

567 Change 22: Infrastructure**■ SUBMISSIONS DEALT WITH IN THIS REPORT**

Consideration Order : 5

C22.342.2	Adventurer Leisure Properties Ltd	6.15.1.8	Amend issue statement so it relates to new urban development zonings rather than urban development generally.
C22.911.5	Freilich, D & A	AM 87	Delete all indicative roads on Freilich land other than two connections to Mapua Drive and one connection to Seaton Valley Rd. OR Retain the indicative road network on Freilich land but move indicative road to Seaton Valley Rd, 20 metres towards Mapua Drive.
C22.1056.1	NZ Fire Service Commission	C22 GEN	Provide assurance that upgraded and new reticulated water supply services meet SNZ 4509:2008.
C22.1056.2	NZ Fire Service Commission	C22 GEN	Provide assurance that developments without reticulated water supply services still meet SNZ 4509:2008.
C22.2799.1	Tasman District Council	Sch. 16.3C	Add "Mapua Development Area" after the words "Richmond East Development Area" wherever they occur.
C22.3720.2	Mt Hope Holdings Ltd	ZM 87	Add a new condition under rule 16.3.3.1 setting out services for Mapua.
C22.3720.4	Mt Hope Holdings Ltd	AM 87	Delete all indicative roads OR Relocate the indicative road shown on Lot 2 DP 8474 to position shown on draft Plan change.
C22.3721.6	Nelson Cycle Trail Trust	6.15.3.10	Retain policy 6.15.3.10.
Support	FC22.3151.116		
C22.3733.1	Simpson, Barbara	ZM 87	Ensure services (especially water) are adequate before allowing more urban development.

■ ASSESSMENT

1.0 INTRODUCTION

Seven submitters have raised issues regarding infrastructure including:

C22.1056.1 & .2 NZ Fire Service
 C22.3733.1 B Simpson
 C22.3720.1.2 & .4 Mt Hope Holdings
 C22.2799.1 Tasman District Council
 C22.342.1 Adventurer Leisure Properties
 C22.911.5 D and A Freilich
 C22.3721.6 Nelson Cycle Trails Trust

2.0 BACKGROUND

Plan Change 22 covers the existing Mapua township and extends into the rural residential area of Ruby Bay, Seaton Valley, Dawson and Pomona Roads. In the past few years water rationing has been an unfortunate occurrence during the summer due to substandard water systems serving the area. The system and supplies are programmed for progressive upgrade in the next few years. Restrictions need to be imposed on new development until the Council has adequate and safe water supplies for both drinking and firefighting flows. These restrictions are recognised by deferrals of zoning and these will be gradually lifted over the next few years.

Some areas of Plan Change 22 will have full urban water supply (drinking water and firefighting flows) available, whereas larger parcels of land in the unserved rural residential zones will have a limited water supply ie 1 cubic metre per day via a restricted supply for domestic use and no fire fighting flow.

Wastewater and stormwater systems are also being progressively upgraded at Mapua. Seven pump stations are being upgraded and a new trunk main has been laid on Rabbit Island. Upgrading of Seaton Valley Stream and the flood gates at the Mapua causeway is currently underway.

3.0 WATER SUPPLY AND OTHER SERVICES ISSUES

C22.1056.1 & .2

The NZ Fire Service requests that any new or upgraded supplies meet the New Zealand Standard 4509:2008 NZ Firefighting Water Supplies Code of Practice. The Council's Development Engineer confirms that Council's current Engineering Standards (2008) state that "full compliance in each and every part of the network" is required to meet this standard.

C22.3733.1

B Simpson requests that services (especially water) are adequate before allowing more urban development. As above, until services, especially water, are upgraded to a satisfactory standard, then a deferment for services is intended to be maintained over future urban rezoned areas.

C22.3720.1 & .2

The submitter seeks that its 4 ha property (Mt Hope Holdings) is zoned Residential not Deferred Residential and that rules be imposed under 16.3.3.1 "for servicing for Mapua and particular standards that are to be met". The reason that the land is in a deferred zoning is because of the lack of services with sufficient capacity at present. Water supplies need to meet public drinking water standards and firefighting supplies need to have flows and pressures as per the NZ Standard 4509:2008 (see paragraph one above). The Council's Development Engineer has commented that "allowing individual developers to come up with variations of supply from unreliable sources, eg ground water, will be fraught with uncertainty".

In the Mapua context it is cost effective and practical to provide one water service and one provider for all essential services.

Because there is inadequate water and stormwater provision to service the submitter's property, it would be unwise to remove the deferment. The submitter suggests a separate set of rules in 16.3.3.1, but its unclear why this property should have a different set of deferred rules to the rest of the district.

4.0 INDICATIVE ROADS

C22.3720.4

Mt Hope Holdings requests that the indicative roads shown on their property (Lot 2 DP 8474) on Mapua Drive, west of Aranui Park be deleted or relocated to the northwestern end of their property as was shown on the draft Plan Change 22 map dated May 2010.

This submission should be read in conjunction with the Council's submission C22.2799.2 and .3 which is to delete the heritage building H25 so that the indicative road on the Brown property (Pt Lot 2 DP 950) can be relocated on to the Mt Hope Holdings property to connect opposite Seaton Valley Road. Indicative roads over the Mt Hope Holdings property traverse other properties and link to other roads such as Mapua Drive, Higgs Road and Lionel Place.

Indicative roads provide strategic links and give choice to residents and cost savings for vehicles and travelling times as they create short routes to destinations. They are fundamental to good urban design and can contribute to a safe and healthy community. Council's Engineering Department has requested that the indicative road on the Mt Hope Holdings property be placed over the heritage notation H25 on the former Wells apple packing shed so a roundabout can eventually be formed at Seaton Valley Road intersection.

The owner prefers that the indicative road is shown further to the north west on the line of the original driveway into the property. The Engineering Department suggests that the timber shed could be dismantled and relocated. However there are intrinsic values in the site that will be lost if the shed is relocated. The shed is a landmark in the Mapua area.

C22.911.5

A and D Freilich request that indicative roads be deleted or the indicative road connection on their property on Seaton Valley Road be moved from the boundary 20 metres south towards Mapua Drive. Ideally roads are located where secondary flood flows are likely to occur, where services can gravitate to and where house sites can be orientated well for the sun. The submitter is concerned that the neighbouring properties to the north would not be contributing to a road that could serve those other properties if it remains on the boundary as shown.

The Engineering department favours the relocation of the indicative road further south onto Seaton Valley Road subject to adequate sight visibility in both directions of Seaton Valley Road being met and the neighbour agreeing.

5.0 CONNECTED STREETS POLICY

C22.3721.6

Nelson Cycle Trails Trust requests the retention of policy 6.15.3.10 which is "to ensure streets are well connected to

reduce travel distances for vehicle, cycle and pedestrian traffic in Mapua and Ruby Bay". The submitter supports that policy to ensure that streets are well connected. Better connectivity for the community is likely to mean travel time and energy savings and enhanced health and safety for residents. The indicative roads indicate where connectivity is required and will allow for all forms of travel, including walking and cycling.

It is recommended the submission be allowed.

6.0 SCHEDULE 16.3C SERVICES REQUIRED ON SUBDIVISION IN CERTAIN ZONES

C22.2799.1

The Schedule 16.3C specifies which services land must be connected to in a number of zones, including the Residential Zone in the Richmond West, South and East Development Zones. It is intended that this schedule also applies in the Mapua Development Area. The Council submission adds some of the zones eg Residential Zone and Tourist Services Zone in the Mapua Development Area.

■ **RECOMMENDATIONS AND REASONS**

Recommendation 567.1

C22.1056.1	NZ Fire Service Commission	Allow
C22.1056.2	NZ Fire Service Commission	Allow

Plan Amendments

Topic : C22 GEN

No Plan amendments.

Reasons

The Tasman District Council's Engineering Standards require full compliance with the NZ Standard 4509:2008 NZ Fire Service Firefighting Code of Practice.

Recommendation 567.2

C22.3733.1	Simpson, Barbara	Allow
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Plan Amendments

Topic : ZM 87

No Plan amendments.

Reasons

1. The submitter is concerned that water shortages and restrictions are not perpetuated on land that has been rezoned for future urban development.
2. The Council has used deferred zonings to signal that additional land zoned for development at Mapua will not be available until water, wastewater and stormwater upgrading projects are completed.

Recommendation 567.3

C22.3720.2	Mt Hope Holdings Ltd	Disallow
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Plan Amendments

Topic : 16.3.3.1

No Plan amendments to add conditions for Mapua.

Topic : ZM 87

No Plan amendments to rezone Lot 2 DP 8474 to Residential.

Reasons

1. The Mt Hope Holdings property at Mapua Drive is retained as Rural 1 Deferred Residential.
2. Service upgrading is progressing but is not yet completed at Mapua.
3. Uplifting of the deferral on the residential zoning is premature.
4. It is preferable to have a consistent approach to the uplifting of deferrals across the urban zones of the district.

Recommendation 567.4

