

Report No:	REP12-03-05
File No:	L340
Date:	16 March 2012
<b>Decision Required</b>	

## REPORT SUMMARY

**Report to:** Environment & Planning Committee  
**Meeting Date:** Thursday, 29 March 2012  
**Report Authors:** Rose Biss, Policy Planner and Shelagh Noble, Policy Planner

**Subject:** **WAKEFIELD STRATEGIC REVIEW AND BRIGHTWATER STRATEGIC REVIEW SCOPING REPORT**

### EXECUTIVE SUMMARY

The report outlines a strategic review project for the settlements of Brightwater and Wakefield. The last strategic review was undertaken prior to the notification of the Tasman Resource Management Plan in 1996. The project will include a flood hazard assessment that takes into account ground levels and the effects of climate change.

The review team will include staff from the Environment & Planning and Engineering departments. Outputs from the project are expected to be a flood hazard assessment, Issues and options paper and draft plan changes for Brightwater and Wakefield.

### RECOMMENDATION/S

That the report REP12-03-05 is received and the strategic review project approved.

### DRAFT RESOLUTION

**THAT the Environment & Planning Committee receives the Wakefield Strategic Review and the Brightwater Strategic Review Scoping Report REP12-03-05 and;**

**Approves the commencement of the Wakefield Strategic Review and the Brightwater Strategic Review**

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## **1. Purpose**

- 1.1 The purpose of the report is to seek Council approval for the commencement of strategic reviews for the townships of Brightwater and Wakefield.

## **2. Background**

- 2.1 There has been no major review of the future strategic planning issues for either Wakefield or Brightwater since the Tasman Resource Management Plan (TRMP) was notified in May 1996. While three areas of new zoning were added at Brightwater as a result of submissions on the TRMP - residential zoning at Watertank Hill and west of Hollybush Drive (in 1999) and further Rural Industrial zoning at River Terrace Road (also in 1999) there has been little change in zoning since then.

One new area of residential zoning was added at Edward Street, Wakefield in 2000.

- 2.2 The Chairperson of the Environment & Planning Committee reported at the 23 November 2011 meeting that the Council expected to start the process of reviewing development opportunities and needs for Wakefield and Brightwater in 2012. At the Environment & Planning Committee meeting on 16 February 2012 it was resolved to request a scoping paper for the Brightwater and Wakefield Strategic Review at this 29 March meeting with a view to the review work commencing April 2012.

## **3. Present Situation/Matters to be Considered**

### **3.1 Growth rates**

There is a projected increase of population of 512 people in Brightwater and 449 people in Wakefield for the period 2011 - 2031. This represents a growth rate of 24% at Brightwater and 22% at Wakefield (cf 17% at Richmond and 20% at Mapua). In both townships the rate of growth has slowed compared to the period 1996 - 2006. For example the number of new dwelling consents issued in Brightwater in 2011 was 10 compared to an average of 20 in the period 1996 - 2006.

The median age in Brightwater is expected to increase from 34.7 years (2006) to 38.8 years (2031) and at Wakefield from 35 to 43 years in the same period.

### 3.2 Climate Change/ Flood Risk

It is proposed to include flood modelling as part of the background work in the strategic reviews. It will take into account the effects of future climate change which is a matter the Council is required by the Act to have regard to. Both Wakefield and Brightwater are located on intersecting floodplains and have been subject to previous flooding. Brightwater, located near the confluence of the Waititi and Wairoa Rivers and with exposure to Pitfure Stream and Mt Heslington drain flooding is particularly at risk. Wakefield has the Waititi River floodplain on its western extent and an incised floodplain of the Pitfure Stream passes the northeastern extent of the town.

River flood hazard modelling for the Brightwater-Wakefield area is anticipated to involve up to four related model grids covering the Wairoa River and Mt Heslington Drain, Pitfure Stream, Waititi River and Pigeon Valley Stream. Climate change will be included in the model inputs. The extent of the modelled areas will be determined in conjunction with modelling consultants and finalised as part of the tender process. The model extent will be based on the following aspects:

- The extent of available LIDAR (this will limit the model extent in the rural residential zone south of Wakefield)
- Key infrastructure at risk
- Existing developed areas of Brightwater and Wakefield
- Proposed future development areas (based on 2011 growth areas for each settlement)
- Areas with specific issues (eg known flooding problem areas, areas under development pressure)
- Model accuracy requirements (eg required model cell size)
- Cost of modelling and priority areas (the larger the model, the greater the cost)

The cost for the modelling work is anticipated to be approximately \$80k. The flood hazard assessment work is likely to take at least five months.

### 3.3 Infrastructure Services

3.3.1 Various services are required to be upgraded in Brightwater in the next 10 years. Projects included in the Draft Long Term Plan include

- Upgrade of Brightwater water treatment plant to meet government drinking water standards (2016-2019)
- Factory Road water main replacement (2017/2018)

- Burkes Bank wastewater pump station and rising main replacement (2016/2019 and pipeline renewals (2016/2017)

- Mt Heslington drain diversion for stormwater (2018/2022)
- Undergrounding of powerlines in Ellis Street (2018/2019)

3.3.2 The services required to be upgraded in Wakefield in the next 10 years and included as projects in the Long Term Plan are:

- New water source and treatment plant (2015/2017)
- Restructuring the water supply areas at Wakefield and Eighty Eight Valley
- Wastewater pipeline renewals (2013/2014)
- Stormwater improvements to Edens Stream (2018/2021)
- Upsizing the stormwater pipes Whitby Road to Arrow Street (2016/2018) and replacing the stormwater pipes from SH6 to Pitfure Road (2012/2016)

3.3.3 The Council needs to ensure that proposed servicing of the two settlements is effective and efficient.

### 3.4 Zoning

The adequacy of the current residential, commercial, industrial and recreation zones will be assessed and new areas evaluated where appropriate.

### 3.5 Recreational Facilities and Opportunities

A needs assessment for the development and upgrade of indoor recreational facilities in Wakefield and /or Brightwater is proposed for 2018/2020.

There will be ongoing development at Waimea River Park within the stop banks of the Waimea River between Brightwater and Appleby.

Further opportunities to maximise the benefits of the proposed regional cycle trail which will pass through Brightwater and Wakefield are expected in the planning period.

### 3.6 Sustainable Transport

The settlements of Wakefield and Brightwater have relatively young populations that are quite poorly served by public transport. Apart from the school bus service there is little public transport. Completion of the proposed partially off road cycle trail between Richmond and Brightwater/Wakefield with a new bridge over the Wairoa River will increase transport options.

Lack of transport connectivity is an issue in parts of Brightwater and Wakefield.

### **3.7 Heritage**

Wakefield and Brightwater have a high proportion of the district's listed heritage buildings. There are ongoing issues with the maintenance of some of these buildings. An emerging issue is earthquake strengthening requirements under the Building Act.

### **3.8 Long Term Plan**

The draft Tasman Long Term Plan 2012 - 2022 includes some preliminary investigations as to how projected growth could be accommodated at Wakefield and Brightwater. The reviews will refine that work.

## **4. Consultation**

- 4.1 A consultation programme that includes discussions with a wide range of groups such as Brightwater Community Association, Wakefield Community Council, iwi, businesses and individuals ( including young people) using a variety of media will be prepared.
- 4.2 Staff attended a community conversations forum hosted by Peter Kenyon at Wakefield in late 2010. This forum provided a very useful introduction to some of the issues of importance to the Wakefield community.

## **5. Evaluation of Options**

- 5.1 An evaluation of issues and future growth options will be prepared for both Brightwater and Wakefield.

## **6. Significance**

This is not a significant decision under Council's Significance Policy, but it is likely to have a significant localised impact on some residents and businesses because there may be some changes of zoning as a result of the strategic reviews.

## **7. Timeline/Next Steps**

- 7.1 A proposed timeline for the project is:
  - Commence strategic reviews of Brightwater and Wakefield April 2012
  - Receive Flood Hazard Assessment - August 2012
  - Issues and Options Paper for Wakefield and Brightwater October/ November 2012 (subject to the availability of flooding data)
  - Consultation on Issues and Options Paper November-January 2013
  - Feedback to Council - February 2013
  - Preparation of Draft Plan Changes - March 2013

**8. Draft Resolution**

**THAT the Environment & Planning Committee receives the Wakefield Strategic Review and the Brightwater Strategic Review Scoping Report REP12-03-05 and;**

**Approves the commencement of the Wakefield Strategic Review and the Brightwater Strategic Review**



Rose Biss  
**Policy Planner**



Shelagh Noble  
**Policy Planner**

**Appendices:**

*Appendix 1 Draft Project Plan Brightwater Strategic Review Development Review*

*Appendix 2 Draft Project Plan Wakefield Strategic Review Development Review*

## **DRAFT PROJECT PLAN BRIGHTWATER STRATEGIC DEVELOPMENT REVIEW MARCH 2012**

### **Project Name: Brightwater Strategic Development Review**

#### **Purpose of the Project:**

To review the opportunities and constraints for settlement development at Brightwater, across land use, infrastructure and community services, and provide a development plan accounting for sustainable urban design approaches and community needs and preferences

#### **Brief Project Description:**

Investigations into demand and capacities for urban development in Brightwater, and the issues and options for growth across land use, supporting infrastructure services and community services. Assessment of options for sustainable urban development. Proposals for the physical development of Brightwater contained in a settlement development plan. Documentation supporting the issues and options assessments. Plan change and capital activity programme.

#### **Project leaders within Tasman District Council (also note any external project leader, if relevant):**

Rose Biss/ Shelagh Noble

#### **Project Sponsor:**

Policy Manager, Asset Managers

#### **Other Project Team Members: (refer to cross-departmental project list for members names)**

Dugald Ley, Rosalind Squire, Lisa McGlinchey, Eric Verstappen

#### **External Agencies/Stakeholders:**

#### **Outcome Sought:**

A defensible settlement development plan showing the spatial structure of existing and proposed development, and a programme of capital activities for infrastructure and community services to support development. A Plan change for the Tasman Resource Management Plan and programmed activities for the Long Term Plan to implement the settlement development plan.

#### **Background (history, current status, operating environment - internal and external):**

Brightwater, a well established rural service centre and residential settlement, has experienced moderate growth in recent years. The projected increase in population of 512 people represents an annual average growth rate of 1.2% between 2011 - 2031 for Brightwater.

There is a significant flood risk to low-lying land adjacent to nearby rivers, that is the rural land on the periphery of Brightwater, to the north, west and east of the town and to the existing zoned rural industrial areas to the southeast of the town. High value productive land surrounds the town. There is a large area of hill land to the south and a flat area to the west that may have some potential for further development. These factors will influence the pattern of future urban development.

**Drivers (why is Tasman District Council doing/involved with this project, is Council or some other agency driving/leading it):**

It is appropriate that the Council indicates a preferred growth direction for the town and coordinates access, services, urban design and other matters of importance to the community such as the avoidance or mitigation of flood hazard.

**Link to Ten Year Plan/Annual Plan**

**Methods, Outputs and Timelines**

<i>Outputs/milestones/actions/responsibility/achievement indicators</i>	<i>Timeline</i>
Scoping and resourcing project Investigations and community engagement Assessment of issues and options Formulation of development plan (structure plan) Community engagement Decisions on urban design approaches and preferred options Formulation of Plan change and capital activities programme Formalisation of plan change and capital programme under statutory planning processes	Start date: early 2012       Completion date: early 2013

**Systems/Tools Needed to Deliver the Project:**

Flood modelling  
GIS

**Costs/Budget/Job Costing Code:**

J10587

**Accountabilities and Reporting:**

**Risk and Risk Mitigation:**

Possibility of Council amalgamation  
Loss of study team personnel/recruit staff



## **DRAFT PROJECT PLAN WAKEFIELD STRATEGIC DEVELOPMENT REVIEW MARCH 2012**

### **Project Name: Wakefield Strategic Development Review**

#### **Purpose of the Project:**

To review the opportunities and constraints for settlement development at Wakefield, across land use, infrastructure and community services, and provide a development plan accounting for sustainable urban design approaches and community needs and preferences

#### **Brief Project Description:**

Investigations into demand and capacities for urban development in Wakefield, and the issues and options for growth across land use, supporting infrastructure services and community services. Assessment of options for sustainable urban development. Proposals for the physical development of Wakefield contained in a settlement development plan. Documentation supporting the issues and options assessments. Plan change and capital activity programme.

#### **Project Leader within Tasman District Council (also note any external project leader, if relevant):**

Rose Biss/ Shelagh Noble

#### **Project Sponsor:**

Policy Manager, Asset Managers

#### **Project Team Members: (refer to cross-departmental project list for members names)**

Dugald Ley, Rosalind Squire, Lisa McGlinchey, Eric Verstappen

#### **External Agencies/Stakeholders:**

#### **Outcome Sought:**

A defensible settlement development plan showing the spatial structure of existing and proposed development, and a programme of capital activities for infrastructure and community services to support development. A Plan change for the Tasman Resource Management Plan and programmed activities for the Long Term Plan to implement the settlement development plan.

#### **Background (history, current status, operating environment - internal and external):**

Wakefield, a well established rural service centre and residential settlement, has experienced moderate growth in recent years. The projected increase in population of 449 people represents an annual average growth rate of 1.1% between 2011 - 2031 for Wakefield.

There is a significant flood risk to low-lying land adjacent to nearby rivers, that is the rural land on the periphery of Wakefield, to the west and east of the town and to the existing zoned heavy industrial areas to the north and west of the town.

High value productive land is located immediately to the west and north of the town. There is a large area of hill land to the southeast of Wakefield that has potential for further rural residential development. These factors will influence the pattern of future urban development.

**Drivers (why is Tasman District Council doing/involved with this project, is Council or some other agency driving/leading it):**

It is appropriate that the Council indicates a preferred growth direction for the town and coordinates access, urban design and other matters of importance to the community such as the avoidance or mitigation of flood hazard.

**Link to Ten Year Plan/Annual Plan**

**Methods, outputs and timelines**

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