



Report 04.672
Date 23 November 2004
File WP/02/14/02

Committee Rural Services and Wairarapa Committee
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

Notified

Action

Scott, K

Land use consent to construct 13 villas, High Street, Carterton. No submission.

Non-Notified

Action

Anstis, S

11 Lot subdivision, Chester Road, Carterton. Letter sent regarding recommendations made in the wastewater feasibility report, roading and tracking, reverse sensitivity due to a near-by piggery and stability planting. Supported the covenant proposed by the applicant.

Ashcroft, R

2 Lot subdivision, Hinau Gully Road, Carterton. Noted that an inferred faultline intersects Lot 1. Made comments on reverse sensitivity due to near-by piggery.

Burgess, P

Land use consent for a second dwelling, Woodlands Road North, Parkvale. No comments.

Dunstan, A

2 Lot subdivision, Connellys Line, Carterton. Letter sent recommending that prior to any new development an independent engineering assessment to mitigate risk from flood and a full on-site wastewater feasibility study be completed.

Haxton	7 Lot subdivision, Norfolk Road, Carterton. No comments.
Jury, J	4 Lot subdivision, Ponatahi Road, Carterton. No comments but sent a 'Your Land, Our Help' brochure.
Lowes, R&E	2 Lot subdivision, Perrys Road, Clareville. Letter sent noting the Carterton faultline running through the property.
McKay, G	3 Lot subdivision, Eringa Road, Longbush. No comments.
Milburn, M	7 Lot subdivision, Craigie Lea Road, Dunolly, Carterton. No comments.
Schaef, D	2 Lot subdivision, Ahiaruhe Road, Carterton. Recommended no dwellings in the one in 50 year flood hazard zone.
Taylor, A	2 Lot subdivision, Gladstone and Martinborough-Masterton Roads, Gladstone. Supported no dwellings on lower terrace of Lot 2 and recommended advice on location of dwellings on upper terrace to avoid ponding.
Thyme Trust	Land use consent for a second dwelling, Norfolk Road, Carterton. No comments.
Williams, M&K	2 Lot subdivision, Ahiaruhe Settlement Rd, Carterton. Entire property within the one in 50 year flood hazard zone. Recommended no additional dwellings on either lot and that flood risk be identified on any LIM requested. Supported the creation of an esplanade reserve. Advised property is listed on the GW Selected Land Use Register, noted need to contact GW prior to any change in land use to see if further testing is required. Supported the identification of a reserve wastewater field but identified potential for contamination of groundwater if reserve field is activated.

2.2 South Wairarapa District Council

Notified

Action

Abbot, G	2 Lot subdivision, Featherston Cross Creek Road, Featherston. Submission made regarding possible contamination issues from neighbouring landfill and cemetery. Reverse sensitivity comments from near-by piggery.
Airey, R&D	2 Lot subdivision, Dublin Street, Martinborough. No submission.

Donald, H	13 Lot subdivision (reduced from 26), Featherston. Attended hearing and requested new lots are able to connect to the urban sewerage system or that the application is declined. Note, Choice Health made a similar submission.
The Dunbar Trust	4 Lot subdivision, Shooting Butts Road, Martinborough. No submission
Non-Notified	Action
Airey, R&D	3 Lot subdivision, Dublin Street, Martinborough. Supported recommendations made in the wastewater feasibility report regarding lot size and shape, and connection to urban water supply.
Campbell, I	5 Lot subdivision, Te Muna Road, Martinborough. No comments.
Langley, J	2 Lot subdivision, Ponatahi Road, Martinborough. No comments.
Lloyd, M	2 Lot subdivision, Johnston Street, Featherston. Letter sent advising no concerns as long as any new development is connected to the urban sewerage system.
Skelton, D&DS	4 Lot subdivision, Wallace Street, Featherston. Recommended connection to the urban sewerage system. Reverse sensitivity comments due to near-by piggery.
Stamp, J	2 Lot subdivision, SH2, Greytown. Recommended testing for potential soil contamination prior to change in land use. Advised applicant that Regional Council consent is required for effluent disposal on Lot 1 and that site is within the one in 50 year flood hazard zone.
Vaughn, D	3 Lot subdivision, Regent Street, Martinborough. No comments.
Spaxton South Limited	5 Lot subdivision, Western Lake Road, Featherston. In progress.

2.3 Masterton District Council

Notified	Action
East Leigh Ltd	A new application for wastewater disposal and a treatment plant has been received. The new application has the treatment plant in a location which is likely to have less effects on the environment. In progress.

3. Policy Documents

3.1 South Wairarapa District Plan

Policy Document	Action
Proposed Plan Change 13	Submission made supporting connection to the urban sewerage and water supplies. Recommended protection of significant trees on-site.
Proposed Plan Change 14	Submission made outlining that Greater Wellington had no concerns with the proposed change in land use provided we could comment on any future on-site activities due to potential contamination issues.

3.2 Waste Management Wairarapa

Policy Document	Action
Draft Solid Waste Management Plan for Wairarapa	Commented on draft with support for many recommendations and suggestions. Sought clarification for others.

4. Recommendation

That the information be received.

Report prepared by:

Report approved by:

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