



Report 04.409
Date 9 July 2004
File WP/02/14/02

Committee Rural Services and Wairarapa
Author Faith Barber, Resource Advisor, Policy and Planning

Regional Council Input into District Planning

1. Purpose

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

2. Applications

2.1 Carterton District Council

Non-Notified	Action
Bevan, D	3 lot subdivision, Kokotau Rd, Parkvale. No comments.
Bold, A	2 lot subdivision, Chester Rd, Waingawa. No comments.
Collings, A & G	2 lot subdivision, Waihakeke Rd, Carterton. No comments.
Day, N & M	Relocate a dwelling, Upper Belevdere Rd, Carterton. Letter with comments on the presence of the Wairarapa fault and the likely location of the concealed Masterton fault. Recommended earthquake resistant buildings.
Hayes, N	Variation to consent condition, Waihakeke Rd, Carterton. Letter sent requesting that the variation to consent notice delete any mention of an incorrectly identified flood zone, and a restriction on building or effluent system in the correct flood hazard zone (FHZ).
Kakara Partnership Ltd	3 lot subdivision, Norfolk Rd, Waingawa. Commented on the permitted use of water from

	the water race. Advised that any take in excess of 20,000 litres would require resource consent.
McGhie, M & G	2 lot subdivision, Para Rd, Carterton. Commented on Parkvale groundwater moratorium.
Parkwood Farms Ltd	4 lot subdivision, Rutland Rd, Carterton. No comments made.
St John Ives, A & J	2 lot subdivision, Norfolk Rd, Waingawa. Reiterated comments as with 2 previous subdivision applications on flooding, the land improvement agreement and the esplanade strip.
Taylor, A	4 lot subdivision, Gladstone & Martinborough-Masterton Roads, Gladstone. Supported no building or wastewater in Lot 4 due to potential flood risk.
Ticehurst, J	2 lot subdivision, Swamp Rd, Carterton. Noted that both lots are within the one in 50 year FHZ. Recommended prohibiting the construction of any new building on Lot 2, and a note on the certificate of title for Lot 1 that the current dwelling is within the FHZ. Supported an esplanade strip.
VMSL	2 lot subdivision, Norfolk Rd, Waingawa. No comments made.

2.2 Masterton District Council

Notified	Action
Bideford Ventures Ltd	7 lot subdivision, Balfour Crescent, Castlepoint. Submission in opposition because site stability of lots 1 and 2 had not been proven, and no site-specific earthworks and building platforms identified for each lot. Comments on stormwater and erosion control planting.
East Leigh Limited	140 residential lot subdivision, Pinedale Crescent and Palm Parade, Riversdale. Submission made opposing application due to wastewater treatment, landscape and natural character issues. Application had included assessment of the Wairarapa Coastal Strategy.

Non-Notified**Action**

Walker, R

2 lot subdivision, Andrew St, Masterton. No comments.

2.3 South Wairarapa District Council**Notified****Action**

Donald, H & D

26 lot subdivision, Waite, Revans & Donald St, & Murphys Line, Featherston. Submission made recommending the application be declined due to concerns with flooding & effluent disposal, reverse sensitivity from piggery and future subdivision.

Gleeson, M

9 lot subdivision, Reading St, Greytown. Submission made on the potential contamination of the site, as it was an orchard. Requested further testing.

Non-Notified**Action**

Bull, J & R

2 lot subdivision, Wood St, Greytown. No comments made.

Blundell, J

5 lot subdivision, Riverside Rd, Martinborough. Letter sent recommending building sites on Lots 2 & 3 be identified in consultation with GW or an independent engineers assessment is completed prior to building consent. Commented on reverse sensitivity from piggery, supported amalgamation provisions, and recommended stability planting.

De Menech, R & L

2 lot subdivision, Cross Line, Greytown. Letter with comments on wastewater disposal and potentially contaminated groundwater. Supported the conditions recommended by the applicant.

McIlraith, D & S

2 lot subdivision, Whangaimoana Rd, Whangaimoana. Recommended a landscape assessment prior to any on-site development. Advised any future development plans should be in keeping with the Wairarapa Coastal Strategy. Advised of proposed Lake Ferry effluent field adjoining subdivision. Recommended engineering report to determine appropriate setbacks from cliffs and gullies.

Norling, B

2 lot subdivision, Balfour St, Greytown. Made comments on the potential contamination on-site, and the proposed wastewater disposal system. Recommended hook up to municipal system or redesign of on-site system.

Riversdale Station Ltd

2 lot subdivision, Kaiwaka Rd, Martinborough. No comments.

3. Policy Documents

3.1 South Wairarapa District Plan

Policy Document	Action
-----------------	--------

Proposed District Plan
Change No 13

Rezoning of Alexander Park, Featherston from Urban-Open Space to Urban Residential. Submission made concerning the extension of water and wastewater services and the protection of highly-valued bush remnants.

Proposed District Plan
Change No 14

Change in zone from Urban Residential to Urban Service, Martinborough Transport site, Jellicoe St, Martinborough. Change in zone not opposed but comments made in relation to future land use regarding potential contaminated site issues. These comments were later reiterated in a submission.

3.2 Wairarapa District Plan

Policy Document	Action
-----------------	--------

Wairarapa District Plan

Submitted mapped designations for inclusion in the Draft Wairarapa District Plan.

4. Recommendation

That the information be received.

Report prepared by:

Report approved by:

Faith Barber
Resource Advisor, Policy and Planning

Karen Williams
Section Leader, Policy & Planning