

Report 05.469
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Committee Rural Services and Wairarapa
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Regional Council Input into District Council Planning

1. Purpose

To inform the Committee of Regional Council input into the statutory resource management process of territorial authorities in the Wairarapa.

2. Applications

2.1 Carterton District Council

Notified
White, P

Action

2 Lot subdivision, Gladstone Road, Gladstone.
No submission, sent letter with comments. Raised the issue of a registered potentially contaminated site bounding proposed Lot 1 but there are insufficient records to indicate it is a problem.

Non Notified
Abbott, J

Action

Car sales and vehicle storage, High Street, Carterton
Letter commenting that the site is a registered potentially contaminated site but that the intended commercial landuse is suitable.

Beange, K & D

4 Lot subdivision, Kaiwhata Road, Pahaua.
Letter sent with comments on erosion prone soils and that resource consent from Greater Wellington may be needed for any tracks, roading, and vegetation clearance. Offered Greater Wellington assistance with native vegetation protection.

Berthold Family Trust

5 Lot subdivision, Waiohine Gorge Road, Carterton.
Letter with comments on the potential flooding risk, the presence of a Key Native Ecosystem and encouraging the extension of the esplanade strip.

Callaghan, S	2 Lot subdivision, Norfolk Road, Carterton. Letter sent recommending no dwellings or effluent disposal systems in the Flood Hazard Zone. Requested Land Improvement Agreement be transferred to the new title and that a note be added requiring that Greater Wellington is consulted & an esplanade strip created should a future accretion claim be made.
Fun Party Ltd	10 Lot subdivision, Mangatarere Valley Road, Carterton. Letter sent with comments on potential Greater Wellington consents for effluent disposal and tracking/earthworks. Also indicated the presence of an inactive faultline. Mentioned ongoing soil conservation management of steep slopes. Commented on capacity of existing hydroelectricity scheme.
Galbraith, I	4 Lot subdivision, Norfolk Road, Carterton. Letter sent recommending that building should only take place on the upper terrace to avoid potential flooding. Noted that any effluent system needs to be 20m from water race. Supported the creation of an esplanade reserve.
Liardet, S	3 Lot subdivision, Millars Road, Ponatahi. Commented on effluent disposal on the erosion prone soils and recommended a 20m setback from edge of gully.
Jordan P & K	Cattery, Chester Road, Carterton Commented that the septic tank and disposal field may not be able to cope with the additional water from the cattery washdown area.
Matthews, R & S	2 Lot subdivision, Norfolk Road, Carterton. No comment.
McManaway	2 Lot subdivision, Belvedere Road, Carterton. Letter sent commenting on the possibility of groundwater contamination. As there is no record of the existing septic tank at Carterton District Council, requested that the existing septic tank be investigated to ensure it meets the Discharges to Land Plan.
Nicholson, A & Feast, V	2 Lot subdivision, (Boundary adjustment) Mangatarere Valley Road, Carterton. Letter sent commenting on the presence of inactive faultline and significant bush. Enclosed a "Your Land Our Help" brochure.
Tulloch, G	2 Lot subdivision, Perry's Road, Carterton. Letter sent recommending that no dwellings be built in the 1 and 50 year flood hazard. Requested the creation of an esplanade reserve along the Waingawa.

Verbeek, K	2 Lot subdivision, Chester Road, Carterton. Sent letter recommending that a notice be placed on any Land Information Memorandum issued for Lot 1 in relation to the 2 fault lines. Recommended that a thorough site investigation be carried out to ensure an appropriate wastewater disposal system is installed.
Baird & Henderson Contracts Ltd	2 Lot subdivision, Ahiaruhe Settlement Road, Ponatahi In progress

2.2 South Wairarapa District Council

Notified	Action
Bosch, H & R	12 Lot subdivision, West Street, Greytown Submitted on the need for raised floor levels and septic tank vents to mitigate against any flooding. Requested that all lots be connected to the urban sewer or that SWDC declines the application.
Fair Step Group Ltd	2 Lot subdivision, Weld Street, Martinborough Submission requesting bore water testing if it is to be used for drinking. Noted that there is a groundwater moratorium. Requested that both lots connect to the urban sewer.
Gray, GJ	3 Lot subdivision and land use consent for multi unit development, Main Street, Greytown. No Regional Council issues. No Submission.
Haste, J	3 Lot subdivision, Moroa Plain Road, Greytown. Submission on effluent disposal and alerted the district council to the possibility of groundwater contamination.
Marson, A	5 Lot subdivision, Oxford Street, Martinborough. No submission.
Martinborough Developments Ltd	Coastal 31 Lot subdivision and land use consent for wastewater disposal, Te Awaiti Road, Tora Submission on the effects on landscape and natural character. Requested that 4 of the Lots be declined given these impacts. Also submitted that the land use consent for a single dwelling on a small Lot be declined due to the risk from coastal hazards. Hearing date has not been set.
Martinborough Developments Ltd	Variation to consent relating to vehicle access, Campbell Drive, Jellicoe Street, Regent Street, Martinborough. Traffic issues. No concerns for Greater Wellington. No submission.

Maskell, I 6 Lot subdivision, Shooting Butts Road, Martinborough.

A hearing was held and consent granted in part. The application has since been appealed and Greater Wellington has registered as a party to the appeal to ensure our concerns continue to be addressed.

Pain and Kershaw Ltd Extension of retail sales area, Naples Street, Martinborough.

In progress.

Lovell, PM & JM 4 Lot subdivision, Akihouka Road, Greytown

In progress.

Non Notified

Action

Donges

2 Lot subdivision, Whakatomoto Road, Pirinoa
Comments made on managing the impact of earthworks on waterways and soil erosion. Regional Council consent may be required if a culvert or bridge is installed for access.

Fox, E & L

2 Lot subdivision, Woodside Road, Greytown
No comments.

Garner, M

2 lot subdivision, Papawai Road, Greytown.
Letter sent stating Greater Wellington's support of Lot 1 connecting to the urban sewer.

Hart, D & E

2 Lot subdivision, Wards Line, Greytown.
Letter sent requesting that previous consent notice regarding flooding from the drain be carried over.

Herrick, W

10 lot subdivision, Martinborough-Pirinoa Road, Martinborough.
Recommended that Lots 4 - 6 have a thorough site investigation to determine appropriate wastewater systems. Noted that Regional Council consent may be required for any bridge or culvert and that floor level elevations may be required on Lot 9 due to flooding potential.

Pinehaven Limited

Orhards

16 Lot subdivision, Kuratawhiti Street, Greytown
Letter requesting soil testing prior to change in landuse due to potential contamination from horticultural spray residue. Requested connection to the urban sewer.

3. Policy Documents

3.1 Other Policy Documents

Policy Document	Action
Product Stewardship and Water Efficiency Labelling	Supported “option 2”, the regulation of ‘free Riders’ and the continuation of voluntary sign-up to product stewardship schemes by industries. Supported the introduction of water efficiency labelling. Both of these initiatives are unlikely to impact on Greater Wellington’s functions.
Registration Proposal for an Historic Place - Wakelin's Flour Mill	Supported registration of Flourmill as Category 1 site as it is consistent with the Regional Policy Statement.
Wairarapa District Health Board Draft Strategic Plan	No submission made.

3.2 Draft Wairarapa District Plan

Policy & Planning staff met with the district council planners and Robert Schofield to discuss the Draft Plans progress since Greater Wellington’s comments were made. It is expected the Plan will be notified in October.

4. Recommendation

That the Committee

Receive the information.

Report prepared by:

Report approved by:

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