



Report 05.631
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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

Buchanan, WG & KL Family Trust

Action

Landuse application, tertiary education facility for digger training, Longbush Road, Gladstone. Initial concerns regarding wastewater were addressed at a meeting with the applicant.

Burling Transport Ltd

12 lot subdivision, Waingawa Road, Carterton. Submitted on wastewater disposal (asking to connect to the urban sewer), contamination and potential transport development

Van Buezekom, A & Bilski, B

6 lot subdivision, Richmond Road, Carterton. Submission made supporting connection to urban sewerage system.

Cameron Holdings Ltd

53 lot subdivision, Andersons Line, Carterton. In progress.

Non Notified

Baird & Henderson Contracts Ltd

Action

2 lot subdivision, Ahiaruhe Settlement Road, Ponatahi.

Commented on flooding. Requested that any dwelling or effluent disposal system is located out of 1:50yr Flood Hazard Zone.

Barnett, G

Second dwelling, Ahiaruhe Road, Carterton.
No comments.

2.2 Masterton District Council

Notified

Chopsticks Partnership

Action

10 lot subdivision, Riversdale Road, Riversdale.
Sent submission. Requested that development of site waits until the Riversdale community scheme is available OR that land use consent is deferred until Discharge to Land consent applied for. Requested measures to managed erosion risk and fire hazard.

Non Notified

Weston, R

Action

3 lot subdivision, Kiriwhakapapa Road, Kiriwhakapapa.
Recommended appropriate setbacks from the stream for dwellings. Supported a conservation covenant and noted GW consent may be needed for stream crossing.

2.3 South Wairarapa District Council

Notified

Bosch, H & R

Action

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. The hearing for this application is on 18th November.

Burgess, LC & RC

3 lot subdivision, Bartons Road, Featherston.
Requested an on-site wastewater assessment, bore water testing & noted the nearby piggery. The hearing for this application is on 18th November.

Ellis, J

2 lot subdivision, Church Street, Greytown.
Supported connection to urban system. Requested an initial site assessment for change in landuse due to horticultural soils. Noted

	regional council consent may be required for stream crossing.
Fair Step Group Ltd	2 lot subdivision, Weld Street, Martinborough. Requested that bore water is tested if it is to be used for drinking. Noted that there is a groundwater moratorium. Requested that both lots connect to the urban sewer. Attended the hearing. Awaiting the decision.
Garner, M	2 lot subdivision, Papawai Road, Greytown. Attended the hearing. South Wairarapa District Council decision issued. Did not allow Lot 1 to connect to the urban sewer main. Considering appealing the decision.
Herrick, W	10 lot subdivision, Martinborough-Pirinoa Road, Martinborough. Sent submission on wastewater, possible Regional Council consent, and floor level elevations. Decision addressed Greater Wellington's concerns. Applicant has appealed the decision.
Lovell, PM & JM	4 lot subdivision, Ahikouka Road, Greytown. Sent submission on flooding potential and contamination issues with past land use.
Mackenzie, A	4 lot subdivision, Greytown-Bidwells Cutting Road, Greytown. Opposed application on wastewater grounds. Requested further information & discussion on wastewater. Raised concerns regarding water supply, and noted potential odour from piggery.
Martinborough Coastal Developments Ltd	31 lot subdivision and land use consent for wastewater disposal, Te Awaiti Road, Tora. Concerns over the impact on natural character and landscape from proposed lots on the seaward side of the road. Attended the hearing. Awaiting the decision.
Maskell, I	6 lot subdivision, Shooting Butts Road, Martinborough. Attended Environment Court mediation. All parties concerns were addressed and a decision was made.
Pain and Kershaw Ltd	Extension of retail sales area, Naples Street, Martinborough.

	Comments on the existing identified contamination. No issue as there is no proposed change in land use activities.
Pinehaven Orchards Limited	16 lot subdivision, Kuratawhiti Street, Greytown. Requested soil testing prior to change in landuse and connection to the urban sewer. The hearing for this application is on the 18 th November.
Spaxton South Ltd	5 lot subdivision, Western Lake Road, Featherston. Sent submission on fault line hazard, soil conservation, wastewater disposal & vegetation protection. The hearing for this application is on 18 th November.
Wannatoo Holdings Ltd	2 lot subdivision, Woodside Road, Greytown. Submission made on wastewater disposal (cumulative impacts of septic tanks) and potentially contaminated soils from previous horticultural use.
The Rita Mary Kemp Trust	21 lot subdivision, West & Kuratawhiti Street, Greytown. In progress
Non Notified	Action
Dollawrie Trust	6 lot subdivision, Western Lake Road, Featherston. Sent letter commenting on soil conservation, possible Regional Council consent, effluent disposal, presence of a faultline, vegetation protection and pest weed control.
Wood Street Properties Ltd	2 lot subdivision, Humphries Street, Greytown. Comments on ex-landfill on adjoining property. Risk of contaminants is low but differential settling may occur.
Brown, A	2 lot subdivision, Kemptons Line, Greytown. No comments.
Doyle, M & D	2 lot subdivision, Tora Farm Settlement Road, Tora. In progress.

3. Policy Documents

3.1 Other Policy Documents

Policy Document	Action
Guidelines for Planners for developments on or close to landslide prone land	In progress.

3.2 Wairarapa District Plan

The Combined Wairarapa District Plan likely to be notified in February 2006.

4. Recommendation

That the Committee:

(1) **Receive the information.**

Report prepared by:

Report approved by:

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