

# Proposed Plan Change 58 Wakefield

## Section 32 Evaluation Report

### 1.0 Introduction

The purpose of this Plan Change is to assess the suitability of land for future urban development at Wakefield, and make it available by amending provisions in the Tasman Resource Management Plan (TRMP) through the Plan change process. The Plan Change takes account of population projections, available land, and information on flood hazard risk from the Brightwater-Wakefield Flood Modelling Study. The provisions in the Plan Change include a revised set of policies, new zoning and area maps (showing indicative roads and walkways), and some rule changes to manage flood hazard risk, cross-boundary effects, and facilitate housing choice.

### 2.0 Resource Management Act 1991 (the Act)

#### 2.1 Section 32 Evaluation Report

Before a proposed Plan change is publicly notified, the Council is required under Section 32 of the Act to evaluate whether the objectives of the proposal are the most appropriate way of achieving the purpose of the Act; whether the provisions in the proposal are the most appropriate way to achieve the objectives; to assess the efficiency and effectiveness of the options considered, and to consider the costs and benefits of implementation.

Section 32 states:

- (1) *An evaluation report required under this Act must –*
  - (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
  - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by –*
    - (i) *identifying other reasonably practicable options for achieving the objectives; and*
    - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
    - (iii) *summarising the reasons for deciding on the provisions; and*
  - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection 1(b)(ii) must –*
  - (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
    - (i) *economic growth that are anticipated to be provided or reduced; and*
    - (ii) *employment that are anticipated to be provided or reduced; and*
  - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
  - (c) *assess the risks of acting or not acting if there is insufficient information about the subject matter.*

### 3.0 Evaluation of the Plan Change

This evaluation is undertaken in three steps. The first step describes the provisions. The second step evaluates whether the proposed provisions are the most appropriate way to achieve the objectives in the TRMP by considering policy options. The third step looks at the costs, benefits and risks associated with alternative ways of implementing the provisions. As there are no new objectives proposed in this Plan change, it is assumed that the existing framework of objectives in the TRMP meets the sustainable management purpose of the Act (see section 5 RMA).

In summary, the most relevant objectives for urban growth are those in Chapter 6 of the TRMP, Urban Environment Effects:

- 6.1 Sustainable Urban Design and Development
- 6.2 Land Effects from Urban Growth
- 6.3 Urban Infrastructure Services
- 6.5 Land for Industrial Activities
- 6.6 Land for Commercial Activities
- 6.7 Settlement Character and Design

Objectives in Chapter 5 Site Amenity are relevant in considering cross-boundary effects and contamination. Objectives in Chapter 11 Land Transport are relevant in considering indicative roads and walkways. Objectives in Chapter 13 Natural Hazards are relevant in considering flood hazard risk.

#### 3.1 Step 1: Description of the Provisions

The proposed changes to the TRMP, outlined in the Proposed Plan Change Explanatory Statement and Schedule of Amendments, and shown on the planning maps (Zone and Area Maps 58 and 91) are as follows:

- 3.1.1** A new Section 16.7 for Wakefield, describing issues, policies and a rationale for the zoning and rule changes proposed;
- 3.1.2** New zoning and area maps 58 and 91 (showing indicative roads and walkways);
- 3.1.3** Proposed new residential zones north and northeast of Lord Auckland Road, east of Pitfure Road, and on Edward Street;
- 3.1.4** A proposed new rural residential zone where the Tasman Great Taste Trail enters Wakefield;
- 3.1.5** Some larger lot sizes and increased dwelling setbacks adjoining the Light Industrial Zone on Bird Lane;
- 3.1.6** Some changes to the noise rule to allow existing industrial noise levels to continue as of right at the Residential zone boundary, but these levels would decrease to residential noise levels 20 metres within the boundary of the Residential zone;
- 3.1.7** Proposed closed zones (no further subdivision) for the two Heavy Industry zones that are subject to medium to high flood hazard risk. Heavy industry activities on these sites would not be affected;
- 3.1.8** Two specified residential areas close to the heart of Wakefield where housing choice is encouraged through a non-notification provision.

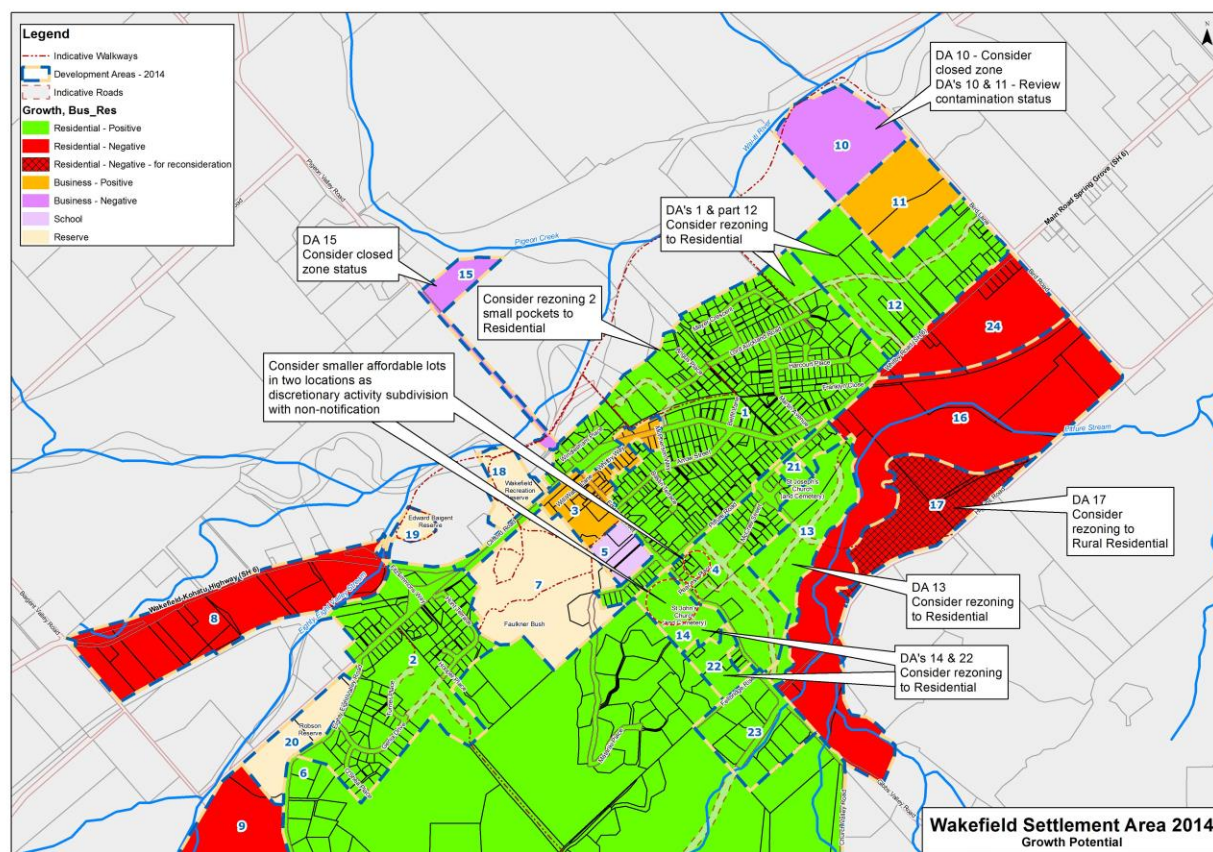
### 3.2 Step 2: Policy Options and their Appropriateness in Achieving the Objectives in the TRMP

#### Background

Wakefield sits southeast of the Wai-iti River, and extends from Bird Lane / Bird Road in the northeast to the Eighty-Eight Valley rural residential area in the south. Tasman’s Great Taste Trail enters Wakefield along Higgins Road, defining the eastern edge of the village. State Highway 6 passes through the village, effectively separating the two main residential areas. Edward Street is the main focus of activity with its shops, the school, the pub, and a number of heritage listed buildings that give Wakefield its historic character.

In 2013 Council contracted SKM Engineers to do a flood modelling and mapping study for Wakefield and Brightwater. Wakefield is within the catchments of the Wai-iti River, the Eighty-Eight Valley Stream, the Pitfure Stream and Pigeon Creek. The Wai-iti River has a history of flooding with significant areas of floodplain around Wakefield having been inundated in the past. In a 1 in 100 AEP event most flooding is predicted to be on agricultural land, however some sections of State Highway 6 and Pigeon Valley Road are at risk, with some shallow flooding predicted in parts of the centre of Wakefield. A bund on the Eighty-Eight Valley Stream would remedy the risk to the centre of the village and this action has been included in the Council’s Long Term Plan.

#### Wakefield Settlement Area Growth Potential



During 2014 Council undertook its three-yearly update of its growth model, reviewing population projections and available land supply, taking the flood hazard risk into account. Since 2006 Wakefield’s population increased by 12.1 percent making it the fastest-growing small town in the district. The population is expected to increase over a 25 year period from 1,939 in 2014 to 2,471 by 2039, an increase of 532 people.

The Wakefield Settlement Area map shows 24 development areas (DAs) within the Wakefield Settlement area. The existing residential zones are within DAs 1, 2, and 4 where the average minimum lot size is 600 square metres. DA 6 is the Eighty-Eight Valley rural residential zone (at the

bottom of the map) where the minimum allotment size is 5,000 square metres. There are some infill opportunities in the existing residential zones and still large capacity for future growth within the rural residential zone.

The Settlement Area Report 2015 for Wakefield is an Appendix to this report. It provides the rationale for the proposed rezoning based on demand projections and availability of suitable land.

## **Consultation**

A Strategic Review Workshop was held with members of the community in November 2014. This led to the development of a revised set of issues and policies for Chapter 6.17 of the TRMP, and helped refine the rezoning and planning provisions for a draft plan change. Feedback on the draft plan change is discussed in the report to the Environment & Planning Committee 27 August 2015. The following options have been considered as part of the Plan Change. The options are not mutually exclusive.

### **3.2.1 Managing Residential Growth**

#### **Policy Option 1**

Proceed with all residential rezoning, with associated indicative roads and walkways, in accordance with the growth model recommendations.

#### **Policy Option 2**

Proceed with some residential rezoning, with associated indicative roads and walkways.

#### **Policy Option 3**

Introduce an area where housing choice is encouraged through a non-notification clause in the TRMP.

#### **Policy Option 4**

No change.

## **Recommendation and Reasons**

### **Policy Options 2 and 3 are recommended and these form the basis of the changes to the Zone and Area Maps.**

DA12 was supported in the growth model study, however the eastern part of this land was previously connected with the former Brookside sawmill operation. Historic photos show timber storage on this land. Whether the timber was treated is not known, however the onus is on the landowners to demonstrate that the land is free from contamination risk before rezoning is proposed. All other areas recommended in the growth model study have been proposed for rezoning. Indicative roads and walkways depend to some extent on the sequencing of development which is not always predictable. Hence an indicative road is shown through to Bird Lane in case that land is shown to be free of contamination and suitable for residential use.

Two areas of vacant land either side of Edward Street, close to the heart of Wakefield, have been defined as areas where there is potential to encourage a variety of housing forms and lot sizes. Conversations have occurred with two of the three land owners who are interested in innovative housing responses. They indicated they would not risk anything other than conventional housing if consent applications were subject to notification, hearings and potential appeals because the additional costs of these would outweigh any benefits from a greater lot yield and/or a diversity of housing form. Discretionary status enables a full assessment of all effects, with the ability to decline an application at variance with the policies in the TRMP.

### **3.2.2 Managing Business Growth**

#### **Policy Option 1**

Create a new Rural Residential zone on the western side of Higgins Road to provide an opportunity for commercial enterprise associated with visitors coming to Wakefield on the Great Taste Cycle Trail.

#### **Policy Option 2**

Increase the commercial zoning in the centre of Wakefield.

#### **Policy Option 3**

No change.

### **Recommendation and Reasons**

#### **Policy Option 1 is recommended.**

The area proposed for Rural Residential (DA17) has been reduced following feedback on the draft plan change. Feedback identified the potential for flooding over the northern part of the area should there be dam failure from the farm dams on elevated land to the east. The southern area is less likely to be affected in such a scenario. It is relevant to note that DA17 was not recommended for conventional housing in the growth model study because it was not contiguous with the existing urban footprint and could not be easily serviced. However the land would be suitable for a small number of self-serviced rural living allotments, and is still within the defined settlement area of Wakefield.

There is no identified demand for additional commercial land other than the existing Commercial zone in the centre of Wakefield. There are currently a number of dwellings in this zone that could convert to commercial use should there be interest. Submissions seeking additional commercial zoning received during the public notification period would be in scope of this plan change.

### **3.2.3 Managing Flood Hazard Risk**

#### **Policy Option 1**

Propose Closed Zones (no further subdivision) to the Heavy Industrial zones in DAs 10 and 15.

#### **Policy Option 2**

Limit site cover in the Heavy Industrial zones in DAs 10 and 15.

#### **Policy Option 3**

No change

### **Recommendation and Reasons**

#### **Policy Option 1 is recommended.**

Both Heavy Industry zones are within areas identified in the Flood Modelling Report as being of medium and high risk. There is no intention to constrain existing or future use of the land, however subdivision would intensify the level of activity on the sites and the land is not considered suitable. It is of note that DA15 has an approved subdivision, and should this proceed it would not be affected by this change. Feedback from the subdivision planners suggests that stronger provisions are required in the TRMP to address the actual risk.

The option to limit the site cover allowed was considered but not recommended. The risk of extensive building structures eventuating was not considered likely. The Building Code provisions would provide adequate safeguard.

### **3.2.4 Managing reverse sensitivity and other cross boundary and amenity effects**

#### **Policy Option 1**

Require larger residential allotments (1,000 square metres) and increased dwelling setbacks along the boundary with the Light Industrial zone.

#### **Policy Option 2**

Amend the Light Industrial zone noise rule to ensure the proposed abutting Residential zone does not constrain the existing industrial activity.

#### **Policy Option 3**

Remove the Chemical Hazard Area overlay.

#### **Policy Option 4**

No change

### **Recommendation and Reasons**

#### **Policy Options 1 and 2 are recommended.**

Larger allotments would allow dwellings to meet the proposed 30 metre setback from the Light Industrial zone. This is consistent with new setback provisions being proposed through the Rural Review.

The amendment to the noise rule is an adjustment to the measuring point at which the Residential zone noise levels must be met. If the measurement was at the boundary it would limit the existing rights to operate an industrial activity, therefore 20 metres from the boundary, within the Residential zone is proposed. This is consistent with the concept of a 'notional boundary'.

Since the remediation of the Fruitgrowers Chemical Company site at Mapua and the removal of the Chemical Hazard overlay from that site, the former Brookside Sawmill site in Wakefield (DAs 10 & 11) is the only remaining site subject to the Chemical Hazard overlay in the TRMP. It was remediated some years back and is suitable for industrial use, however the standards for remediation have since altered so Council cannot with confidence assume that it meets the new standards. Although there is now a 'National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health', and these provisions are mandatory, they are only focused on protecting human health and not environmental protection. Until the scope of the NES is widened (and this is proposed to happen) the Chemical Hazard Area rules should continue to apply.

### 3.3 Step 3: Benefits, Costs and Risks associated with Alternative Ways of Implementing the Provisions

Topic	Benefits	Costs	Risk of Acting or Not Acting Based on Adequacy of Information
<b>Managing residential growth</b>	<p>Providing a supply of land in anticipation of demand potentially reduces development costs.</p> <p>Rezoning gives a clear indication to neighbours about potential development of adjacent land.</p> <p>Rezoning enables Council to plan for infrastructure investment in a cost effective and timely manner.</p> <p>Wakefield has access to a separate aquifer for water supply so is not constrained by the need for deferred zoning.</p> <p>An increase in land value may be a bonus if a land owner wants to take advantage of the opportunity.</p> <p>Council has a rates remission policy to accommodate those who do not wish to develop immediately.</p> <p>Identification of two areas close to the heart of Wakefield, where housing choice is encouraged by a non-notification provision in the TRMP, is intended to provide diverse accommodation options for older people, single people and those who may want to down-size and age-in-place.</p>	<p>Council cannot control the release of land. Developers may hold land to ensure they get the best return.</p> <p>Neighbours often expect that a rural location will stay rural, even though it is on the edge of a village.</p> <p>Land owners are concerned that rezoning may lead to an increase in land value, and this may lead to higher rates.</p> <p>A large investment is needed in the current LTP to access and distribute the available water, though this will average out in relation to other communities over time.</p> <p>Council's rates remission policy is potentially a loss for Council, notwithstanding a natural justice argument for the affected person.</p> <p>Some of the outcomes may be more affordable, which is one goal. The concern is not to trade-off quality design for a cheaper outcome.</p>	<p>There is a lack of information about any residue contamination associated with the former Brookside Sawmill site. A precautionary approach has been taken.</p>
<b>Managing business growth</b>	<p>The Great Taste Trail is an economic benefit for Wakefield. The community realises this and is responding with a number of community initiatives.</p> <p>The more attractive the heart of Wakefield, the better chance of attracting higher quality businesses and retaining expenditure and production within the community.</p>	<p>Although these initiatives are not related directly to the plan change, there may be an expectation that Council should provide funds. Council has to balance its expenditure based on equitable levels of service across the district.</p> <p>Better indicators for reviewing business demand are required for the next round of growth modelling.</p>	<p>N/A Adequate information is available.</p>
<b>Managing flood hazard risk</b>	<p>Having information about the potential flood hazard risk is a benefit in being able to assess the options more effectively.</p>	<p>Implementing a Closed Zone may be seen as a negative, however it has a counter-benefit in that development expectations are not raised unrealistically.</p>	<p>There is a lack of information about the risk of dam failure in the vicinity of Higgins Road. A precautionary approach has been taken.</p>
<b>Managing cross-boundary and amenity effects</b>	<p>With population and housing growth there are more opportunities for other initiatives within the village.</p>	<p>There is a fear that growth may lead to loss of character and amenity.</p>	<p>See above, regarding the former Brookside Sawmill site.</p>

## **4.0 Conclusion**

The options that have been evaluated and put forward for the Schedule 1 Public Notification of the Proposed Plan Change for Wakefield are considered an appropriate package for achieving the Objectives in the TRMP in an effective and efficient manner.



# SETTLEMENT AREA REPORT 2015

## Settlement: Wakefield

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Date and version number of strategy report: 13 August 2015 Final.

### 1.0 Introduction

1.1 The following information provides an overview of the information considered and the conclusions reached for Wakefield settlement in the development of the 2015 Growth Strategy.

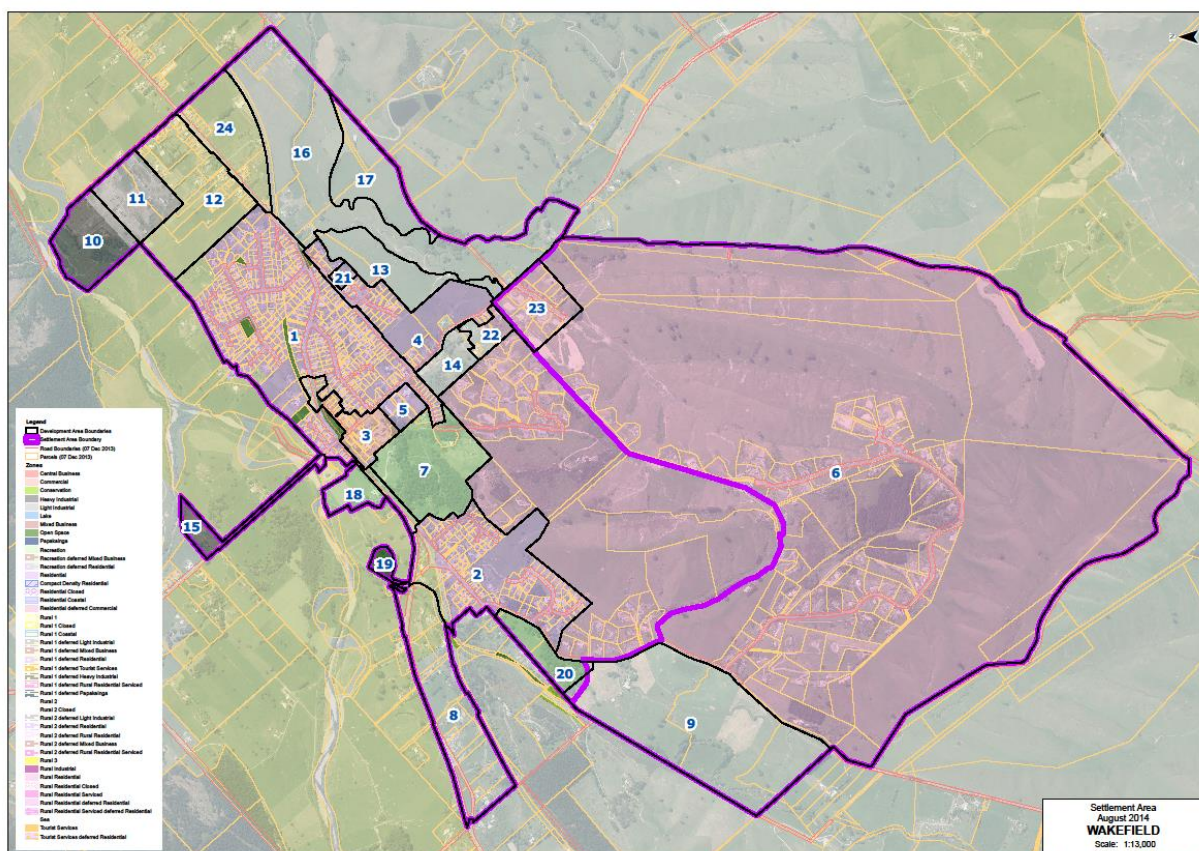
### 2.0 Settlement Outline

#### 2.1 Overview

- 2.1.1 Wakefield sits at the southern end of the Waimea Plans, some 15 kilometres from the Richmond Town Centre. Surrounding farmland includes dairying, berry crops and an increasing number of vineyards.
- 2.1.2 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.
- 2.1.3 Two residential zones are located north and south of the commercial centre, separated by Faulkner Bush. There is room for expansion on land to the east of Pitfure Road. A large Rural Residential zone extends to the southeast of Wakefield, and has potential for further development with minimum lot sizes of 5,000 square metres. A rural low-flow water scheme is available.
- 2.1.4 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.
- 2.1.5 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 south 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.
- 2.1.6 The Tasman Great Taste Bicycle Trail has been formed as far as Wakefield. The trail arrives at the eastern end of Edward Street and from there brings cyclists into the centre of the village. Wastewater is gravity-fed towards Council's Bells Island sewage treatment plant. Potable water is sourced from groundwater north of the settlement and is pumped to water tanks to the east of St John's Church, to serve dwellings and businesses in the village. A reticulated stormwater system is in place to facilitate local drainage.

2.1.7 The settlement is served by a network of reserves and walkways, the main ones being Faulkner Bush and the Wakefield Recreation Reserve on either side of the State Highway (Clifford Road).

## 2.2 Development Areas (DAs) in the Growth Model and Land Availability



The Settlement Area contains 24 Development Areas (DAs) shown in the map above and outlined as follows:

**2.2.1 Residential DAs:** DAs 1, 2, and 4 comprise the existing Residential zones, with some potential in all three for infill and intensification. The minimum lot size is 600 square metres (average net area). DA6 is the extensive Eighty Eight Valley Rural Residential zone which adjoins the village in the hilly terrain to the south east. This has a minimum lot size of 5,000 square metres to allow for on-site wastewater treatment, and has the potential to meet demand for lifestyle blocks well into the longer term.

DAs 13 and 14 are zoned Rural 2 with potential for residential zoning. DA 13 would be a logical extension to the Residential zone, and DA 14 contains some suitable land close to the village. The hilltop Anglican Church and associated cemetery, as well as other community type uses, are also located in DA 14.

DAs 16 and 17 are also zoned Rural 2, and are not considered suitable for residential development for reasons of flooding in DA 16, and servicing difficulty in DA 17 (though Rural Residential could be considered given proximity to the bicycle trail). DAs 8 and 9, south of the village, are zoned mainly Rural 2. These have also been assessed as unsuitable for future residential development on the grounds of flood risk, distance from the village centre, and capacity of the network services.

DA 12 is an area between Bird Lane / Bird Road and the northern end of the village. There has already been some fragmentation of the productive Rural 1 land, however any further infill should consider the proximity of the industrial focus on Bird Lane, the risk of cross boundary effects, and reverse sensitivity to these effects.

2.2.2 **Business DAs:** The DAs described under ‘business’ include three Industrial zones (DAs 10, 11 and 15) and the commercial centre containing a Commercial and a Light Industrial zone (DA 3). A number of DAs have a community focus – the Wakefield Primary School (DA 5), the Catholic Church, cemetery and associated land on Pitfure Road (DA 21), the Anglican Church, cemetery and associated land on Edward Street (DA 14 – discussed above), and a number of greenspace areas. These are zoned Recreation or Open Space (DA 7 Faulkner Bush; DA 18 Wakefield Recreation Reserve; DA 19 Edward Baigent Reserve; and DA 20 Robson Reserve). While the greenspace has no direct development potential, there is opportunity for existing community, educational and recreational facilities to add value to their operations through commercial activity.

DAs 10 and 11 are zoned part Heavy Industrial, and part Light Industrial. These are part of the former Brookside Sawmill site which has been remediated. DA 11 is developing as an industrial node for Wakefield. DA 10 has flood issues and may be rezoned to acknowledge this. DA 15 is zoned Heavy Industrial and is a former sawmill site. This is also in the Wai-iti flood plain and may also be rezoned. The rezoning would be to create a closed zone.

## 2.3 Residential DA amendments

2.3.1 The following DAs may be considered for rezoning to Residential – DAs 13, 14 and 22. DA 22 is a new DA adjacent to DA and is able to access water services. DA 12 has been reduced to that land west of Whitby Road (SH 6), and may be suitable for some further residential development. DA 24 is east of Whitby Road and is not recommended for further residential expansion. One of the main residential areas, DA 1 has some small extensions which may be rezoned Residential. And DA 17 may be reviewed for Rural Residential development.

## 2.4 Business DA amendments

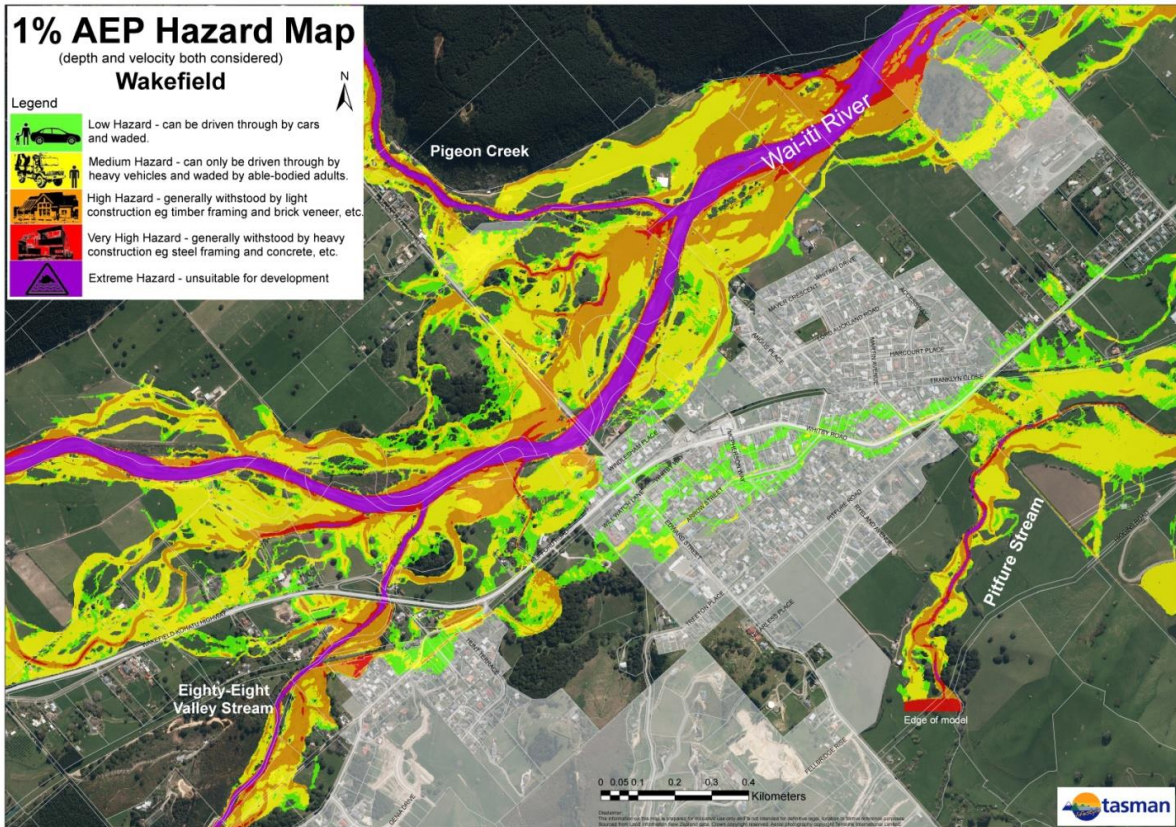
2.3.1 Adjustments may be required to DAs 10, 11 and 15 (industrial zones), as described above. Some logical extensions to DA 3 may also provide for additional commercial activity.

## 2.5 Land Supply Summary

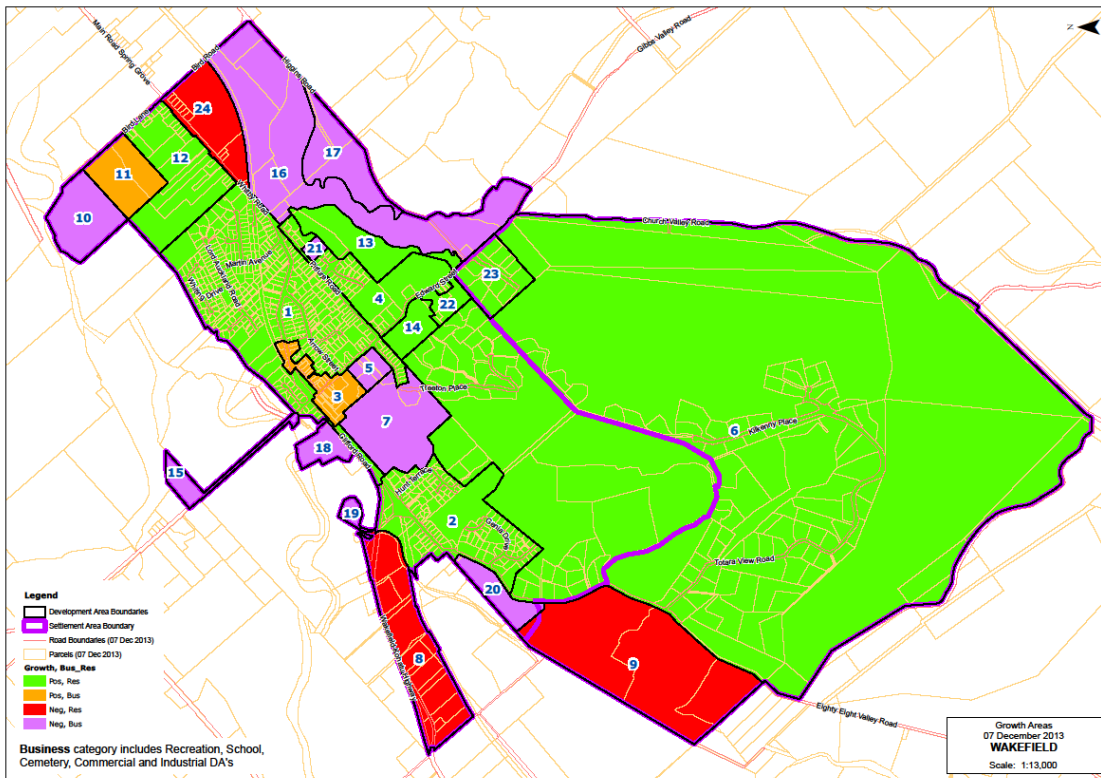
2.5.1 Supply of land for both residential and business use is constrained by a number of factors, including risk of flooding from the Wai-iti River, the Eighty-Eight Valley and Pitfure Streams. The following two maps show the main constraint (flood risk), and the outcome of the growth model evaluation process.



This map shows the likely extent and degree of flooding in a 100 year event.



Based on growth projections and suitable available land the following development areas have scored as positive or negative for residential growth (green or red); and positive or negative for business growth (orange or purple). These can be reviewed during the Wakefield Strategic Review. Note that the purple areas include some community reserves and facilities that would not be suitable for any growth.



### 3.0 Demand Factors

#### 3.1 Residential Summary

	2015-2017 Short term (yrs 1-3) <sup>1</sup>	2018-2024 Medium term (yrs 4-10) <sup>2</sup>	2025 – 2034 Long term (yrs 11-20) <sup>3</sup>	2035+ (yr 21+)
Population (2014 – 1939 people)	2000	2141	2370	(yr 2039) 2471
Average Household size	2.84	2.7	2.6	2.5
Household demand	35	89	119	
Dwelling supply	41	104	139	

#### 3.2 Comments and Conclusions

- 3.2.1 Since the 2006 Census, Wakefield’s population increased by 12.1 percent, making it the fastest -growing small town in the District. The median age of the Wakefield population is 38.8 years. Tasman District has a median age of 44.2 years. 12 percent of people in Wakefield are 65 years and over, compared with 17.9 percent of the total Tasman District population. 25.6 percent of people are aged under 15 years in Wakefield, compared with 20 percent across the whole District.
- 3.2.2 There is a high proportion of families with children in Wakefield. The population will age over time and average household size will reduce slowly.
- 3.2.3 The projected dwelling roll-out is higher than the household demand to take into account dwelling demand for visitor accommodation, and short-term accommodation.
- 3.2.4 In the short-term the supply of house lots is likely to be mainly in DAs 1, 2, 4 and 6 where vacant lots are available or subdivision consents have already been issued (awaiting titles). DA 14 is also a possibility. In the medium-term, DAs 12 and 13 are likely to provide for future development. DA6 will continue to provide for life-style development well into the future. Any opportunity for infill development within the existing residential zones would be considered an efficient use of infrastructure, provided design issues are addressed.
- 3.2.5 In summary, there is adequate land and infrastructure capacity for an additional 288 dwellings over the next 20 years. Moreover, with encouragement for infill development, this trend can be sustained within the settlement area for a further 20 years.

#### 3.3 Business Summary

	2015-2017 Short term (yrs 1-3)	2018-2024 Medium term (yrs 4-10)	2025 – 2034 Long term (yrs 11-20)	2035+ (yr 21+)
Number of required lots	13	10	4	

#### 3.4 Comments and Conclusions

- 3.4.1 The main commercial area is DA3 in the centre of Wakefield Village. There may be an opportunity for infill development and a transition from residential to commercial use within the existing zone.
- 3.4.2 The main industrial hub is located on Bird Lane within DA11. There is vacant land available in this location.

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

<sup>2</sup> Years 1-20 accord with life of AMP.

<sup>3</sup> Years 1-30 reflect life of infrastructure strategy

## 4.0 Community Facilities

### 4.1 Any additional comments on Network Infrastructure requirements

4.1.1 Infrastructure works projects can facilitate growth through removing impediments or supplying new services. The following larger engineering works projects are proposed in the 2015-2025 Long Term Plan:

#### **Stormwater**

Upgrade Eden Stream (2020)  
Bank enhancement to stop town flooding (2018)

#### **Water**

New treatment plant in Spring Grove, piped to Wakefield (2016-2019)  
Water supply upgrades for 88 Valley and Wakefield (2021-2014)

#### **Wastewater**

Nil

#### **Transportation**

Wakefield Town Centre renewal (2022-2023)

### 4.2 Any additional comments on Reserves and Community Infrastructure requirements

4.2.1 Council is generally exceeding the desired levels of service for most facilities in Wakefield. The exceptions are recreation centres, cemeteries, public halls and visitor toilets. Map 1 shows that there are no gaps in the levels of service (500 meters from an open space) for open space reserves. With no additional provision of assets by 2035 there will be a shortfall in the levels of service for pools, halls, recreation centres and toilets. Locally available asset types such as neighbourhood reserves and playgrounds will be provided as subdivisions occur and will not require central coordinated planning through the Council's Long Term Plan (LTP). Other asset types, such as pools, recreation centres and public halls, may need to be addressed through future LTPs.

The projected increase in population by 2039 of approximately 530 residents, coupled with the community continuing to have a younger median age than most of the District has implications for recreation and sport provision. The projections would indicate a possible need for increased provision for active recreation and sport. Provision should be made for the acquisition of approximately 1.5 ha of land and related services for an additional sports field to service Brightwater and Wakefield. This additional capacity could be provided in either Wakefield or Brightwater. Provision has been made for purchase of additional land in the 10 year period following the current LTP period.

The Wakefield Recreation Reserve is well used and has facilities for tennis, football, cricket and shooting. The swimming pool at Wakefield Primary School is an important active recreation facility and is likely to require investment through a school-community partnership to continue its operation through to 2035.

Major projects planned for the Wakefield Settlement Area in the LTP include funding for new play equipment as reserves are developed and for the replacement of aging equipment. The Wakefield Hall does not meet seismic standards. Council has budgeted funding in the 2014/15 financial year to commence the seismic upgrade of some of its community buildings. The Wakefield Hall has been identified as one of the lower priority facilities to be upgraded.

While Council has deferred funding for a community facility in either Wakefield or Brightwater from the current Long Term Plan budgets, provision has been made for an upgrade to either the Wakefield or Brightwater Halls in the budget for the following ten



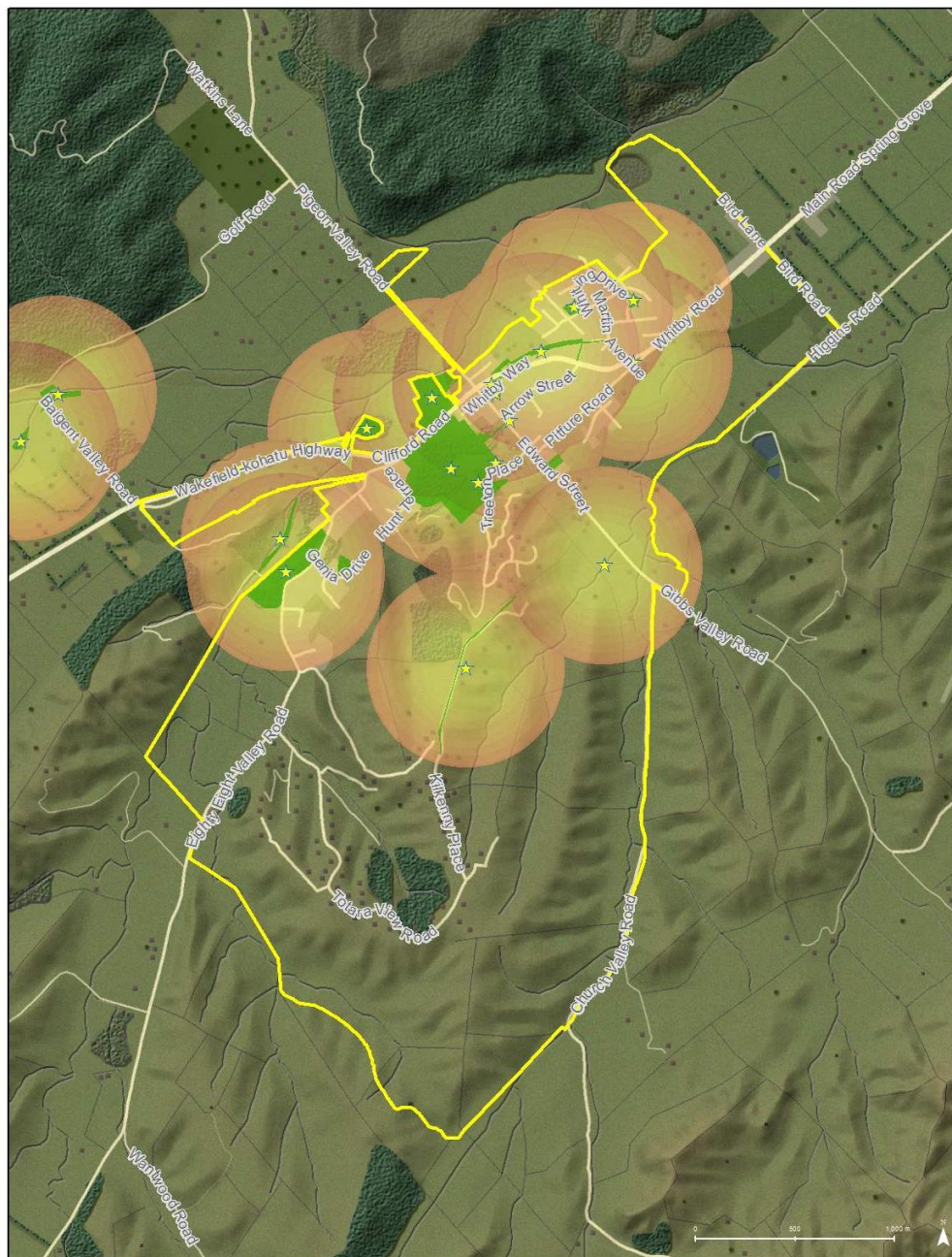
years. In view of the fact that a new community facility may be provided to serve the Wakefield/Brightwater community, Council decided not to spend funding on the seismic upgrade of the existing Wakefield Hall. Otherwise it is business as usual, with no other major changes proposed apart from the acquisition and development of reserves, walking and cycle connections if required when land is subdivided, and the ongoing management, maintenance, planting and development of existing reserves and facilities.

### Urban Reserve Supply

#### Wakefield



■ TDC Reserves   
   Settlement Area   
 ★ 500m Buffer from Reserve 'centre'



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## 5.0 Overall Summary

### 5.1 The above information forms the basis for a draft Plan Change to the Tasman Resource Management Plan

5.1.1 The projects identified under Section 4 have been confirmed with the adoption of the Long Term Plan 2015-2015.