



Submission on a Variation/Change to the Tasman Resource Management Plan

Return your submission by the advertised closing date to:

Manager, Policy
Tasman District Council
Private Bag 4, Richmond, Nelson 7050 OR
189 Queen Street, Richmond, Nelson OR
Fax 543-9524 OR Email steve.markham@tasman.govt.nz

Note:

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Submitter Name: Fritz BUCKENDAHL *Chief Fire Officer Wakefield*
(organization/individual)

Representative/Contact: 027 22 44 162
(if different from above)

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Wakefield 7025

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Fax:

Email: fritz.b@nelsonforests.com

Date: 19/1/16

Signature: [Signature]
(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

Total number of pages submitted:

IMPORTANT – Please state:

This submission relates to Variation/Change No.:

Variation/Change Title/Subject:


I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

(1) My submission relates to: Provision No or Planning Map No. (Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)	(2) My submission is that: (State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)	(3) I seek the following decisions from the Tasman District Council: (Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)	OFFICE USE Submission No.
Only one entry - Exit point out of Martin St for over 120 houses 44	T.D.C. must consider at least another entry/exit point other than Martin St entry/exit points. I support more Exit/Entry points to Martin Street	if an accident of type happens on the corner of Martin Street SH6 over 120 residence will not be able to leave or come there is no alternative entry exit point	1 07/10 1/2

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	<p><i>Reason is for safety if a vaccination happened on the corner of Melville St & SH6 all residents are trapped</i></p>		

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Motueka
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Submitter Name: Dr Gaye Eden
(organization/individual)

Representative/Contact:
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Little River 7591
Banks Peninsula

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Date: 26.01.2016

Signature: [Signature]
(Signature of person making the submission or person authorised to sign on behalf of person making the submission)

Total number of pages submitted:

IMPORTANT - Please state:

This submission relates to Variation/Change No.: 58

Variation/Change Title/Subject:

Wakefield Strategic Review


I/we wish to be heard in support of my/our submission.

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

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<u>Proposed plan change 58</u> <u>Wakefield Strategic Review</u> <u>Update map 2/4</u>	<u>See over</u>	<u>I seek the rezoning of the land on Whirby Road (black-white dash) from Rural 1 to Residential.</u>	

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<p>Plan change 58 Update map 52/4</p>	<p>I wish to support the proposal to rezone from Rural 1 to Residential, land alongside Whitby Rd (Black-white dash). A portion of land within this zone Valuation number 19370/0000 is owned by my family. I plan to return to Wakefield to build a low impact, environmentally friendly home and hope to be joined by family, like minded friends and locals, all of whom would have similar houses. The rezoning of this land would enable this.</p>	<p style="text-align: right;">①</p>

Feel free to contact us:



tasman
district council

Tasman District Council	Richard	Martin	Marta	Tania
Email: info@tasman.govt.nz	0800 513 123	0800 513 123	0800 513 123	0800 513 123
Web: www.tasman.govt.nz	0800 513 123	0800 513 123	0800 513 123	0800 513 123
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47

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Cover Sheet

OFFICE USE

Date received stamp:

R 2 - 2 - 16

Initials:

Submitter No.

3964

Note:

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Submitter Name: **Focus Wakefield**

(organisation/individual)

Representative/Contact: **Sonia Emerson**

(if different from above)

Postal Address:

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Signature:

NOTE: A signature is not required if you make your submission by electronic means.

Total number of pages submitted (including this page): **3**

IMPORTANT – Please state:

This submission relates to Change No.: **58**

Change Title/Subject:

Wakefield Strategic Review

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Please attach this cover sheet to your supplementary sheet(s) outlining your submission request(s).

Supplementary Sheet

OFFICE USE Submitter Number: 3964

(1) My submission relates to: Provision No or Planning Map No. <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i>	(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you: • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</i>	(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration. The more specific you can be the easier it will be for Council to understand your concerns.)</i>	OFFICE USE Submission No.
Area Map 52/3 and Zone Map 52/4	1. We support the proposed walkway along the Wai-iti river from Bird Lane to Pigeon Valley Road. 2. We propose that the existing walkway along the river bank from Pigeon Valley road to the rear of the recreation ground be extended as far as the Jimmy Lee bridge via Baigent's Bush. 3. We support the future consideration of a continuous riparian reserve along the true right bank of the Wai-iti river from the confluence with 88 Valley stream as far as Bird Lane. 4. We submit in favour of the walkway linking Totara View Road with future residential development adjacent to Wantwood farm. 5. We propose the inclusion of a walkway along 88 Valley Road from the end of the existing footpath (near Genia Drive) to Totara View Road. 6. We propose the inclusion of a walkway from lower Totara View Road (at the first right hand bend) up the gully to the left of the road, to rejoin Totara View Road near the intersection with Kilkenny Place. Consider extending this walkway along the small stream, across 88 Valley Road and to the 88 Valley stream, rejoining 88 Valley Road near Fitzsimmons Place.	1. The walkway to include enhancements: picnic tables, access ways to river, planting for birds and shade, family picnic areas, dog walking facilities. 2. Decision is made to establish this route as an official walkway. 3. Consideration of a riparian reserve is included in the Council's future work. 4. Walkway is approved and undertaken. 5. Walkway is included in the plan change. 6. Proposed walkway is included in the plan change.	.1 .2 .3 .4 .5 .6

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<p>Area Map 52/3 and Zone Map 52/4</p>	<p>7. We propose creating a walkway along Pittfure Stream from the cycle trail as far as the Catholic church and through church property to Pittfure Road. 8. We propose enhancing the railway reserve with planting, lighting and signage, from Martin Ave to Whitby Road, including Belfit Lane, to encourage its use as a pedestrian and cycleway. 9. We support the proposal to connect Lord Auckland Road to Bird Lane with pedestrian enhancements, including developing the proposed walkway link to Wai-iti river. 10. We support the proposed walkway between 88 Valley Road and Church Valley Road adjacent to the boundary of Wantwood estate. We propose that this be developed as a cycleway.</p>	<p>7. Walkway is included in the plan change. 8. Enhancements are included in the plan change. 9. Proposed change is effected with enhancements. 10. Proposed change is effected with enhancement to cycleway standard.</p>	<p>.7 .8 .9 .10</p>

2/2

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3965

R 27.1.16

Q

Wakefield Strategic Review

Plan Change

Applicant Michael Hodgkinson

Tyrone Brown

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Nelson 7040

Address for service:
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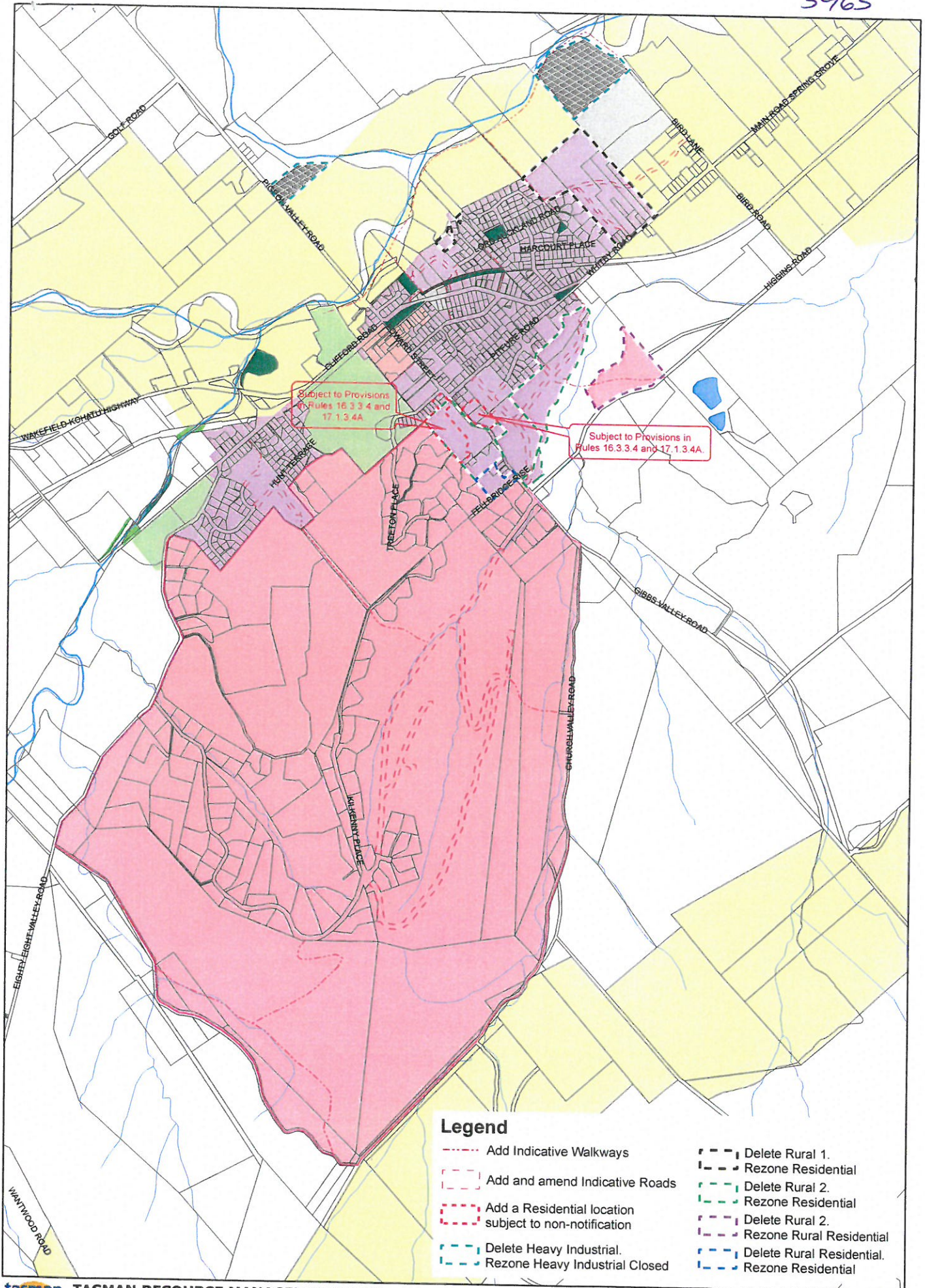
3965

We wish to submit we agree with DA13, from the Draft Plan change being zoned residential as shown. .1

We agree with DA17 from the draft plan change being zoned Rural residential so we would like to see this zoned area extended back to the same size proposed size, or larger , as depicted in the initial draft document. .2

We accept that flood modelling has not been undertaken close to Edward street, by the cycle way. We would like to submit that we would like TDC to look at this area in future, for residential use, once further flood modelling is completed. .3

Prepared by
Kathryn Marshall
Key Project Management Ltd
PO Box 601
Nelson
M 027-545-1150



Legend

- - - Add Indicative Walkways
- - - Add and amend Indicative Roads
- - - Add a Residential location subject to non-notification
- - - Delete Heavy Industrial. Rezone Heavy Industrial Closed
- - - Delete Rural 1.
- - - Rezone Residential
- - - Delete Rural 2.
- - - Rezone Residential
- - - Delete Rural 2.
- - - Rezone Rural Residential
- - - Delete Rural Residential.
- - - Rezone Residential



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Rec'd 2/2/2016

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RB

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Submitter Name: Silke Larsen
(organisation/individual)

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Date: 2 Feb 2016

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Signature:

NOTE: A signature is not required if you make your submission by electronic means.

Total number of pages submitted (including this page):

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Supplementary Sheet

OFFICE USE Submitter Number: 3966

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<p>Wkf Strategic Review - pls see attached document as I have more comments. I submitted a similar document during the consultation process in winter, but it does not seem to have been taken into consideration?</p> <p>And honestly I am not pleased with the time/ period that you have given for people to comment on this; it is during the busiest time of the year for people - and their holiday season.</p>	<p>1. Expensive, changing Wkf from village to suburb, infringes on our (and some neighbours') privacy</p> <p>2. Safety for kids, keep the safe and tranquil walk-way to town.</p> <p>3. Keep Wkf rural both for the residents and for tourists</p>	<p>1. No walk-ways along Wai-iti river</p> <p>2. NO through traffic at Lonrd Auckland Road. In stead ensure that the traffic is slowed on Martin Ave - by speed bumps, narrowing lanes, speed limits.</p> <p>3. NO extra housing along Great Taste Trail, on hills or over ridge lines</p>	<p>.1</p> <p>.2</p> <p>.3</p>

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14 Junction Street
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Vision for Wakefield

I actually really really like Wkf as it is right now - that is why I have chosen to live here.

It is rural and NOT a rural suburb to Richmond/Nelson which is great :-)

There are rural nature close by and opportunity for basic shopping and cafe visits within walking distance.

Would love to have bus or better/faster cycling facilities for going into town - the Great Taste Trail is NOT a fast trail but sure safer and very beautiful

A train to Richmond would be great!

The school is changing to a more modern paradigm plus becoming more the hub for the community which will in the long term have profound benefits in terms of a more interconnected caring community. Anything that TDC can do to support that change would be great! ... no immediate ideas but Principal Peter Verstappen may have some ideas.

Keep it quiet - make sure the noise of the industrial areas are low - make sure that the traffic is kept to a minimum

But basically do not change too much - especially not the vibe of the town and the rural setting!

Further improvements:

1. Better broadband both in town and rural!
2. Better public transport to Richmond - or better car sharing - could be TDC being responsible for developing an app for easy connection between commuters.
3. No need for the library building, but might be good to have a library bus coming to town - teaching about internet?
4. Proper crossing at Edward st over SH6 - it is horrible!!!!!! Especially totally unsafe for school kids
5. Likewise the crossing for WIS students when they get off bus at Martin Ave is an accident waiting to happen!
6. Heating of the pool over winter would be lovely!

Rural residential opportunity close to Tasman's Great Taste Trail

Vehemently against!

Have a look at what is happening at the beginning of ... Gibbs Valley (the left road in the Y-section when you come from Edward St) ... everything is turned up and around and the rural energy disappears :-)

I am speaking both as a resident - but also from my experience of being a European cycling tourist ... Tourist do NOT come to pass through residential areas but to experience our great nature - yes the taste too but not there ... and if you plan to have business related to the great taste trail there you are likely to take business away from the already existing B&B's and cafes in the close vicinity.

Furthermore, I understand that some of this may be on a hill implying that it can be seen from most of Wakefield and thus very much negatively influence the energy of the whole village - from being a village to be a suburb - from being settled within nature to just be surrounded by residential housing.

Proposed location of indicative roads and walkways and suggestions for improving connectivity

Walkway along Waiti from Pigeon Valley
Clearly AGAINST!

(-1)

1. Making a walkway will take away some of the wild nature that is close to Wakefield Village - and turn it into a suburban landscaped area ... looking nice and as if the council has done something good for the community but actually changing the vibe of the area :-)
2. It is likely to be bloody expensive in some parts - e.g. the river goes high and is likely to erode the path unless serious (expensive) measures are taken - It is not as if TDC has heaps of money - so please spend them on something worthwhile ... e.g. paying our debt ;-)
3. Personally because it will change the whole energy of the place I live and call home - from being a private secluded property it will be totally open for public viewing - and the energy will change from rural/nature/meditation to suburban :-)

Alternatives:

MAYBE make a walk way on the other side of the river where there is a small airport - but not sure if that will infringe on the people living there?! I think it is structurally better?

During summer it is possible to walk from Pigeon Valley and past our neighbour's property but not all the way to Bird Lane/st ... so maybe an option would be to just make that possible?

Again no idea how that may affect people that live there negatively (or how expensive that might be) ... I am fine w not being able to go to Bird Lane along the river ... despite loving to bike around our village - I value nature over paved roads and easy access.

Likewise against the **two paths to the river parallel to Pigeon Valley Road** ... expensive for TDC (or rather using money we do not have) plus making Wkf more suburban in stead of rural.

4

Connection of Lord Auckland Road to SH6 by the garage

Against because

.5

1. Fear more traffic and higher speed along Lord Auckland Road (and the play area there)
2. You remove an area for kids (end of Lord AKL Rd) where they just hang out on their scooters and bikes
3. You ruin a nice walk parallel to SH6 for dog walks, going to school etc
4. You loose an area that could otherwise have been a property

Likewise ensure that Lord Auckland Road continues to be a cul-de-sac in the "Richmond-end" .. that is apart from a walk/bike path - consider to use different colour asphalt to separate bikes and walkers when needed but so that they can both use the full path when no one else is around.

I understand that some people in the end of Martin Ave close to SH6 are concerned about the increase of traffic there - and I understand. My suggestion would be to reduce considerably the width of the road as it is known that the more narrow the road is the less likely people are to speed. Furthermore, I would love to see a speed limit of 40 or 30kmph in the "closed" area you enter through Martin Avenue - it would keep all of us safer.

Special areas for affordable housing

I understand that TDC want the process for consultation/permit to be less open - I do NOT like that - it is undemocratic! Start the process NOW - let land owners and neighbours talk now in stead.

.6

"Stream-lined consenting process" if I am right in what you are suggesting it is a not an okay term to use - it is dishonest!

Do we need more/ different shops in Wkf? I do not think so .. cant think of anything (apart from better access to organic products ... 4 Square is not a healthy shop) .. so fine by me to have more affordable housing in the "CBD" of Wkf.

DA15: Not sure what is happening there - would for sure prefer it was not industrial due to the noise - as I assume you ensure that it does not pollute?! .7

Make sure that fibre is a requirement to all new development! .8

School safety
30kph (alternatively 40Kph) around the school in the morning and afternoon ... goes for ALL school areas in Tasman - especially also Appleby School! (.19)

Community Facilities
Presently all good as I see it with respect to *sport and recreational areas*. (see over)

We use the Anglican Church rooms for WCC meetings ... so a hall/centre would be good (ie. .9
replacement of or upgrade of **Wakefield Village Hall**)
Any upgrade should support facilities for internet access for rural residents - and for all to learn basic digital skills.
But NO to have a building/complex together with Brw - they are two DIFFERENT villages although we can work together on some things each town have different traits (I have worked w both towns a few times and they are just different - pls support us in keeping it that way).

Old Post Office Building
It is a land mark (just look at the Draft Plan Change brochure!) - a historic building - I would love to see it kept in good shape in stead of degrading the way it is. If TDC in any way can support that happening, pls do. Will also mean something for tourists ... Wkf has quite a few historic buildings incl the steam museum. .10

Focus Wakefield
Pls continue to support Focus Wakefield as they do a great job in making Wkf a nice place to live! .11

Noise Levels at Industry Zone area
I don't know at what distance the noise level is measured. Pls ensure that the noise level is not increased compared to now, so that Wkf will continue to be a quiet village, not an industrial area or a suburban area close to an industrial area.
I assume that L(eq) is the average noise level? Pls add a max noise level, too for day time. .12

About the consultation process

1. Great w a lot of documents - but damn difficult and time consuming to comment
2. Great with meetings
3. It would have been better if you had had your office IN Wkf while doing the planing so people could just pop in when convenient for them - you would have had a much better sense of the Wkf vibe and people not apt at writing would have an opportunity to comment too.
4. Use of Facebook and Instagram is also a next step up in your consultation process - both fb & IG and offices locally have been embraced by Copenhagen Municipality, Denmark .. simply because it works; a better solution for all is found, EVERYONE has a voice, the image of the municipality has changed from bureaucratic to inclusive/listening (something TDC could use too) etc.
5. Great with a list of things to comment on in the submission - and the list seemed to include all main points :-)

In stead of suggesting smaller plots - what about grouping the houses together (e.g. attached) w very small plots for private gardens and a bigger shared area? ... Think out of the box - used extensively in Denmark - supports sense of community, cheap etc. - Let me know if you want more input on this (or anything else for that matter ;-) .13

Population growth

"the population will age over time" - I am not sure that is the case, as there is actually quite a high "turn-over" of residents compared to other local areas - at least that was what I was told by a real estate agent a few years back. Many move when the the kids reach Intermediate age as it includes too much driving - is my impression but might be worth checking - as it could be solved w a regular bus service between Wkf and Richmond.

Infrastructure provision

"There are no infrastructure constraints to growth in Wkf" .. is incorrect!

Internet speed is already lower outside school hours - and some people cant get on ADSL due to limited capacity in the cabinets ... Especially the first is likely to become even worse if TDC not ensure that internet providers have sufficient capacity out of Wkf! And yes, I DO think that it is the responsibility of TDC to ensure it ... as you are the ones planning to grow Wkf and ripe the benefits from it ... not us the present residents of Wkf. .19

More people living in Wkf will mean more people joining the **traffic load** between Wkf and Richmond/Nelson - TDC needs to do something about the traffic jam around the 3 traffic lights on SH6 in Richmond - it has reached its capacity! .18

Considering we are having **water** restrictions in the summer - and being threaten by the need for a dam - and you change non-irrigated water into residential housing ... The suggestion for a new water supply for Wkf better be good! I am concerned!

Storm water ... where will the water go - into Waiiti? Making flooding along that one more likely ... personally uninterested in that! Plus see remarks regarding walkway along Waiiti. Please consider to make restrictions on how much of the new properties can be covered (house or decks etc) .14

Traffic on SH6: Crossing SH6 is already difficult during rush hours - Will it increase by 10% with a growth of Wkf by 10% would be really good to do something about the safety!

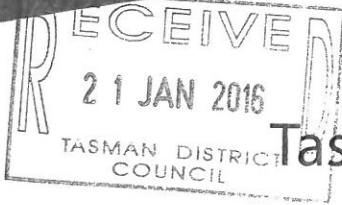
Ridge line

Housing on hills impact visually very much if they are above the ridge line - pls ensure that ALL houses (preferably ALL over Tasman) are below the ridge line. Furthermore ensure that the chosen house colour blend in - e.g. have a look at the new house on the hill past the Anglican Church - it is white and you can see it miles way :- (... this is yet another way of keeping Wkf rural, not changing it into a suburb. .15

Rezoning

DA 1, 2 & 12 seem okay ... although it is going to negatively effect the neighbours ... which I am sad about. Any way of mitigating that?! .16

DA3, DA13 and the whole area behind the church : Not supportive! .17
(.18)



Submission on a Change to the Tasman Resource Management Plan

Return your submission by the advertised closing date to:

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

Cover Sheet

OFFICE USE

Date received stamp:

21.1.16

Initials:

SM

Submitter No.

3967

Note:

This form is only for the purpose of making a submission on the Plan. It is NOT for making a further submission (i.e. in support or opposition to an original submission) or for making a submission on a resource consent or on Council's Annual Plan.

Submitter Name: SIMON LLOYD
 (organisation/individual)

Representative/Contact:
 (if different from above)

Postal Address:

84 TREETON PL
 WAKEFIELD

Home Phone: 541 8786

Bus. Phone:

Fax:

Email: simon60@hotmail.co.nz

Date: 17.1.16

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

Signature:

Simon Lloyd

NOTE: A signature is not required if you make your submission by electronic means.

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

IMPORTANT – Please state:

This submission relates to Change No.: 4.1.2

I/we wish to be heard in support of my/our submission.

Change Title/Subject:

PLANNING MAPS.
 (NEW INDICATIVE WALKWAYS)

I/we would be prepared to consider presenting my/our submission in a joint case with others making a similar submission at any hearings.

Please attach this cover sheet to your supplementary sheet(s) outlining your submission request(s).

Supplementary Sheet

OFFICE USE Submitter Number: 3967

OFFICE USE
Submission No.

<p>(1) My submission relates to: Provision No or 4.1.2 Planning Map No. 91 <i>(Please specify, e.g. 34.2.20(a)(iii) or Zone Map 25)</i></p>	<p>(2) My submission is that: <i>(State concisely the nature of your submission and clearly indicate whether you:</i> • support or oppose the specific provisions, or • wish to have amendments made, giving reasons)</p>	<p>(3) I seek the following decisions from the Tasman District Council: <i>(Give precise details of the nature of the decision you seek in relation to the variation number and provision/map number given in column (1), e.g. addition, deletion or alteration.</i> <i>The more specific you can be the easier it will be for Council to understand your concerns.)</i></p>
	<p>I WISH TO OPPOSE THE THE INDICATIVE WALK WAY SHOWN ON MAP #91 THAT RUNS THROUGH MY PROPERTY.</p> <p>MY REASON FOR OPPOSING THIS CHANGE IS THAT THE PROPOSED WALKWAY CREATES SAFETY ISSUES SECURITY ISSUES. ENVIRONMENTAL ISSUES.</p> <p>ALSO I HAVE GIVEN LAND ALREADY FOR A WALKWAY THAT HAS NOT BEEN SHOWN ON MAP #91.</p>	<p>THAT THE INDICATIVE WALKWAY BE DELETED FROM MY PROPERTY AND THE WALKWAY THAT IS IN USE AND ESTABLISHED BE SHOWN ON MAP #91 AND BE SIGN POSTED AS ITS BEEN IN USE FOR SOME TEN YEARS.</p>

Feel free to contact us:



tasman
district council

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