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Report 02.188

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Report to Rural Services and Wairarapa Committee
from Helen Marr, 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

Fearon K J & Johnston A S

Action

2 lot subdivision, Norman Avenue, Waingawa. Made comment about potential reverse sensitivity with neighbouring industrial uses.

Rotman G

5 lot subdivision, Cobden Road, Carterton. Recommended care in siting effluent disposal and dwellings away from streams, and the potential for odour from piggery.

Wilson D

6 lot subdivision, Kent Street, Carterton. Noted potential for surface flooding on the property and supported connection to urban sewerage system.

Oldfield Aggregates Ltd

Landuse consent to extract gravel from the land adjoining the Waingawa River. In progress.

Shotter J & H

3 lot subdivision, Hoeke Road, Carterton. In progress.

Van Bergen C

3 lot subdivision, Craigielea Road, Carterton. In progress.

2.2 Masterton District Council

Notified Applications

Hatchard P

Action

5 lot subdivision, Jetty Road, Castlepoint. Submitted on stability of slopes, recommending care be taken with earthworks and stormwater disposal. Also noted that Castlepoint sewerage system due for review and recommended no new lots be created or connected until review completed. Further information on sewerage system received and meets Regional Council's concerns. Received draft decision and requested minor changes to the proposed conditions. Awaiting final decision.

Wellbrock D

11 lot subdivision, Black Rock Road, Masterton. Made a submission noting presence of faultline, soil erosion concerns, and need for water take consent if communal water scheme put in place. Attended pre-hearing meeting and hearing. Final decision received and includes conditions relating to all Regional Council concerns.

Non-notified

Hammond C

Action

8 lot subdivision, Willow Park Drive, Masterton. Made comment on the need for care with effluent disposal, and the possible need for consent if the position of drain on the property is moved.

Smyth T

2 lot subdivision, Upper Manaia Road, Masterton. Noted flooding potential.

Arcus M

3 lot subdivision, Westmere Road, Wainuioru. No comments necessary.

Henson C

2 lot subdivision, Masterton Stronvar Road, Masterton. No comments necessary.

Kelynack S

2 lot subdivision, Donovans Road, Kopuaranga. In progress.

Esau D

11 lot subdivision, SH 2, Opaki. In progress.

2.3 South Wairarapa District Council

Notified Consents

Herrick A

Action

6 lot subdivision, New York Street and SH 53, Martinborough. Attended hearing and presented evidence relating to the contamination of lots 1 and 2 by

fill dumped on site and recommending conditions to mitigate these and other concerns (flooding, stormwater and sewage disposal). Consent granted, but conditions failed to address contamination issues on lots 1 and 2. Appealed the decision to ensure these issues are addressed. Attended informal mediation and have reached agreement on additional conditions, pending preparation of suitable management plan by applicant. Further management plan received and under consideration with view to reaching agreement very soon.

Genesis Power Ltd	Application to extend Haunui wind farm. Regional Council consulted at pre-application stage. Made submission reiterating concerns about surface water flows and erosion potential.
Kershaw D	3 lot subdivision, Regent Street, Martinborough. Made brief submission supporting connection of all lots to urban sewerage system.
Greytown Little Theatre	Application to change use of building on Main Street, Greytown, from retail to a theatrette and clubrooms. No submission necessary.
Icke P (Old Winery Café)	Application to erect temporary advertising sign. No submission necessary.
<u>Non-notified</u> Cummins P	<u>Action</u> 3 lot subdivision, Moroa Road, Greytown. Noted proximity of contaminated site, and potential for groundwater contamination.
Huangarua Farm Ltd	2 lots subdivision, Ponatahi Road, Martinborough. Noted potential flooding risk, and supported esplanade strip adjoining Ruamahanga River on balance land.
Moody B & G	Land use consent to relocate a dwelling to Ngapotiki Station, White Rock. Supported applicants proposals to paint and landscape, and recommended ongoing maintenance contract for effluent disposal system.
Barker A	2 lot subdivision, Woodside Road, Greytown. No comments necessary.
Herrick W	Subdivision and boundary adjustment, Martinborough Pirinoa Road, Martinborough. No comments necessary.
Johnson F	2 lot subdivision, Battersea Road, Greytown. No comments necessary.

Pitt G 5 lot subdivision, Reading Street, Greytown. No comments necessary.

Baldwin N Land use consent to relocate a dwelling into the coastal policy protection area, Tora Farm Settlement Road. Recently received more information relating to effluent disposal. In progress.

3. Policy Documents

3.1 Wairarapa District Health Board

<u>Policy Document</u>	<u>Action</u>
Wairarapa District Health Board Draft Strategic Plan.	Submission made advising WDHB of Regional Council roles and responsibilities and expressed a commitment to work together to improve community health. Submission attached.

3.2 Masterton District Council

<u>Policy Document</u>	<u>Action</u>
Proposed Change to the Masterton District Plan - Heritage	Submission made supporting continued inclusion and protection of heritage resource of regional importance (Category 1 in the NZHPT Register), inclusion of Maori heritage in the plan, and other suggestions to improve the usability and clarity of the plan. Summary of submissions and call for further submissions received. In progress.

4. Recommendation

That the information be received.

Report prepared by:

Approved for submission by:

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