.4 as well as other provisions of the Plan and the Act, in particular:

(1) The degree of compliance with the applicable conditions of rules 17.1.3.1 to 17.1.3.4.

(2) The reasons for non compliance.

(3) Consistency with the Urban Design Guide (Part II Appendix 2).

Non Notification

Applications for resource consent for an activity under this rule will be decided without public notification and without limited notification.

3.2 Section 17.4: Industrial Zone Rules

3.2.1 **Add** an exception to section 17.4.2.1 'Noise' as follows:

(n) The following are exceptions to conditions (l) and (m):

(iv) In the Light Industrial Zone located at Bird Lane, Wakefield, noise generated by the activity, measured at 20 metres from the zone boundary, within the Residential Zone, does not exceed:

	<u>Day</u>	<u>Night</u>
<u>Leq</u>	<u>55 dBA</u>	<u>40dBA</u>
<u>Lmax</u>		<u>70dBA</u>

4. Planning Maps

4.1.1 **Amend** Zone maps 91 and 58 (Wakefield) to show:

- Three areas of Rural 1 land to be zoned Residential accessed from Lord Auckland Road and Whitby Road (State Highway 6)
- Two areas of Rural 2 land to be zoned Residential, accessed from Pitfure Road and Edward Street
- One area of Rural Residential land to be zoned Residential, accessed from Edward Street
- One area of Rural 2 land to be zoned Rural Residential, accessed from Higgins Road
- Two areas of Heavy Industrial land to be zoned Heavy Industrial Closed
- New indicative walkways
- New and amended indicative roads
- New residential location for non-notification

4.1.2 **Amend** Area maps 91 and 58 (Wakefield) to show:

- New indicative walkways
- New and amended indicative roads