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Report 02.100

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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

Notified

Buller C

Action

Truck parking and storage facility, Dalefield Road, Carterton. Made submission noting Regional Council consent requirements.

MacKinnon J

4 lot subdivision, Lincoln Road, Carterton. Application included recommendations made by WRC at consultation phase. Made submission supporting measures to mitigate flood risk and supported connection to urban sewerage.

Non-notified

Berthold T

Action

2 lot subdivision, Waiohine Gorge Road, Carterton. Noted bank erosion risk and recommended engineer design for new buildings, also sent landowner information about protecting an area of native bush on the property.

Johanson E

2 lot subdivision, Norfolk Road, Carterton. Made comments on flooding and bank erosion risks, and recommended building restrictions. Supported esplanade strip proposal and noted Regional Council's wish to negotiate a Land Improvement Agreement for the property.

Kokx J	2 lot subdivision, Martinborough Masterton Road, Longbush. Commented on size and stability of lots and their suitability for effluent disposal. Recommended appropriate restrictions for locating effluent disposal fields.
Parker R	4 lot subdivision, Kokotau Road, Parkvale. Revised application of earlier notified application that was declined. Made same comments on effluent disposal. Subdivision granted with conditions.
Riverside Family Trust	2 lot subdivision, Riversdale Road, Carterton. No comments necessary.
Curtis J	Application for landuse consent to extract metal. No comment necessary.
Fearon & Johnston	2 lot subdivision, Norman Avenue, Waingawa. 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 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. Awaiting final decision.

Non-notified

East Leigh Ltd.

Action

11 lot subdivision, Riversdale Road, Riversdale. Application placed on hold at request of applicant.

Wellbrock D

4 lot subdivision, Black Rock Road, Masterton. Adjacent to notified Wellbrock subdivision. Noted presence of faultline and soil erosion concerns.

Henson C 2 lot subdivision, Masterton Stronvar Road, Masterton. 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). District Council concerned about contamination and intended to set aside contaminated lots for further consideration. Consent granted, but conditions failed to address contamination issues on lots 1 and 2. WRC have 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. Awaiting finalisation of management plan and conditions for consent order.

Trigg K

3 lot subdivision, Dublin Street, Martinborough. Made a submission noting concealed faultline in the vicinity and recommending new buildings be designed earthquake resistant. Supported connection to urban sewerage system.

Tulloch S

5 lot subdivision, Princess Street, Martinborough. Made a submission noting concealed faultline in the vicinity and recommending new buildings be designed earthquake resistant.

Non-notified

Blackett G

Action

Subdivision and boundary adjustment, Te Rata Road, Pirinoa. Made comments on faultline in vicinity and the presence of many Maori heritage sites on the property. Also asked to be consulted if accretion claim along the Turanganui River made in the future.

Cosgrave P

2 lot subdivision, Cross Creek Road, Featherston. Made comments on effluent disposal.

Doherty W

4 lot subdivision, Greytown Bidwills Cutting Road, Morrisons Bush. Made comments on effluent disposal and proximity to piggery.

Kershaw & Family	2 lot subdivision, Haurangi Road, Ruakokopatuna. Supported continuation of QEII covenant.
Norling	Effluent disposal system on small site in Lake Ferry. Did not meet rules in Regional Plan for Discharges to Land. Worked with District Council and applicant to come up with suitable holding system.
O’Keeffe G	Effluent disposal system for relocated dwelling in Lake Ferry. System would not meet Regional Rules. Worked with applicant to come up with alternate system which included separate greywater disposal for which Regional Council consent was granted.
Te Kairanga Winery	3 lot subdivision, Blue Roack Road, Ruakokopatuna. Noted presence of significant bush remnant on site and recommended protection. Also passed application on to DoC for their comment.
Wilson, K	Landuse consent to construct a dwelling, Cape Palliser Road, Cape Palliser. Application not notified and Regional Council not considered an affected party, comments sought as interested party only. Commented on the effects on the character of the coastal environment, effluent disposal in this location and Regional Council consent requirements for taking water.
Hughes J	3 lot subdivision, Cannock Road, Hinakura. No comments necessary.
Johnson F	2 lot subdivision, Battersea Road, Greytown. No comments necessary.
Baldwin N	Landuse consent to relocate a dwelling into the coastal policy protection area, Tora Farm Settlement Road, Tora. In progress.
Genesis Power	Application to extend Haunui wind farm. Regional Council involved at the pre-application stage. Soon to be notified. In progress.

3. Other Policy Documents

3.1 Wairarapa District Health Board

Policy Document

An Assessment of Health Needs in the Wairarapa

Action

In progress.

3.2 Masterton District Council

Policy Document

Proposed Change to the Masterton District Plan - Heritage

Action

Submission made. Supported continued inclusion and protection of heritage resource of regional importance (Category 1 in the NZHPT Register), advocated for inclusion of Maori heritage in the plan, and other suggestions to improve the usability and clarity of the plan.

3.3 South Wairarapa District Council

Policy Document

Stella Bull Park Reserve Management Plan

Action

No comment necessary.

4. Recommendation

That the information be received.

Report prepared by:

Approved for submission by:

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