

MEMORANDUM

TO: Anna McKenzie

FROM: Rosalind Squire, Contract Reserves Planner

DATE: 16 May 2024

FILE NO: Plan Change 76 – Wakefield Residential Growth

RE: Indicative Reserves and Walkways

Introduction

1. My name is Rosalind Squire. I hold a Bachelor of Science degree with Honours in Earth Science from Victoria University of Wellington and a Master of Applied Science in Resource Management from Lincoln University. I have worked in the resource management and planning field both as a staff member and more recently as a planning consultant for the Tasman District Council for 30 years and as a planning consultant for Nelson City Council for over 10 years. During this time, I have worked at a policy level in plan preparation and as a planner involved with processing and preparing land use, subdivision, water, land disturbance and coastal consent applications. I carry out forward reserves planning work, assist with reserves policy and the Reserves Operations team (Community Infrastructure Department) as part of the consideration and processing of resource consent applications.
2. I appear on behalf of the Reserves Operations team (Community Infrastructure Department) of Council. I have previously prepared evidence and appeared for Council as an expert witness at Council and Environment Court Hearings and have prepared affidavits for High Court hearings. I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

Scope of Evidence

3. Growth Plan Change 76 was notified on 16 September 2022, eight submissions were received by 17 October 2022 and 3 further submissions were received by 11 November 2022. My evidence responds to the matters raised in submissions and further submissions as they relate to reserves planning.
4. My evidence focuses on the Tasman Resource Management Plan (TRMP) Areas Update Map 76/1 notified and dated September 2022 (Figure 1) and the recommended changes to that (Figure 2) in response to requested changes outlined in submissions and further submissions (Figure 3).

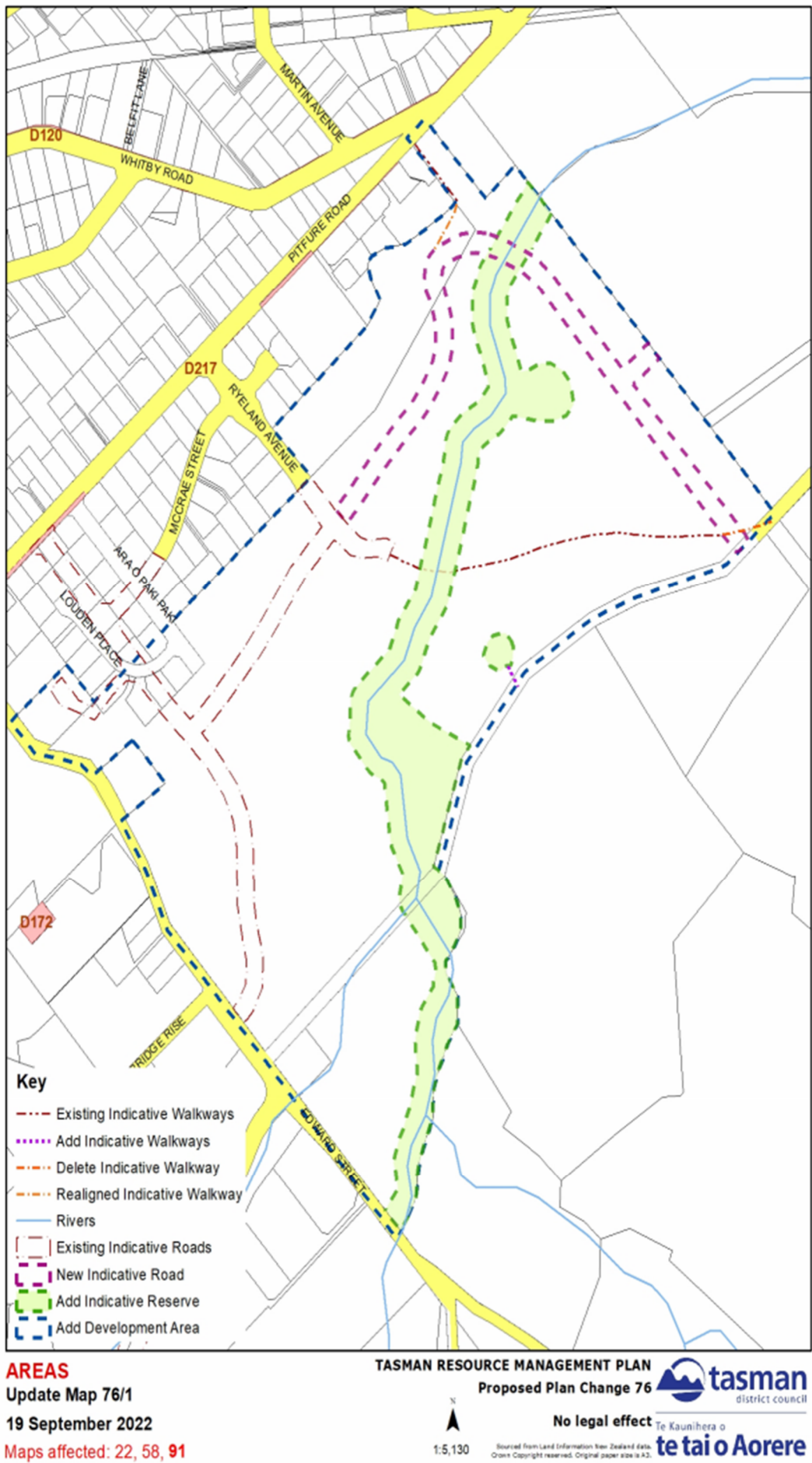



Figure 1 – TRMP Areas Map 76/1 – September 2022

5. Table 1 includes the submissions and further submissions that relate to reserves planning, the relief sought and recommendations.

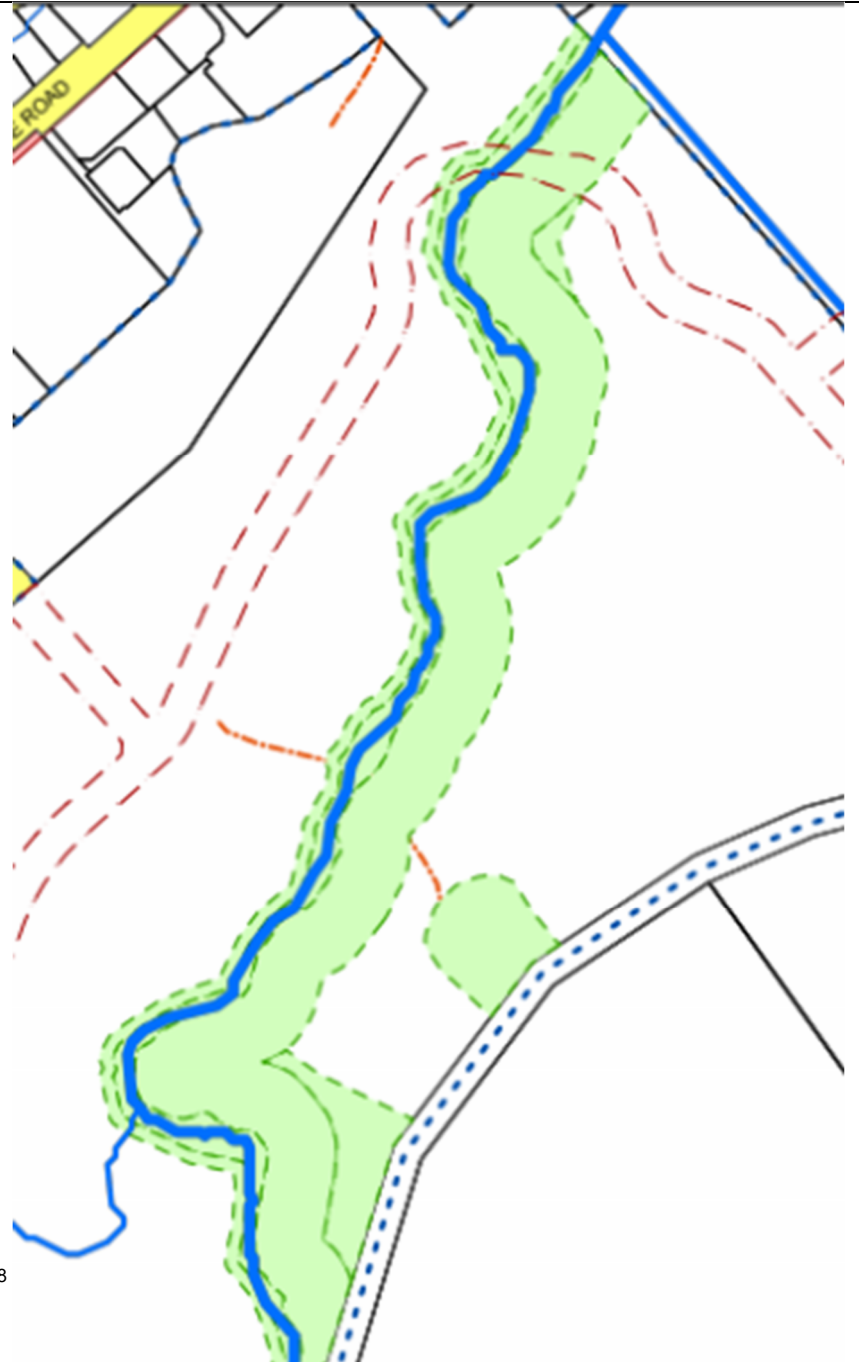
Submitter Name No. and Point	Plan Topic Number	Relief Sought	Recommendation
Jean Gorman 3653 - 76.0-1	General (Map 76/1)	Support the reserve status of the grove of mature trees shown on Map 76/1.	No change
Jean Gorman 3653 - 76.0-2	General	Amendment to the cycle track to Edwards Rd for consideration of amenity space and planting beside it. Locals and tourists alike would be saddened to see housing right across this parkland area to the edge of the trail	See recommendation for submission 3653 – 76.0-5
Jean Gorman 3653 - 76.0-3	General (Map 76/1)	Inclusion of protection of totara tree located near the corner of Edward Street and Great Taste Cycleway as an indicative reserve on map 76/1.	No change – As noted in the further submission from Wakefield Village Developments Limited (WVDL) this tree has already been removed
Jean Gorman 3653 - 76.0-4	General (Map 76/1)	Support in part. Inclusion of hawthorn hedge in the Oak Tree indicative reserve map 76/1.	No change – The inclusion of the Hawthorn hedge within an indicative reserve notation on the planning maps is not supported. Hawthorn is an exotic pest species and does not warrant protection. This is also noted in the further submission from WVDL (Refer to Photograph 1 in Appendix A)

<p>Jean Gorman 3653 - 76.0-5</p>	<p>Natural Hazards (General)</p>	<p>Housing footprints should be limited to be exclusively beside the existing road at Edwards Street due to inundation during large rainfall events from Jenkin’s Creek, Pitfure Stream and the creek from Gossey Drive. The lower part of the paddock is regularly inundated.</p>	<p>This is referred to in the further submission from Jean Gorman and WVDL: The further submission from Jean Gorman states that <i>“the Gossey Stream flows beside the cycleway and along the cycleway when in flood. A riparian strip is needed both to accommodate this flow and to recognise that the Great Taste Trail is a tourist attraction, not just a suburban passageway. Jenkins Creek also floods across this paddock in heavy rain. The council will find itself left with the problem of mitigation of any future problems should flooding occur due to pushing the boundaries of common sense.”</i></p> <p>The further submission from WVDL states that <i>“the subject portion of land is practical to develop for residential purposes and that the Nelson Tasman Land Development Manual (NTLDM) provide(s) an appropriate framework for managing flood hazards in the development process. However, this creek is likely to be subject to the esplanade provisions in the TRMP when it is developed.”</i></p> <p>The expert evidence from Glen Stevens (Senior Scientist – Hazards) notes that accommodating flood hazard in the area will be addressed through the resource consents needed for the development.</p> <p>Esplanade provision will be addressed when an application is lodged to develop the site. However, Gossey Stream is expected to be subject to esplanade provision (Refer to Photographs 2 and 3) and as such it is recommended that an indicative reserve of 20m from the top of each bank of the Stream (within the plan change site) be included in the overlay map.</p> <p>Amend Map 76/1 as shown in Figure 3 to include indicative reserve (Local Purpose (Esplanade) Reserve) adjoining Gossey Stream – Also See Recommendation vii) below with respect to WVDL submission 4211 - 76.0-9.</p>
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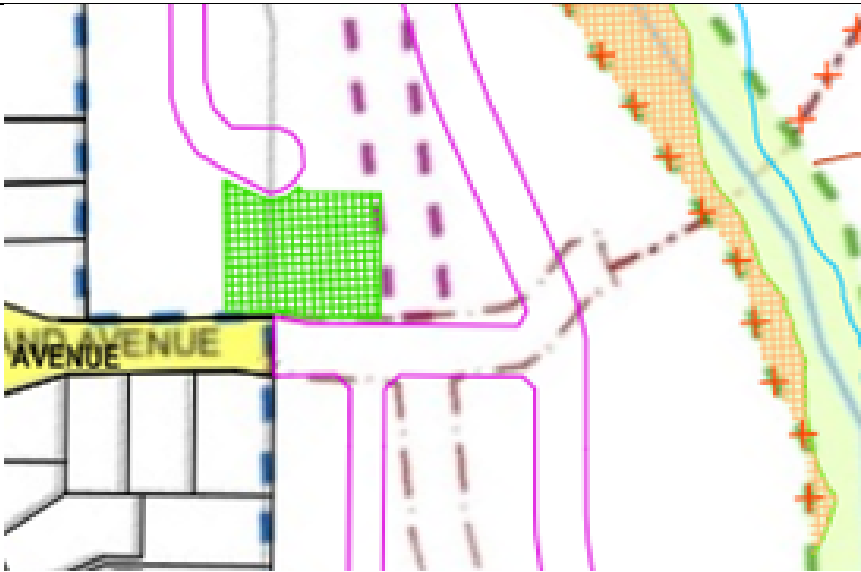
Daniel & Katherine McKay 4210 - 76.0-7	General (Maps 76/1)	Request inclusion of the existing stream.	No change – This appears to be a stormwater drainage feature not a stream and will be addressed by stormwater management when the site is subdivided
Wakefield Village Development Ltd 4211 - 76.0-9	General (Map 76/1)	Amendments sought: a) Amend alignment of the indicative walkways in response to the attached plans c) Amend alignment of the indicative reserves in response to attached plans (Figure 2)	Amend Map 76/1 as shown in Figure 3 for the following reasons: a) Accept realignment of the proposed indicative walkway connecting the extension to Ryland Avenue to Higgins Road as shown below. The proposed realignment will achieve (via the proposed walkway and roading network) the pedestrian/cycle connective being sought and include connectivity to the proposed reserve around the mature oak tree;

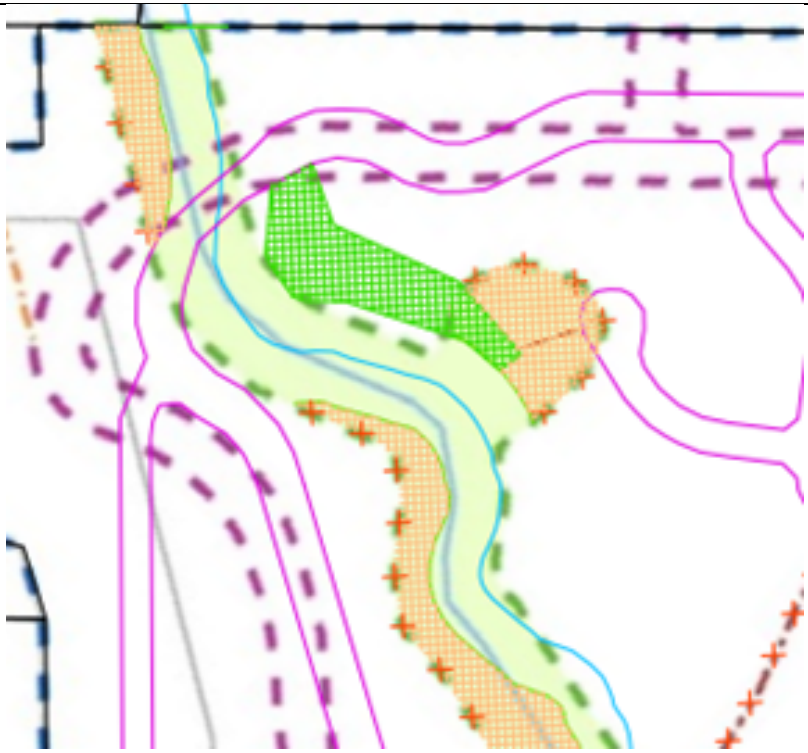
			 <p data-bbox="1093 1310 2018 1382">b) Amend the alignment of the indicative reserves and rule wording as shown and described as follows:</p>
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			<p><u>Indicative Reserve - Left bank Pitfure Stream</u></p> <ul style="list-style-type: none"> i) Retain the 20 metre indicative reserve notation on the left bank of the Jenkins and Pitfure Streams from the Edward Road boundary to Higgins Road Reserve (within the plan change site) – (See photograph 4). ii) Accept a reduction in the indicative reserve notation on the left bank of the Pitfure Stream from Higgins Road to the northern boundary of the plan change area to provide for a 6 metre wide level area of land from the top of the bank (being the existing or future bank following earthworks/land recontouring associated with a suture subdivision). The reason for this is to enable the efficient use of the residential land while providing a 6 metre wide corridor at the top of the bank for maintenance vehicle and public access, planting and erosion control; <p><u>Indicative Reserve – Right Bank Pitfure Stream</u></p> <ul style="list-style-type: none"> iii) Increase the 20 metre width of the indicative reserve notation on the right bank of the Pitfure Stream from Higgins Road to the northern boundary of the Plan Change area by up to 14 metres (making a total width of up to 34 metres) to reflect the reduction of the indicative reserve from 20 to 6 metres adjoining from the top of the left bank (being the existing or future bank following earthworks associated with the subdivision) – The reason for this is to provide a wider esplanade reserve on the right bank which has a more favourable topography and connectivity for multiple recreational, flood hazard and environmental uses (Refer to photograph 5);
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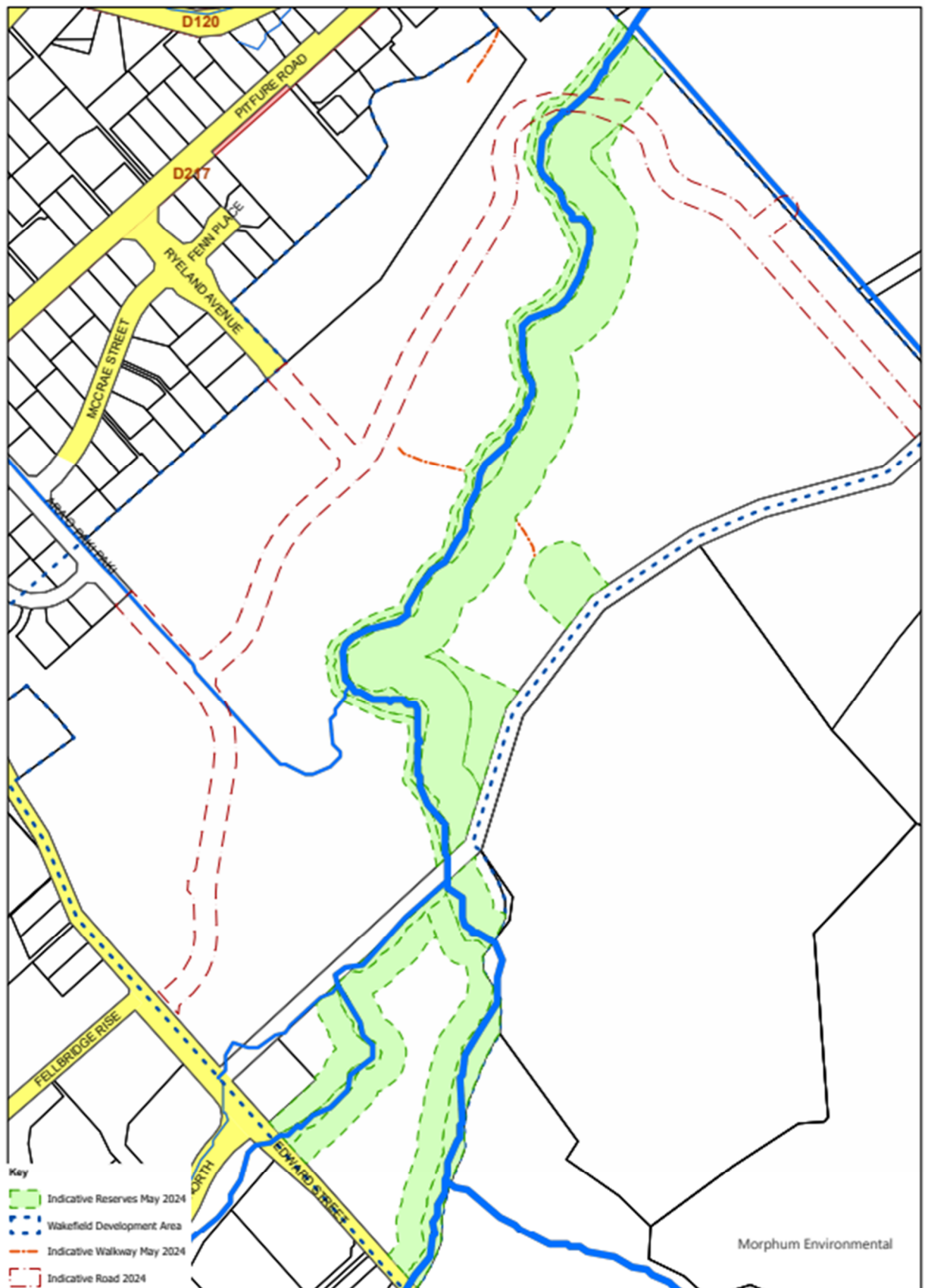


			<p><u>Rule</u></p> <p>iv) Include additional text in Rules 16.3.3.1 9n) (iii)(c), 16.3.3.1B (f) (viii) to specify that no credit against the reserve financial contributions will be provided for the additional (up to 14 metres) Local Purpose (Esplanade) Reserve width (above 20 metres) on the right bank of the Pitfure Stream, required in lieu of the reduction in the width of the Local Purpose (Esplanade) Reserve on the left bank.</p> <p>The reason for this is to ensure that Council is not providing additional reserve financial contribution credits for land that could be vested without a credit on the left bank;</p> <p><u>Indicative Reserve adjoining Ryland Avenue</u></p> <p>v) Decline the proposed additional indicative reserve adjoining the northern boundary of Ryland Avenue shown below but include a 6 metre wide indicative walkway – The reason for this is due to the vesting of large areas of reserve adjoining Pitfure Stream, the group of Totara Trees and mature Oak tree and existing reserves within previous development in the vicinity. Council is exceeding its level of service for reserves and does not consider that an additional reserve is needed in this location;</p>
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			 <p><u>Reconfiguration of Existing Indicative Reserve</u></p> <p>vi) Accept the reconfiguration of the location and shape of the indicative reserve to the east of the indicative esplanade area shown below (Refer to photograph 6);</p>
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			 <p><u>Indicative Reserve around Mature Oak Tree</u></p> <p>vii) Accept in part the proposed amendments to the indicative reserve notation in the vicinity of the mature Oak tree (Refer to photographs 7 and 8) to provide a frontage to Higgins Road, but also to extend the indicative reserve boundary to 10 metres from the dripline of the tree (Refer to photograph 9).</p>
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			 <p>The image contains two maps. The left map shows a site (green hatched area) adjacent to Higgins Road, with purple contour lines and a red dashed line. The right map shows a site (green hatched area) near a road and a blue stream, with a red dashed line.</p>



AREAS
Update Map 76/3
16 May 2024
Maps affected: 22, 58, 91

TASMAN RESOURCE MANAGEMENT PLAN
Proposed Plan Change 76
 No legal effect
 Te Kaunihera o
te tai o Aorere

Figure 2 – TRMP Areas Map 76/1 – Recommended amendments in response to submissions/further submissions

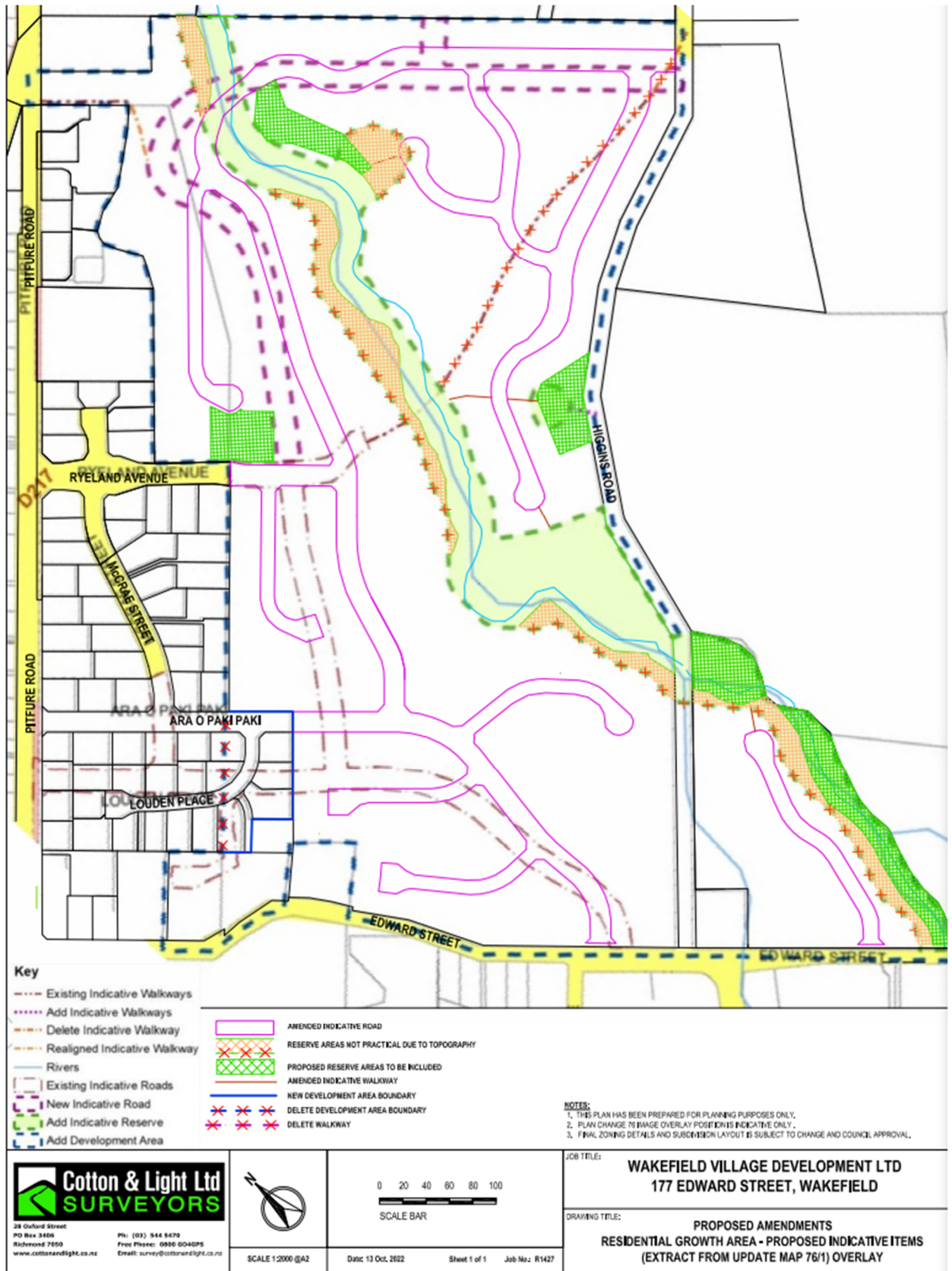


Figure 3 – TRMP Areas Map 76/1 – Proposed amendments requested in submission from Wakefield Village Developments

6. I am happy to answer any questions.



Rosalind Squire

16 May 2024

Photograph 1 – Existing Hawthorn Hedge



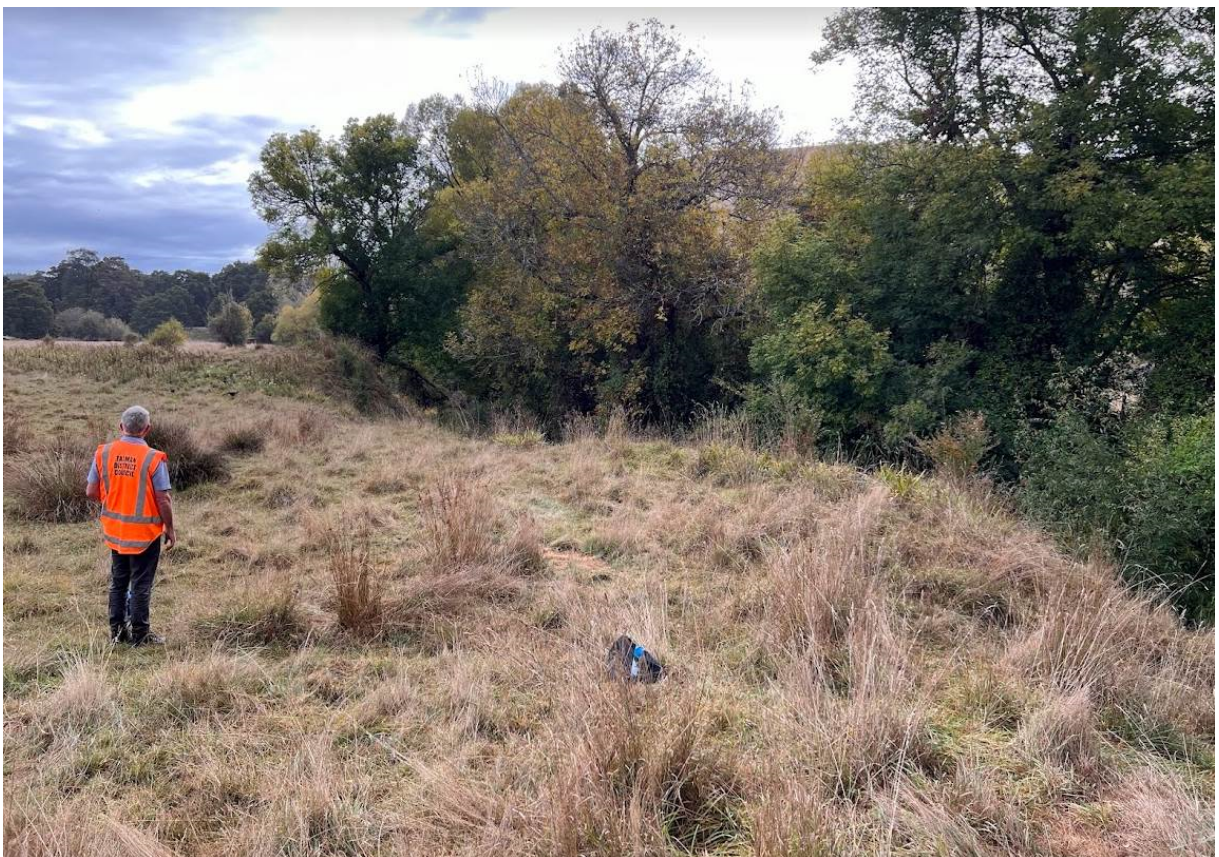
Photograph 2 – Gossey Stream looking upstream from the bridge across Edward Street (Source: Google StreetView)



Photograph 3 – Gossey Stream looking downstream from the bridge across Edward Street (Source: Google StreetView)



Photograph 4 – Left bank of Pitfure Stream (showing 10 metres from top of bank)



Photograph 5 – Indicative reserve area on right bank of Pitfure Stream



Photograph 6 – General area of indicative reserve adjoining Pitfure Stream near the northern boundary of the plan change area



Photograph 7 – Existing mature Oak tree



Photograph 8 – Existing mature Oak tree



Photograph 9 metre buffer from existing dripline

