

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 18:57:30

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Wakefield Village Developments Limited

2 Contact person

Contact person name:  
Rob Ford

3 What is your job title

Job title:  
Surveyor (Consultant)

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
s 9(2)(a)

7 Is your address for service different from your postal address?

Yes

Organisation:  
Cotton & Light Ltd -Surveyors

Contact person:  
Rob Ford

Phone number:  
s 9(2)(a)

Email address:  
s 9(2)(a)

Job title:  
Surveyor

Please enter your service address:

s 9(2)(a)

Section 1: Project location

Site address or location

Add the address or describe the location:

177 Edward Street  
Wakefield

File upload:

Location map.pdf was uploaded

Upload file here:

Development Information Doc (IAF).pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

RT143621 & RT1040955.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Wakefield Village Developments Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Project Manager and one of the directors - Duane Whiting

Duane owns and operates Duane Whiting Contractors being a civil contractor.

To date has managed and is the main contractor of the developed stages in the neighbouring development so far and will continue this role moving forward.

Duane having a vested interest in the development being a director, and the main contractor ensures the development is given the priority it needs to achieve the timeline outcome required.

## Section 2: Project details

What is the project name?

Please write your answer here:

Wakefield Village

What is the project summary?

Please write your answer here:

Medium-high density residential subdivision (267 Lots) close to the centre of Wakefield's amenities. Subdivision links to the great Taste cycle trail on its eastern boundary by road and large open space reserve. 140 sections are second dwelling enabled, creating another option for affordable housing.

What are the project details?

Please write your answer here:

Tasman District Council Plan Change 76 planned to be operational shortly. Draft rules are already now noted in District Plan.

Council has the detail of the application and are fully supportive.

Iwi consultation has been undertaken.

Local Wakefield resident's community association have been consulted.

Staging servicing aspects have been aligned and approved by council to meet councils long term plan funding.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Stage's 10 -19 have been scheduled to meet the market demands being the first 94 sections in the current residential zoned land of 267 Lots in total, for the overall site.

The layout allows for multiple stages to be undertaken, having two existing roading links to work from.

Some of the servicing is already in place allowing the development to start construction immediately on consent being issued. The final number of stages

undertaken at one time will depend on the market demand at the time of consent being issued.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991 - Resource consent

The subject site currently has a split zoning, with 7.1ha being currently zoned for residential purposes while the balance is located in the Rural 2 Zone and Rural Residential Zone. However of the current areas zoned Rural 2, Plan Change 76 (TDC) proposes that this be rezoned for residential purposes as a part of giving effect to the NTFDS 2022 – being a strategic planning document developed to achieve obligations under the NPSUD.

The hearing for Plan Change 76 is scheduled for June 2024, with very few submissions in opposition, and with general community support.

Relevant local authorities: Tasman District Council

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Tasman District Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Neighbouring land outside this area of proposed development has been consented. With stages 1 & 2 already being titled out of the 9 consented stages. Stages 3, 5, 6, 7 & 8 are currently being developed.

We have shown the staging for this proposed development area starting at Stage 10 to follow on from the neighbouring consented subdivision.

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

Tasman District Council

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Detailed design - Already underway for stages - 10-19

Procurement - Contractors and consultants already working on the neighboring subdivision. The work flow and resources will just continue.

Funding - Stages 10-19 first 94 sections are already able to be funded. Remaining stages will be self funded from the section sales as development progresses. Council funding is allocated within the Long Term Plan for council infrastructure upgrades.

Site commencement - Some servicing aspects have already been installed as part of the neighboring development. Work is able to start as soon as the consent is available for stages 10 -19 within the current residential zoned land.

Completion - Currently completion of titled sections will be finalised as the market demands.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Relevant local authorities:
- The Tasman District Council and Nelson City Council and prepared a joint (regional) Future Development Strategy in 2019 and then updated the FDS in October 2022. The subject site is included as an important part of the Strategy to provide for greenfield development, alongside intensification, as required to meet its obligations under the NPS-UD.
- This project has also gained support from the TDC in its application to the Infrastructure Acceleration Fund.
- Tasman District Council has actively collaborated with the applicant since 2019 to understand infrastructure servicing so as to support the inclusion of projects in their Long Term Plan. The same projects are now included in the draft LTP 2023-3033.

Iwi Ngati Kui - Waimea, Wai-iti, and Wairoa Rivers and its tributaries (Support given as part of the IAF application not deemed as an affected party)

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Consultation undertaken as part of the IAF application. Council support given, Iwi supported the project under IAF application but outlined were not deemed as an affected party.

Councils section 32 report attached for the PC76 rezoning of the development area.

Upload file here:

Growth PC s32 Report - Wakefield Final.pdf was uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

N/A

#### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

N/A

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

We understand that there is no interest in this site.

Upload your assessment if necessary:

No file uploaded

#### Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

- Transport

(Transport Assessment prepared by Traffic Concepts Limited)

- Servicing Infrastructure

(Stormwater Assessment Report from AMK Limited)

- Recreation

This project involves the creation of significant new additional areas for open space and recreation alongside the Pitfure Stream corridor.

- Heritage and Archaeological Values

There are no known heritage or archaeological values within the site.

- Landscape

This site adjoins the urban edge of Wakefield and does not have high landscape sensitivities.

- Freshwater and Terrestrial Biodiversity

With the Pitfure Stream passing through the site there are significant opportunities for the positive enhancement of freshwater quality and ecological values.

- Productive Land Values

While this is also part of the land within LUC3, most of that is also already within the residential zone. A large majority of the land to be rezoned from Rural 2 to residential within PC76 is within LUC6 (Land Use Capability Maps). Notwithstanding this, the NTFDS 2022 is a strategic planning document that will help TDC achieve its obligations under the NPSUD.

Upload file:

Traffic Geotech Stormwater Reports.pdf was uploaded

## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

- NPS on Urban Development

This project will deliver on the greenfield growth project approved as a part of the NTFDS 2022, and therefore is directly consistent with the relevant directions under the NPSUD.

This project has been master-planned with input from an appropriate team of professionals, and with input from Council staff, to ensure the development creates a well-functioning urban environment (Objective 1).

Considerable time and effort has been invested into making sure this development will enable a range of housing types to serve a range of needs. In particular, the provision for second dwellings on individual lots that provide for intergenerational needs. This is considered to deliver on Objective 4 and Policy 1.

This site was selected and confirmed as a part of the NTFDS also due to its proximity to the Wakefield community and its facilities. The development staging will also align with the funding decisions in terms of infrastructure upgrades that are required for later stages. This integration achieves Objectives 3 and 6.

- NPS for Highly Productive Land

As set out above, this site is identified in the NTFSDS as a part of Council achieving its obligations under the NPSUD. Most of the LUC3 land within the site is also already zoned for residential purposes.

It is considered that this project is consistent with NPS-HPL as the future urban development of the portion of LUC3 land is a part of the NTFDS and PC76. (Policy 5 and 7, and Clause 3.4(2) and 3.5(7)).

- NPS for Freshwater Management

With regard to Objective 2.1 of the NPS-FM this project involves a new Open Space Zone following the current riparian corridor of the Pitfure Stream. In conjunction with the planned subdivision and development, the current freshwater values are expected to be enhanced through the retirement of farming and creation of newly restored riparian areas. It is also considered that this will ensure the planned development achieves the outcomes directed by policy 5.

Early consultation with iwi was also undertaken to give effect to the principles of Te Mana o te Wai, in accordance with Policy 1 and Policy 2.

- New Zealand Coastal Policy Statement

This site is not within the coastal environment, being approximately 13km from Tasman Bay.

- NPS for Indigenous Biodiversity

Not applicable to this site.

- NPS on Electricity Generation

Not applicable to this site.

- NPS for Renewable Electricity Generation

Not applicable to this site.

File upload:

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## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

To date the process for obtaining a resource consent for the neighboring subdivision took over 2 years. Once consent was obtained (due to the demand for higher density/lower cost sections within this 2 year processing consent timeline) a new application was required by council, rather than just a variation for minor changes enabling higher density, taking a further 18 months for council to process.

During council's consent processing time, presales of land for housing developments could not be finalised without an approved consent. If council had processed the consent within 10-12 months and allowed a minor variation for higher density, there would likely now be a further 100 families housed within this area.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

The ability to offer more variety of land for housing with low to medium valued sections now rather than taking 3+ years to obtain consent. Also being able to offer building companies a variety of section types in one location, to design and build high density townhouses which are now in demand, in the current market. These are being priced to meet the KiwiSaver home loan threshold for this district.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

This area was approved as part of the Future Development Strategy (FDS) which is now in the last stages of the Plan change (PC76). This is a high priority for the district and region.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

This is a key project which is aligned with council's sewer and water infrastructure servicing upgrades, This will help service the wider Wakefield, Brightwater and Richmond south areas.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Variety of housing densities.

Ability to build second dwellings as of right on sections over 600m<sup>2</sup>.

Minimum lot size being 200m<sup>2</sup>.

Designed to meet the urban design criteria, with cycle & walkway links, incorporating large open green recreational spaces, which includes a mature native forest within the reserve.

This will be central to Wakefield's urban services and amenities ie supermarket, school, kindergarten, health centre, church, cafes, retirement village, emergency services etc.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Wakefield is an urban township which borders the rural sector. Both economic sectors will benefit from this subdivision.

Giving residents the affordability and opportunity to live within their working sector while also contributing to the economy for the local township and larger district.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

No

Please explain your answer here:

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The topography and location of the proposed development ensures resilience and recovery if a natural disaster was to occur. Having limited risk factors on this site will mitigate effects of a natural disaster.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The creation of the wetland helps mitigate stormwater flows.  
There will be various open green space/recreation areas.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

This area was one of the most supported areas by both local councils and the community within the future development Strategy (FDS) process.

Anything else?

Please write your answer here:

Current Council Plan Change 76 has generally been supported throughout its process,

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

Council Hazards team have undertaken a full assessment of the stormwater flows for the site and the upstream catchment. This was undertaken by a council contracted consultant Tonkin and Taylor.

The Stormwater assessment undertaken by AMK Steven King Turner took into account the recommendations of council's assessment and Steven is working closely with both council staff and Tonkin & Taylor to ensure development meets the design criteria council requirements.

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

N/A

All resource consents obtained by the developer have been complied with as per the detailed consent conditions.

Load your file here:

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## Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:  
Rob Ford (on behalf of Cotton & Light Ltd consultant to the applicant)

Important notes