



MAORI STANDING COMMITTEE

Agenda 21 March 2016

Notice of a meeting of the Maori Standing Committee of the South Wairarapa District Council to be held in the South Wairarapa District Council Chambers, 19 Kitchener Street, Martinborough on Monday 21 March 2016 at 6.30pm.

MEMBERSHIP OF THE COMMITTEE

Michael Roera (chair), Trevor Hawkins, Cr Brian Jephson, Francis McNally-Te Maari, Rutu Namana, Horipo Rimene, Cr Solitaire Robertson, Johnny Shaw and Terry Te Maari.

PUBLIC BUSINESS

1. APOLOGIES:

2. PUBLIC PARTICIPATION/PRESENTATIONS:

3. ACTIONS FROM PUBLIC PARTICIPATION/PRESENTATION:

4. MAORI STANDING COMMITTEE MINUTES:

4.1 Maori Standing Committee Minutes – 15 February 2016

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5. OPERATIONAL REPORTS – COUNCIL OFFICERS:

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5.4 Wastewater consents update

6. RESOURCE CONSENTS

6.1 Resource Consent Application 160015 and 160018

Pages 49-153

7. CORRESPONDENCE

7.1 Inwards

From Ian Gunn, Greater Wellington Regional Council, to Maori Standing Committee, dated 2 March 2016

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8. GENERAL BUSINESS



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Maori Standing Committee

Minutes 15 February 2016

- Present:** Michael Roera (chair), Trevor Hawkins, Johnny Shaw, Terry Te Maari, Horipo Rimene and Amiria Te Whaiti.
- In Attendance:** Paul Crimp (Chief Executive Officer) and Suzanne Clark (Committee Secretary).
- Conduct of Business:** The above attendees gathered in the South Wairarapa District Council Chambers, 19 Kitchener Street, Martinborough. The meeting was conducted in public between 6:30pm and 8:05pm.
- Also in Attendance:** Ruth Locker and Darryl McCurdy (Wellington Region Emergency Management Office).

PUBLIC BUSINESS

Mr Shaw opened with a karakia.

1. APOLOGIES

MSC RESOLVED (MSC 2016/01) to receive apologies from Cr Brian Jephson, Cr Solitaire Robertson and Mayor Adrienne Staples.

(Moved Te Whaiti/Seconded Te Maari)

Carried

2. PUBLIC PARTICIPATION/PRESENTATIONS

Ms Locker and Mr McCurdy spoke to members seeking advice and input on how marae want to be involved in preparation for a civil defence emergency. The designated civil defence centres in the South Wairarapa were the Martinborough Lions Den, Featherston Anzac Hall and the Greytown Town Centre. Ms Locker was currently bringing key community stakeholders together to work on emergency response planning. Ms Locker undertook to work with the Papawai Marae representatives to coordinate a community meeting.

3. MAORI STANDING COMMITTEE MINUTES

3.1 Maori Standing Committee Minutes – 30 November 2015

MSC RESOLVED (MSC 2016/02) that the minutes of 30 November 2015 were a true and correct record subject to the removal of 'Papawai Marae Trustee' in the public attendance record, as Niniwa Munro is not a Marae Trustee.

(Moved Te Maari/Seconded Rimene)

Carried

3.2 Action items

Members discussed the action items.

DISCLAIMER

Until confirmed as a true and correct record, at a subsequent meeting, the minutes of this meeting should not be relied on as to their correctness

4. OPERATIONAL REPORTS – COUNCIL OFFICERS

4.1 2016/2017 Annual Plan

Mr Crimp invited initiatives from the Committee to be submitted for consideration during the annual plan preparation process. Water usage and consents were discussed; Mr Crimp advised this was a Greater Wellington Regional Council (GWRC) function and any concerns should be directed to them.

Members discussed timeframes for placement of a toilet at Tora, the need for a toilet at Sandy Bay, freedom camping, rubbish overload at Ngawi and the Pirinoa transfer station during the summer. Mr Crimp clarified that collecting rubbish in new areas would come at a cost to the ratepayers and that if rubbish wasn't collected from an area then a rubbish charge wasn't levied in that area.

MSC NOTED:

1. Action 59: Investigate adding budget and negotiating for a public toilet to be placed at Sandy Bay during the 16/17 annual planning process; P Crimp

4.2 Papawai Land Swap Update

Mr Crimp gave a verbal update on progress with the Papawai/Council land swap saying the outcome from the Maori Land Court hearing was positive, however a follow-up meeting was not as productive. A court mediator had been appointed and it was hoped the process would now go smoothly.

5. MEMBER ITEMS FOR DISCUSSION

5.1 Improved Signage to Papawai Marae

Mr Roera reported that visitors to the Wairarapa were following GPS directions to Martinborough which took them via Papawai Road and that they were missing the Fabians Road turnoff to Martinborough.

MSC NOTED:

1. Action 60: Investigate whether Martinborough directional signage can be placed at Fabians Road, Greytown; M Allingham

5.2 Clearing of Papawai Creek

MSC NOTED:

1. Action 61: On behalf of the MSC write to GWRC requesting that Papawai Stream behind Papawai Marae to the culvert is cleared of water celery; P Crimp

6. CORRESPONDENCE

6.1 Inwards

From Johni Rutene to Council dated 14 December 2015

MSC RESOLVED (MSC 2016/03):

1. To receive the inwards correspondence.
2. To accept Rutu Namana's resignation from the Maori Standing Committee as recorded in the Papawai Marae Trustee minutes.

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3. That subject to ratification by South Wairarapa District Council; note that Amiria Te Whaiti would be a Papawai Marae nominee to the Maori Standing Committee.

(Moved Te Maari/Seconded Rimene)

Carried

7. GENERAL BUSINESS

Mr Crimp gave an update on local government matters saying that the Local Government Commission was holding a series of meetings with one scheduled for Martinborough on the 23 February 2016.

Waste water consents had been granted for Martinborough and Greytown, both for a period of 35-years. The Martinborough waste water project would progress first.

Mr Roera reported that a statutory board was to be setup for Wairarapa Moana and requested that the Council member be a member from the Committee (provided it was a paid position).

MSC RESOLVED (MSC 2016/04) to recommend to Council to consider appointing a member of the Maori Standing Committee to the Wairarapa Moana Statutory Board as the SWDC representative.

(Moved Shaw/Seconded Te Whaiti)

Carried

Mrs Te Whaiti closed with a karakia.

Confirmed as a true and correct record

.....Chairperson

.....Date

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**Maori Standing Committee
Action Items
From 15 February 2016**

Ref #	Meeting	Date	Action Type	Responsible Manager	Action or Task details	Status	Notes
619	MSC	19-Oct-15	Action	Trevor Hawkins	Progress a story, including pictures for the Palliser Lighthouse/Ngawi area and bring back to the next MSC meeting for review	Open	5/2/16: Council officers are moving this forward - aiming to have information available for 21 March for further development by the MSC 10/3/16: Report included in 21 March agenda
56	MSC	15-Feb-16	Resolution		MSC RESOLVED (MSC 2016/02) that the minutes of 30 November 2015 were a true and correct record subject to the removal of '(Papawai Marae Trustee)' in the public attendance record, as Niniwa Munro is not a Marae Trustee. (Moved Te Maari/Secoded Rimene) Carried	Actioned	Minutes corrected
60	MSC	15-Feb-16	Action	Mark	Investigate whether Martinborough directional signage can be placed at Fabians Road	Open	24/2/16: Signs have been ordered via Fulton Hogan, should be 3 weeks

MAORI STANDING COMMITTEE

21 MARCH 2016

AGENDA ITEM 5.1

OFFICERS' REPORT

Purpose of Report

To report to the Maori Standing Committee/Community Boards on general activities since the last meeting.

Recommendations

Council officers recommend that the Committee/Community Board:

1. *Receive the information.*

CHIEF EXECUTIVE

1. Executive Summary

The Christmas break seems to be well passed and while many took extended leave good progress has continued to be made.

Foremost was the advice that we had received 35 year resource consents for the Martinborough and Greytown wastewater consent applications. We are currently working through the detail, however this is great news.

We have also been reflecting on the two key reviews carried out by external parties. The recently completed audit of the building consenting authority resulted in no corrective actions being issued. We remain one of the very few Local Authorities in the country that can lay claim to that feat. The audit of the Annual Report and LTP also showed that our systems and processes pass scrutiny. These great outcomes are really down to the attitudes of our staff, always trying to achieve to a high standard, with a positive friendly helpful manner.

The Local Government Commission continues its work, and by the time this paper is published a series of meetings will have commenced in the Wairarapa outlining the Commissions thinking around the best options for governance and delivery in the Wairarapa and across the wider region.

2. Governance/Leadership/Advocacy

The following table provides the year to date results for KPI's set for the Governance output [note this report updated and is as at 30 June 2015]

GOVERNANCE, LEADERSHIP AND ADVOCACY MEASURING SERVICE DELIVERY PERFORMANCE				
SERVICE LEVEL	KEY PERFORMANCE INDICATORS			
		2014/15	RESULTS	COMMENTS
Opportunities are provided for the community to have its views heard	Ratepayers and residents feel they can contact a Council member to raise an issue or problem	75%	73% (2010/11 survey 75%)	The customer satisfaction survey was carried out during 2014/15. In addition to the 73% (2011 75%) positive response, 16% (2011 14%) felt they were unable to comment.
	Ratepayers and residents feel that the Mayor and councillors give a fair hearing to their views	75%	62% (2010/11 survey 55%)	The customer satisfaction survey was carried out during 2014/15. In addition to the 62% (2011 55%) positive response, 21% (2011 28%) felt they were unable to comment.
Council determines what activities it should engage in through consultation and regulatory requirements then sets clear direction	Ratepayers and residents are satisfied with Council's decisions and actions	50%	59% (2014 survey 76%)	A Public Booster survey was carried out in 2015 in addition to the 59% 11% felt they were unable to comment. The full customer satisfaction survey was carried out during 2014/15. In addition to the 76% (2011 73%) positive response, 8% (2011 9%) felt they were unable to comment.
	Ratepayers and residents are satisfied with how Council allocates rates/funds to be spent on the services and facilities provided (target peer group age)	78%	64% (2010/11 survey 59 %)	The customer satisfaction survey was carried out during 2014/15. In addition to the 64% (2011 59%) positive response, 14% (2011 9%) felt they were unable to comment.
Community Boards make decisions that consider local issues	Community Board decision - making reports on local issues	90%	Greytown 92% (2014 100%) Featherston 95% (2014: 96%) Martinborough 95% (2014: 95 %)	This measure reports on the percentage of resolutions made that relate solely to local issues.
	% of ratepayers and residents who know how to contact a community board member	65%	65% (2010/11 survey 52%)	The customer satisfaction survey was carried out during 2014/15. In addition to the 64% (2011 59%) positive response, 14% (2011 9%) felt they were unable to comment.
Opportunities are available to raise local issues and understand what will happen as a result	Ratepayers and residents satisfied with the way Council involves the public in the decision it makes	65%	49% (2010/11 survey 50%)	The customer satisfaction survey was carried out during 2014/15. In addition to the 49% (2011 50%) positive response, 26% (2011 25%) indicated they were neither satisfied nor dissatisfied, and 5% (2011 5%) felt they were unable to comment.
Opportunities are available to raise issues relating to Maori through the Maori Standing Committee	The Maori Standing Committee makes recommendations to Council in relation to policy and plan development and resource management applications	100% applicable applications		Maori Standing Committee met on 8 occasions. In total 3 resource consent applications were considered, however due to the timing of the meetings 9 were considered outside normal meetings.

2.1 Wairarapa Governance Review Working Party

At the Working Party meeting late last year the working party considered its role given the Local Government Commission was leading the review of governance and service delivery.

The working party considered its terms of reference and resolved that the governance aspect would be removed from its mandate and revert generally to the previous Shared Services Working Party terms of reference.

A paper to that effect is presented to the Policy and Finance Committee.

3. Strategic Planning and Policy Development

3.1 Meetings/Conferences

3.1.1. Chief Executive Forum

Two regional Chief Executive forums have been held. The first of these prior to Christmas was held at the Wellington Transport Operations Centre (TOC). A brief overview of the TOC was given which provided an interesting interlude to normal business.

Matters covered at these meetings include an update from Local Government Commission on the various work streams and consideration of draft reports for those work streams, Regional liquefaction, updates from NZTA on key initiatives, WREDA update from their CE, and a discussion on laterals policies (the conclusion being we are all different).

3.1.2. Mayoral Forum

One Mayoral Forum was held specifically focusing on the work the Local Government Commission was undertaking. This was an update of progress.

3.2 Wastewater Consents

As indicated above we were delighted to receive notification that both the Greytown and Martinborough consent application were approved with 35 year terms.

We have received the draft conditions from the Commissioners, the Commissioners have sought feedback on these which we are preparing. Ten working days has been allowed with the final terms released no later than ten working days following that.

3.3 Local Government Funding Agency (LGFA)

A separate paper presenting the final documents for approval has been prepared for this meeting. Following that there is no barrier to commence drawdown of funds from LGFA.

LGFA have accepted our application to become a borrower against this fund. LGFA have completed their financial due diligence and we fall well within their benchmarks.

3.4 Other

A long meeting was undertaken with the Papawai Ahu Whenua Trust , and their legal representative regarding the **land swap** to try and finalise a heads of agreement and path forward. We were able to reach agreement and the Trust will be taking this to their members for ratification. This is a significant step and we now have a process to draw this to conclusion. This has been a long process, however the benefits to be gained outweigh the effort so far.

Allied to this the hanger for the **gliding** club is well underway. We have been able secure access from the hanger area to the lower runway vector which was the final main hurdle and the Wellington Gliding Club will be able to effect their permanent move in the coming months as planned. While this is not an SWDC project, it is an initiative we are committed to assisting where able and was one of the benefits we identified in purchasing the Papawai land.

Work commenced prior to Christmas on the **Featherston Town Square**, and now will commence in earnest for the final construction phase which, subject to the usual construction interruption risks, is due to be completed in May (2016).

Preparation of the final report for the **Martinborough Town Hall** strengthening and refurbishment, and **Waihinga Centre** construction has continued with a number of meetings and discussions on that front. This paper is presented to this 24 February meeting.

Discussions are continuing with the **Department of Conservation** on the **ownership of assets they construct**. DOC's issue is that they are required to pay a capital charge for the assets they own, which comes out of their operational budgets. If they can transfer asset ownership then they are not charged the capital charge and therefore have more funding available for maintenance. While conceptually we may be able to assist, future obligations need to be well understood. Destination Wairarapa are helping in these discussions as one of the projects is a cycleway DW have received grant funding for.

A presentation and discussion with the organisers of the **New Zealand Cycle Classic** seeking funding and support to raise the Classic from a UCI 2.2 event to a UCI 2.1 event, which would allow teams that compete in (for example) the Tour de France to participate. This has been included in our annual plan considerations.

Other meetings included **Community Board and Maori Standing** committee meetings and the Featherston public meeting, rounding out this period nicely.

3.5 Rates Arrears (Incl. GST)

DATE	AMOUNT \$'000	NUMBER	DAYS SINCE INSTALMENT DUE	SWDC COMPONENT \$'000 (81%)
1 June 2012	\$855	722	10	\$692
19 June 2012	\$730	632	31	\$591
10 September 2012	\$947		21	\$767
15 February 2013	\$820	565	57	\$664
17 June 2013	\$913	740	27	\$739
4 March 2014	\$1,033	863	12	\$836
14 April 2014	\$954	675	53	\$773
19 August 2014	\$818	592	91	\$663
30 September 2014	\$1,008	809	37	\$816
11 November 2014	\$770	627	83	\$623
27 January 2015	\$672	537	68	\$544
2 March 2015	\$784	798	10	\$635
25 May 2015	\$762	803	3	\$617
3 July 2015	\$624	669	39	\$505
18 August 2015	\$580	547	59	\$470
11 November 2015	\$498	572	83	\$404
1 February	\$521	558	73	422

Arrears are further analysed in the table below:

AREA	ZONE	NO. PROPERTIES	ARREARS	OUTSTANDING	TOTAL
Featherston	Urban	163	\$ 33,760.69	\$ 114,694.39	\$ 148,455.08
Featherston	Commercial	15	\$ 1,202.14	\$ 14,119.55	\$ 15,321.69
Greytown	Urban	64	\$ 21,156.57	\$ 48,115.38	\$ 69,271.95
Greytown	Commercial	13	\$ -	\$ 17,132.34	\$ 17,132.34
Martinborough	Urban	71	\$ 17,113.40	\$ 51,288.15	\$ 68,401.55
Martinborough	Commercial	7	\$ -	\$ 15,577.76	\$ 15,577.76
Rural		225	\$ 61,137.31	\$ 126,058.20	\$ 187,195.51
TOTAL		558	\$ 134,370.11	\$ 386,985.77	\$ 521,355.88

Arrears have risen slightly following the November installment, application of late penalties for that installment, and the application of the "arrears" penalty applied early January. The number of properties outstanding continues to fall however.

4. Corporate

4.1 Occupational Health and Safety

We are well underway toward meeting our health and safety obligations, assisted by Major Consulting.

The health and safety committee has been meeting regularly and producing a string of recommendations for consideration. This group is to be commended for their attitude in tackling their tasks.

4.2 LGOIMA Requests

Topic of Information Request	Request Response
Sites that have life-saving equipment is installed for public use and statistics relating to installation, use etc.	Information provided
Number. of litter Infringements	None
Details of SLG Consulting and Warren and Mahoney contracts	Information supplied.
Parking fines and Cars towed	Nil.
Seeking additional detail about required noise reports relating to Alloa Gun Club.	Information supplied.
Number of Sky subscriptions we pay	None
How much is SG being paid to project manage the Waihinga Centre project	Information supplied.
Resource Consent decisions 150077 and 150061 (Greytown)	Information supplied.
Colony Cage Farm Applications and Notification Decisions In Process	No applications
Details of the competition that was referred to in the timeline relating to the Waihinga Centre	
Details of councillors, salaries, attendance. Details of Council debt and cost of servicing. Ratepayer base, income and source of income. Any rate increase for 2015 and if so % increases.	
Legal costs each year to council of court cases and in which court were cases heard.	
The number of formal complaints lodged over beach, river or lake access from 2011-2015,	
Details about the Extraordinary meeting of FCB Board 22 February	

PLANNING AND ENVIRONMENT GROUP

1. Resource Management

1.1 Resource Management Act - District Plan

SERVICE LEVEL – Council has a Combined District Plan that provides certainty of land use/environmental outcomes at the local and district levels.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2015/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Ratepayers and residents satisfied with the image of the closest town centre shown as "satisfied"	72%	92%	NRB 3 Yearly Survey
The district plan has a monitoring programme that provides information on the achievement of its outcomes (AER's)	Yes	-	Work has begun to change how data is recorded and stored in NCS so as to enable more effective reporting against AER's in WCDP.

1.1.1. Greytown Structure Plan

Officers have engaged a locally based consortia to undertake work on developing a structure plan for the Future Development Area at Greytown.

The WCDP requires the development of a structure plan prior to the overall release of the FDA land for development. The first part of the process is to evaluate the costs of development, the best form and layout for bulk infrastructure.

The second phase involves forming plan provisions to guide that development including development and reserves levies, Council's infrastructure investment and zoning controls for the area.

1.2 Resource Management Act - Consents

SERVICE LEVEL – All resource consents will be processed efficiently.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2015/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Consent applications completed within statutory timeframes	100%	95.3%	NCS (3 applications have gone over 20 w/d) A new tracking system has now been set up to lessen the likelihood of further overruns.
s.223* certificates issued within 10 working days	100%	100%	NCS
s.224* certificates issued within 15 working days of receiving all required information (note no statutory requirement)	85%	100%	NCS

Council received 28 resource consent applications from 1 November 2015 to 31 January 2016. Officers provide more detailed information as part of regular updates, subject to data availability, on all consents direct to Council and Community Board members, so this information is not listed here.

1.2.1. Judicial Review

Councillors are likely aware of the Judicial Review proceedings lodged with respect to the non-notification of two applications relating to the Freshchoice supermarket development and signage in Greytown.

If these review requests are upheld by the High Court, both applications would need to start afresh and possibly be notified for public submissions (this would still depend on the nature of the new applications).

Any decision on notification by the High Court does not however mean that the substantive decisions made (to grant the applications subject to conditions) have been found to be wrong. All such a determination does is require the applicant and Council to restart the process including reconsideration of notification.

Depending on the reasons for the High Court decision, the applicant (Progressive) may have to provide additional information to enable better decisions to be made.

Either way, if a hearing is required to consider any submissions and make new decisions it would need to be before an independent hearings commissioner given the background in this case.

At this stage a Statement of Defence has been prepared in reply to the Statement of Claim lodged by the appellant. Both the applicant (Progressive) and Council are evaluating the strength of the claim against the defence.

It is then hoped that all parties will consider entering into negotiations to establish whether there is any room for a settlement without proceeding to a full High Court hearing with all its attendant costs and risks.

1.3 Reserves Act – Management Plans

SERVICE LEVEL – Council has a reserve management plan programme.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Council maintains and updates reserve management plans as required.	1	0	No action required

1.4 Local Government Act – LIM's

SERVICE LEVEL – Land Information Memoranda: It is easy to purchase information on any property in the District.

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
My LIM contains all relevant accurate information (no proven complaints)	100% (0)	100% (0)	No complaints received to date. All information provided to applicants as required by LG Act.
My non-urgent LIM is processed within 10 days	100%	100%	All processed within statutory timeline.

TYPE	YTD 1 JULY 2015 TO 31 JANUARY 2016	PREVIOUS YTD 1 JULY 2014 TO 31 JANUARY 2015	PERIOD 1 NOVEMBER 2015 TO 31 JANUARY 2016	PREVIOUS PERIOD 1 NOVEMBER 2014 TO 31 JANUARY 2015
Standard LIMs (Processed within 10 working days)	99	75	17	12
Urgent LIMs (Processed within 5 working days)	25	36	4	16
Totals	124	111	21	28

2. Public Protection

2.1 Building Act - Consents and Enforcement

SERVICE LEVEL - Council certifies all consented work complies with the building code, ensuring our communities are safe. The Council processes, inspects, and certifies building work in my district.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Code Compliance Certificate applications are processed within 20 working days	100%	100 %	NCS – Continued monitoring of processing days..
Building consent applications are processed within 20 working days	100%	99.46 %	NCS – Continued monitoring of processing days. Due to staff shortages processing contractors have been used to maintain service levels Year to date, one BC accidentally went over the 20WD's – externally processed.
Council maintains its processes so that it meets BCA accreditation every 2 years	Yes	Yes	January 2016 audit completed, accreditation maintained with no Corrective Action Requests (CARs). Next review will be around January 2018.
Earthquake prone buildings reports received	70%	63 %	Currently 143/227 known premises have been addressed. National changes proposed by the Government may result in changes to the numbers of premises affected.

TYPE	NUMBER	VALUE
Commercial (shops, restaurants, rest home – convalescence, restaurant /bar / cafeteria / tavern, motel, commercial building demolition - other commercial buildings)	7	\$723,732
Industrial (covered farm yards, building demolition, warehouse and/or storage, factory, processing plant, bottling plant, winery)	2	\$27,500
Residential (new dwellings, extensions and alterations, demolition of building, swimming and spa pools, sleep-outs, garages, relocations, heaters, solid fuel heaters.	51	\$4,501,388
Other (public facilities - schools, toilets, halls, swimming pools)	2	\$258,000
Totals	62	\$5,510,620

2.2 Dog Control Act – Registration and Enforcement

SERVICE LEVEL – Dogs don't wander freely in the street or cause menace to humans or stock.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Undertake public education, school and community visits to promote safe behaviour around dogs and/or responsible dog ownership	3 visits	6 Visits	Programme uses Christchurch City Councils Dog Smart programme.
Complaints about roaming and nuisance dogs are responded to within 4 hours	100%	100%	NCS data

INCIDENTS REPORTED	
Attack on Pet	2
Attack on Person	3
Attack on Stock	1
Barking and whining	17
Lost Dogs	14
Found Dog	0
Rushing Aggressive	7
Wandering	42
Welfare	2
Total	88

2.3 Public Places Bylaw 2012 - Stock Control

SERVICE LEVEL – Stock don't wander on roads, farmers are aware of their responsibilities.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Stock causing a traffic hazard is responded to within 1 hour	100%	100%	NCS data
Council responds to complaints regarding animals within 40 hours	100%	100%	NCS data
Council responds to complaints regarding animals within 48 hours.	100%	100%	NCS data

INCIDENTS REPORTED	TOTAL
Stock	13

2.4 Resource Management Act – afterhours Noise Control

SERVICE LEVEL – The Council will respond when I need some help with noise control.

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
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PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 15/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
% of calls received that have been responded to	100%	100%	Noise Control Complaints\Year Records

AFTER HOURS NOISE CONTROL COMPLAINTS RECEIVED	YTD 1 JULY 15 TO 31 JANUARY 16	PREVIOUS YTD 1 JULY 14 TO 31 JANUARY 15	PERIOD 1 NOVEMBER 15 TO 31 JANUARY 16	PREVIOUS YEAR PERIOD 1 NOVEMBER 14 TO 31 JANUARY 15
Total	59	66	33	30

2.5 2.5 Sale and Supply of Alcohol Act - Licensing

SERVICE LEVEL – *The supply of liquor is controlled by promoting responsible drinking.*

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2015/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises are inspected as part of licence renewals or applications for new licences.	100%	100%	All premises inspected at new or renewal application.
Premises that are high or medium risk are inspected annually, while low risk premises are audited no less than once every three years.	100%	100%	All premises inspected at new or renewal application.
Compliance activities are undertaken generally in accord with the Combined Licensing Enforcement Agencies agreement.	100%	100%	

ALCOHOL LICENCE APPLICATIONS PROCESSED	YTD 1 JULY 2015 TO 31 JANUARY 2016	PREVIOUS YTD 1 JULY 2014 TO 31 JANUARY 2015	PERIOD 1 NOVEMBER 2015 TO 31 JANUARY 2016	PREVIOUS PERIOD 1 NOVEMBER 2014 TO 31 JANUARY 2015
On Licence	17	15	10	10
Off Licence	15	14	7	7
Club Licence	1	1	0	0
Manager's Certificate	56	55	28	19
Special Licence	25	27	11	9
Temporary Authority	0	4	0	2

2.7 Health Act - Safe Food

SERVICE LEVEL – *Food services used by the public are safe.*

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2015/16	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises have appropriate FMP in place and meet the risk based standards set out in the Plan.	100%	100%	NCS data. All premises inspected at new or renewal application.
Premises are inspected in accord with regulatory requirements.	100%	100%	NCS data. All premises inspected at new or renewal application.

2.7.1. Bylaws

For the period from 1 November 2015 to 31 January 2016, 8 littering complaints were received. 38 long grass notices were issued and 13 letters regarding overgrown trees and hedges were issued. 9 vehicle dumping incidents were reported. 12 general complaints were received.

Contact Officer: Murray Buchanan, Group Manager, Planning and Environment

INFRASTRUCTURE AND SERVICES GROUP REPORT

1. Group Manager highlights

The consent acquisition for the Martinborough and Featherston Waste Water Plants closed on Friday 22 January 2016. The Commissioners have advised that the decision will be issued within 15 working days. Council is awaiting this response which is due now.

Discussions on Regional Transport have been on-going and a draft report produced looking at options for the Wellington Region and the form of structure that could be employed. This work is in draft and various options are being considered.

Work is progressing on the Regional Waste Minimisation Management Plan with the suggestion to have a joint resource fund to assist in progressing the plan and initiatives in it.

The Christmas period passed with little concern other than, due to the great weather, there were a lot more visitors to the coastal areas than usual with **heavy use on council's facilities, especially toilets. The recent addition over the last few years of new toilets have received a lot of patronage and extra port-a-loo's had been implemented once demand became higher than usual.**

Water use is high, and in line with rainfall and use for this time of year. Works planned on the upgrade of the Martinborough bores to increase yield is planned to be staged to avoid any problems with water supply continuity should there be any issues. Knowing that this is a high demand period a cautious approach is being taken.

The Draft Cycle strategy has been developed and pre-consultation is about to commence with select focus groups prior to general circulation for consultation in the annual plan process. Cycling was recently highlighted with the NZ Cycle Classic event held in South Wairarapa and finishing in the Martinborough Town Square. The completed Featherston trail has also been receiving a lot of use and again highlighting the greater focus on cycling within the region.

2. Water supply

SERVICE LEVEL – Council provides reliable and safe drinking water supplies. Water provided is safe to drink and there is adequate water for urban firefighting.

2.1 Key Performance Indicators

WATER SUPPLY KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
		December	YTD	December	YTD
The average consumption of drinking water per day per resident within the territorial authority	<400 Lt	991 Lt	764 Lt		
Compliance with resource consent conditions/water permit conditions to "mainly complying" or better	95%				

WATER SUPPLY KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
Water supply systems comply with Ministry of Health Bacteriological Drinking Water Standards guidelines 2000*	95%				
Water supply systems comply with Ministry of Health Protozoa Drinking Water Standards guidelines 2000	95%				
The total number of complaints received by the local authority about drinking water taste per 1000 connections	< 15	0	0	0	0
The total number of complaints received by the local authority about drinking water odour per 1000 connections	< 15	0.25 per 1000 connections (1 complaint)	0.5 per 1000 connections (2 complaints)	1	2
The total number of complaints received by the local authority about drinking water pressure of flow per 1000 connections	< 15	0	2.8 per 1000 connections (11 complaints)	0	11
The total number of complaints received by the local authority about continuity of supply per 1000 connections	< 15	1 per 1000 connections (4 complaint)	2.25 per 1000 connections (9 complaints)	4	9
The total number of complaints received by the local authority about drinking water clarity per 1000 connections	< 15	0.5 per 1000 connections (2 complaints)	1.5 per 1000 connections (6 complaint)	2	6
Ratepayers and residents satisfied with level of service for water	75%				
Attendance for urgent call-outs: from the time that the local authority receives notification to the time that service personnel reach the site	< 1 Hr	(3/6) 50%	-	6	22
Resolution of urgent call-outs: from the time that the local authority receives notification to the time that service personnel confirm resolution of the fault or interruption	< 8 Hrs	(5/6) 83%	-	6	22
Attendance for non-urgent call-outs: from the time that the local authority receives notification to the time that service personnel reach the site	< 2 working days	22/37 (59%)	-	19	62
Resolution of non-urgent call-outs: from the time that the local authority receives notification to the time that service personnel confirm	< 5 working days	35/37 (95%)	-	19	62
Fire hydrants tested annually that meet NZ Fire Service Code of Practice	20%	0%	0%		
The % of real water loss from the local authority's networked reticulation system identified by establishing and measuring night flow	< 20%				

2.2 Services

2.2.1. Water supply capital improvements Featherston

Stage 1 contract works which include the bore field and pipeline works as reported earlier are substantially complete, however a mainline pipeline connection near the plant and control configuration at the bore-field remains to be completed.

The contract is expected to be practically complete by the end of February. The system will then be subject to a 12 month maintenance period.

At this point the bore field will be available to deliver water to the storage pond and pending the delivery of the Stage 2 works will be the source of water for Featherston and part of Greytown.

Significant and unreasonable delays have occurred with the delivery of consultancy services for the design and documentation for the Stage 2 works which include the provision of ultraviolet treatment and pH correction. Completion had been expected before the end of June 2016 but is now not expected before September/October 2016.

This is a significant and disappointing delay and requires an extension of time to the programme. MOH will need to approve this and whilst approval is expected it is planned to take the up matter of unreasonable delay with the consultancy services provider. The delays may have some negative impact on finished project costs although this is not able to be reported at this stage.

Original total project costs in 2012 were estimated to be \$1.064M. Stage 1 works costs are over budget at \$655,000(cf \$628,000) and because the design for the plant extensions and equipment have not been completed there remains some uncertainty around likely costs for Stage 2 and hence the overall anticipated cost for the project.

Council will be advised as soon as the information is available and in time for Annual Plan forecasts.

2.3 Water treatment plants

The Waiohine, Greytown and Martinborough plants operated routinely over the period.

2.4 Water reticulation

There were 57 reticulation repairs reported and rectified during the period. (Please note these leaks were over a 13.5 week period.)

2.5 Water races

Routine monthly inspections and blockage clearing of the water race network has been performed by council contractors, City Care Ltd, to maintain satisfactory flows. There were 18 accounts for blockage clearing or no water flow for the Moroa and Longwood network over the period. (Please note these issues were over a 13.5 week period).

2.6 Hydrants

One hydrant was replaced over the period. Hydrant testing is planned for April/May or when water restrictions have been removed.

3. Waste water

SERVICE LEVEL – Council provides waste water services that effectively collect and dispose of waste water. Waste water does not create any smells, spill or health issues and causes minimal impact on the natural environment.

3.1 Key Performance Indicators

WASTE WATER KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
		MONTH	YTD	MONTH	YTD
Number of blockages per 1000 connections	<10	6 complaints	33 complaints	1.5 per 1000 connections (6 blockages)	8.25 per 1000 connections
Ratepayers and residents satisfaction with waste water services	70%	Annual survey	Annual survey	Annual survey	Annual survey
Number of dry weather sewerage overflows per 1000 connections	<10	-	-	0.7 per 1000 connections (3 overflows)	0.7 per 1000 connections (3 overflows)
Attendance time: from notification to arrival on site	< 1 Hr	-	-	3/6 (50%)	13
Resolution time: from notification to resolution of fault	< 4 Hrs	-	-	5/6 (83%)	13
% of resource consent conditions complied with to mainly complying or better*	90%				
No. of abatement notices	<2				
No. of infringement notices	0				
No. of enforcement notices	0				
No. of convictions	0				
No. of complaints per 1000 connections received about sewage odour	< 15	0.2 per 1000 connections (1 complaint)	1 per 1000 connections (4 complaints)	1	4
No. of complaints per 1000 connections received about sewage systems faults	< 15	0	0.5 per 1000 connections (2 complaints)	0	2
No. of complaints per 1000 connections received about sewage system blockages	< 15	6 1.5 per 1000 connections	28 7 per 1000 connections	6	28
No. of complaints per 1000 connections received about the response to issues with sewage	< 15	0.2 per 1000 connections (1 complaint)	0.2 per 1000 connections (1 complaint)	1	1
Proportion of urgent waste water service requests responded to within 6 hours of notification	95%	8/8 100%	-	8/8 (100%)	27

3.2 Waste water treatment plants

Featherston, Lake Ferry, Greytown and Martinborough plants operated routinely during the period with no reported issues.

The trade waste discharger identified in July is working with Officers now to reduce the contamination in their waste. The owner has agreed to separate off the strongest waste stream and is reviewing options for disposal.

3.3 Waste water reticulation

There were 7 pipeline blockages reported during the period (please note these blockages were over a 13.5 week period).

3.4 Hardie Grove, Featherston wastewater pipeline renewal

This work started on 22 October 2015, however equipment issues have caused delays. The project finished in February and all surfaces have been reinstated.

4. Storm water drainage

SERVICE LEVEL – Stormwater drains are well operated and maintained by the Council.

4.1 Key Performance Indicators

STORM WATER DRAINAGE KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
		MONTH	YTD	MONTH	YTD
% of ratepayers and residents satisfied with stormwater drains	54%	Annual survey	Annual survey	Annual survey	Annual survey
% of urgent (any blockage causing extensive flooding of buildings or other serious flooding) requests for service responded to within 5 hours	95%	0	0	0	0
No. of flooding events	0	0	0	0	0
No. of habitable floors affected per flooding event per 1000 properties connected	0	0	0	0	0
No. of abatement notices	0				
No. of infringement notices	0				
No. of enforcement notices	0				
No. of convictions	0				
Median Response time to flooding events (Notification to personnel reaching site in hrs)	3	-	-	0	0
No. of complaints about stormwater per 1000 properties connected	0	0	0	0	0

All systems operated routinely and within available capacity during the period.

5. Solid waste management

SERVICE LEVEL – Recycling stations are accessible and maintained. Refuse and recycling collection services are provided and waste minimisation actively promoted.

5.1 Key Performance Indicators

SOLID WASTE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
		MONTH	YTD	MONTH	YTD
Number of communities with recycling centres	6				
Volume of waste disposed out of district	Decreasing by 2.5%	Decreased by 17% for December	-	-	-
% of ratepayers and residents satisfied with the level of service	80%	Annual survey	Annual survey	Annual survey	Annual survey

5.2 Waste management

Routine services have been delivered successfully over the period. Additional services were provided over the Christmas period for the coast with two additional collections required.

6. Land transport

SERVICE LEVEL – Roads are maintained to ensure they are safe and comfortable to travel on. Footpaths can be safely used to get around town.

6.1 Key Performance Indicators

LAND TRANSPORT KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
		MONTH	YTD	MONTH	YTD
Using the RAMM measurement system, average smooth travel exposure on urban roads to be 85% and rural roads 95% with maximum variation of 5%	95%				
Ratepayers and residents fairly/very satisfied with the roads	78				
5% of sealed roads are resealed each year subject to availability of NZTA subsidy	100%				
The pavement condition index as measured by the NZTA pavement integrity index	95%				
The number of crashes causing injuries is reduced	Group and control average				
The number of fatalities and serious injury crashes on the local road network	<7				
Ratepayers and residents are satisfied with footpaths in the district	68%				
Availability of footpaths on at least one side of the road down the whole street	87%				
Footpath Condition rating 95% compliant with SWDC AMP Standard	95%				
The % of customer service requests relating to roads and footpaths responded to within 48 hours	95%	16/17 (94%)	106/112 (95%)	17	112
Meet annual plan footpath targets	Yes				

6.2 Roothing maintenance – Fulton Hogan

Sealed pavement repairs have been completed on Lake Ferry Road, White Rock Road, Western Lake Road and Hinakura Road over the last 2 months.

The annual rural mowing cycle of roadside berms was completed prior to Christmas.

Chemical control of rural water-tables, sight-rails and signposts has been undertaken. It is later than usual and the long term effect will be monitored.

High shoulder removal has been completed on Western Lake Road, Ruakokaputuna Road, Tora Road, Bidwell Cutting Road and Lake Ferry Road, with the desire to allow surface water to migrate into the roadside drainage network.

Drain cleaning has been completed on White Rock Road.

Pre-seal repair inspections for next year's reseal programme have commenced, with the expectation that works will commence this financial year.

Sightline improvement works in the way bank removal has been completed on White Rock Road.

Unsealed Road Aggregate renewal programme is being developed, for completion during the autumn.

Officers are monitoring Fulton Hogan's programming and budget control.

Fulton Hogan's monthly audit and cyclic activities is done on a monthly basis and their performance for the second financial year is charted below.



6.3 Reseals - Higgins

The programme for the year was completed prior to Christmas. This early completion allows the summer heat and traffic to fully bed the stone chip in giving better performance.

Contract Fluctuations Indices gave an approximate 5% savings since tender closed. The 19.0 km target of reseals was met.

The annual remark of road-marking is programmed through this contract to be completed in the March/April period.

6.4 Footpath renewals - Fulton Hogan

Concrete renewals in Featherston and Martinborough have been completed. Greytown works are underway.

Following the completion of concrete works hotmix resurfacing will be undertaken with completion expected by the end of March.

6.5 Other contracts

Sealed Road Rehabilitation Contract for 0.688 km of Lake Ferry Road and 0.447km of Bidwills Cutting Road has closed and is currently being considered.

Whatarangi Cliff Dropout Reinstatement on Cape Palliser Road is currently out to Tender.

7. Amenities

SERVICE LEVEL – Parks and reserves enhance the quality of life in our communities. Our playgrounds are safe and enjoyed by the community. Clean safe public swimming pools can be accessed in the District. Provision of some low cost housing for the elderly (or in line with Council policy) in each town. Well maintained hall facilities that are available for the public to book. Public toilets are convenient, clean and safe. There is a wide range of library stock including up to date material.

7.1 Key Performance Indicators

AMENITIES KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
		MONTH	YTD	MONTH	YTD
Users satisfied with parks and reserves	90%				
Ratepayers and residents are satisfied with Council playgrounds	80%				
Council playground equipment that meets national standards	100%				
Council pools comply with NZ swimming pool water testing standards	100%				
Ratepayers and residents satisfaction with Council swimming pools	65%				
Occupancy of pensioner housing	99.8%				
Ratepayers and residents satisfied with town halls	74%				
Cycle strategy	Developed				
Ratepayers and residents satisfied with public toilet facilities	90%				
Taking programmes out into the community and providing a wide variety of programmes in the library	>3 per library				
% of ratepayers and residents satisfied with libraries	90%				

7.2 Parks and reserves

7.2.1. Featherston

The Card Reserve hedge on the corner of Underhill Road received its long-awaited short-back-and-sides on 11 February, and we now have a considerable stock of mulch for Featherston parks and gardens. The arborist's recommendation for the remainder of the macrocarpas along the Underhill Road side of Card Reserve is to remove them and replant, and this is being priced for 2016/17.

Pricing has been requested for the replacement of the stadium roof, which is to be done before the end of summer.



There have been numerous incidents of rubbish dumping, mainly at Otauirā Reserve and the north end of Johnson Street. Dumping has also included stock carcasses in Abbotts Creek and at the Lake Domain.

City Care has been complimented by councillors on how good the playground and gardens are looking at the moment.

The contract for the first stage of the Featherston Town Square development has been awarded to Perkinson Civil Ltd, and work will start in mid-February.

7.2.2. Greytown

The fence on the East Street side of Stella Bull Park has been replaced, and there are now bollards at the entrances to prevent access by vehicles. The Greytown Country Market at Stella Bull Park continues to be very successful and popular. We are working with the organisers to ensure that vehicles are kept off the park during the event.

In November the *Wairarapa Times-Age* published an article noting the **improvement in Farley's Oak over the last three years, mainly thanks to the TLC provided by the City Care gardeners.** The tree is scheduled for its annual health check by the arborist this month.

7.2.3. Martinborough

The picnic tables in Martinborough Square were water-blasted and checked for repair needs before Christmas. A water meter was installed on the supply for the irrigation system in the Square so water usage can be monitored.

Following on from the annual arborist inspection, a number of the notable trees in Considine Park, within the campground area, have had maintenance work done on them.

7.2.4. Coastal reserves

The summer season at the south coast reserves has been very busy, particularly at Ngawi. Unfortunately the large number of visitors has not resulted in equally large donations in our donation boxes, with \$230 received for the six months to December 2015, and for January 2016, \$63.47 in cash and a considerable number of stones of no monetary value.

The new toilets for north Tora and Ngawi were delayed in manufacturing and were not in place before Christmas. The unit for Tora has now arrived from Blenheim and work is underway to get it installed.

The public toilets at the Ngawi Fire Station were closed before Christmas, as the septic tank system can no longer accommodate them. They were replaced with Portaloos, and over the peak holiday period, there were ten Portaloos in place. It became clear very early in the holiday period that some campers were emptying their campervan toilet waste directly into the Portaloos, as contractor needed to empty them every week.

7.3 Properties

7.3.1. Featherston

The work on the Anzac Hall building has now been completed, and the final stage of work is about to commence. This involves work on the stormwater and sub-floor ventilation systems, and repaving the outside area on the Bell Street side.

Preparatory work has begun on the painting of the library and information centre buildings. The contract for this work went to Holmes Construction Group from Greytown.

7.3.2. Martinborough

The damage to the Martinborough Town Hall on the west face of the stage tower has now been repaired.

The Cork Street building has been cleaned out and handed over to the Martinborough Menz Shed as their new headquarters. The building will soon be prepared for the repainting of the exterior by the Menz Shed team. An archives search is underway for the original building plans to help with the refurbishment of the interior.

7.4 Community housing

There have been a few enquiries about houses available but no changes to the waitlist in Martinborough (five applicants), Greytown (three applicants) and Featherston (five applicants).

A new tenant moved into Burling Flats in November and has settled in well. New made-to-measure blinds for the kitchen and laundry/bathroom were installed. The new tenant is now enjoying her new home.

One tenant at Cicely Martin Flats has recently purchased a mobility scooter and is now looking how it can be securely housed. Some options are being investigated on how to solve this problem.

7.5 Cemeteries

There have been two ashes burials in the last two months where family members have approached Council directly rather than going through a funeral director. The City Care sextons work directly with the families on these interments, and the feedback has been positive in both cases. People making future plans of where they wish to be buried or following up on their

reserved plots continue. Enquiries of existing plots and information are on-going and it is very rewarding to be able to fill in the gaps for these people.

7.5.1. Featherston

November: There was a memorial plaque placed on niche wall (no ashes), and one ashes burial.

December: There were two ashes burials, and one niche purchased for ashes to be interred at a later date.

January: There were two burials, and one ashes interment.

7.5.2. Greytown

November: There were three burials.

December: There was one ashes interment.

January: There were two burials, and one ashes interment.

7.5.3. Martinborough

November: There was one burial and one ashes interment in a wall, and one ashes interment in the services wall.

December: There was one burial, and one niche purchased for ashes to be interred at a later date.

January: There was one burial.

7.6 Swimming Pools

7.6.1. Swimmer numbers for all pools December and January

	Greytown	Featherston	Martinborough
December swimmer numbers	1775	564	840
Concessions as %age of total swimmers	27%	33%	41%
Peak day – number of swimmers	28/12/2015: 264	21/12/15 : 21	28/12/15 : 195
Number of unattended days (no swimmers), excluding 25 December	3	6	0

	Greytown	Featherston	Martinborough
January swimmer numbers	3316	815	2445
Concessions as %age of total swimmers	31%	29%	11%
Peak day – number of swimmers	23/01/2016: 336	25/01/2016 : 143	23/01/2016 : 241
Number of unattended days (no swimmers)	0	1	0

Swimmer numbers remain high at Greytown, helped by high visitor numbers in the town and at the campground, as well as some particularly hot days in January. Average daily swimmer numbers ranged from 18 (Featherston) to 58 (Martinborough) in December, and from 28 (Featherston) to 114 (Greytown) in January.

7.6.2. Use of pools outside public hours

The additional cost to SWDC to open the pools outside of the contracted public and school swimming hours is the cost of one or more lifeguards. This is charged to council at \$33/hour per lifeguard. Pool users willing to pay this fee can have the use of the pool outside of public hours, and we have notified sports clubs and teams that this option is available for training swims and social events. Greytown Senior Rugby was the first to take this up, with players enjoying regular Saturday morning sessions.

7.7 Events

7.7.1. Featherston

Completed events – 25 November – White Ribbon Day, Clifford Square, Featherston

12 December – Featherston Christmas Market, Featherston

18-29 January – Free School Holiday Programme, Card Reserve and Swimming Pool, Featherston

Future events – Tri-Featherston – Card Reserve and Featherston Swimming Pool

7.7.2. Greytown

Completed events – 6 December, 3 January and 7 February 2016 – Greytown Country Market

23 January - Posh Pashley Picnic, at Stella Bull Park; Greytown

Future events – March Greytown Country Market at Stella Bull Park; Greytown Christmas Market at Greytown Town Centre

Wairarapa Balloon Festival, Soldiers Memorial Park, Greytown

7.7.3. Martinborough

Completed events – November - Toast Martinborough

20 December – Martinborough Christmas Parade

21 January – Huri Huri, Martinborough Square

6 February – Martinborough Fair, Martinborough Square, Town Hall

Future events – Brew Day, Martinborough,

Wairarapa Balloon Festival, Martinborough Town Square

March 2016 – Martinborough Fair

Martinborough Round the Vines Fun Walk/Run

7.8 Libraries

No library statistics are available for December and January due to issues with the Kotui analytics software. This software is soon to be replaced, and staff training will take place over February and March.

The summer reading programme was very successful, with 110 enrolments at Featherston, 107 at Greytown and 91 at Martinborough. A summary of facts about the programme at Featherston was prepared by Meg Barnard, the Featherston programme co-ordinator, and is attached as Appendix 3.

8. Civil defence and emergency management

SERVICE LEVEL – People are prepared for a civil defence emergency.

8.1 Key Performance Indicators

CIVIL DEFENCE AND EMERGENCY MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
		MONTH	YTD	MONTH	YTD
Ratepayers and residents prepared for an emergency	75%				
Regional Civil Defence Emergency Annual Plan achieved.	Yes				

8.2 Wellington Regional Emergency Management Office (WREMO)

8.2.1. Update

- WREMO Wairarapa staff has been working with Masterton District Council to identify extra staff that are not normally involved in core council functions during an emergency to operate the EOC. MDC have come to the party and have allocated 18 staff to join the EOC and take part in the training program for 2016.
- Elected Members Emergency Management training has been offered to SWDC. The training has been delivered to other territorial authorities throughout the Wellington region and has proved to be a very useful session for elected members.
- A workshop for the South Wairarapa Community Boards outlining Emergency Management and Community Response Planning was delivered on 2 December 2015.
- An audit was carried out on all designated Civil Defence Centres in South Wairarapa.
- Identified and audited a number of potential Emergency Assistance Centres (formerly Welfare Centres) throughout the South Wairarapa including Tuhirangi Marae, Pirinoa Community Hall, Featherston Rugby Club and Featherston Community Centre.

- Community Response Planning is almost underway for Martinborough with the first working party meeting to be held next week, 22 February.
- Attended Martinborough Fair, 6 February 2016.

9. Appendices

Appendix 1 Monthly water usage

Appendix 2 Waste exported to Bonny Glen

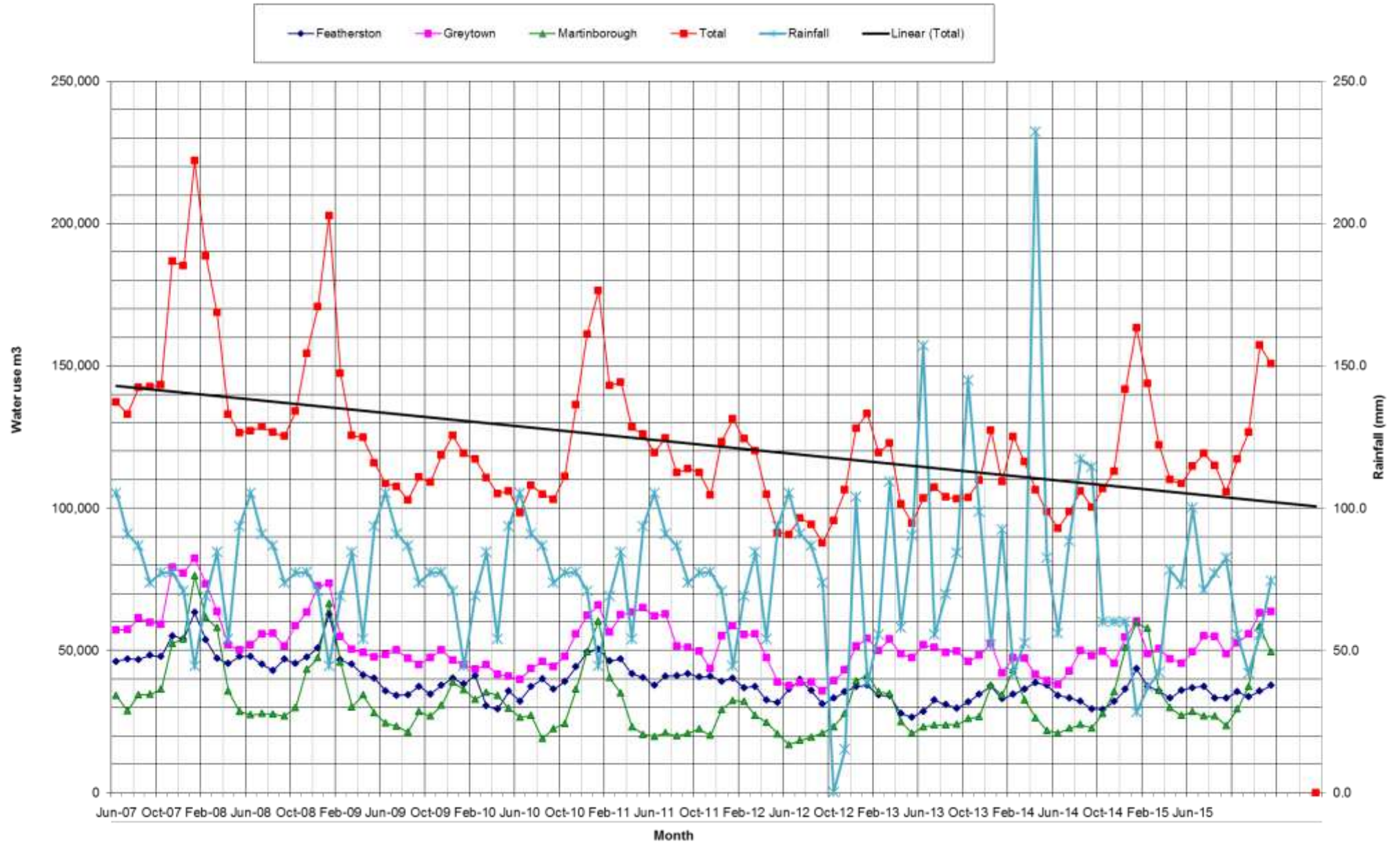
Appendix 3 Featherston Library Summer Reading Programme 2016

Contact Officer: Mark Allingham, Group Manager Infrastructure and Services

Reviewed by: Paul Crimp, Chief Executive Officer

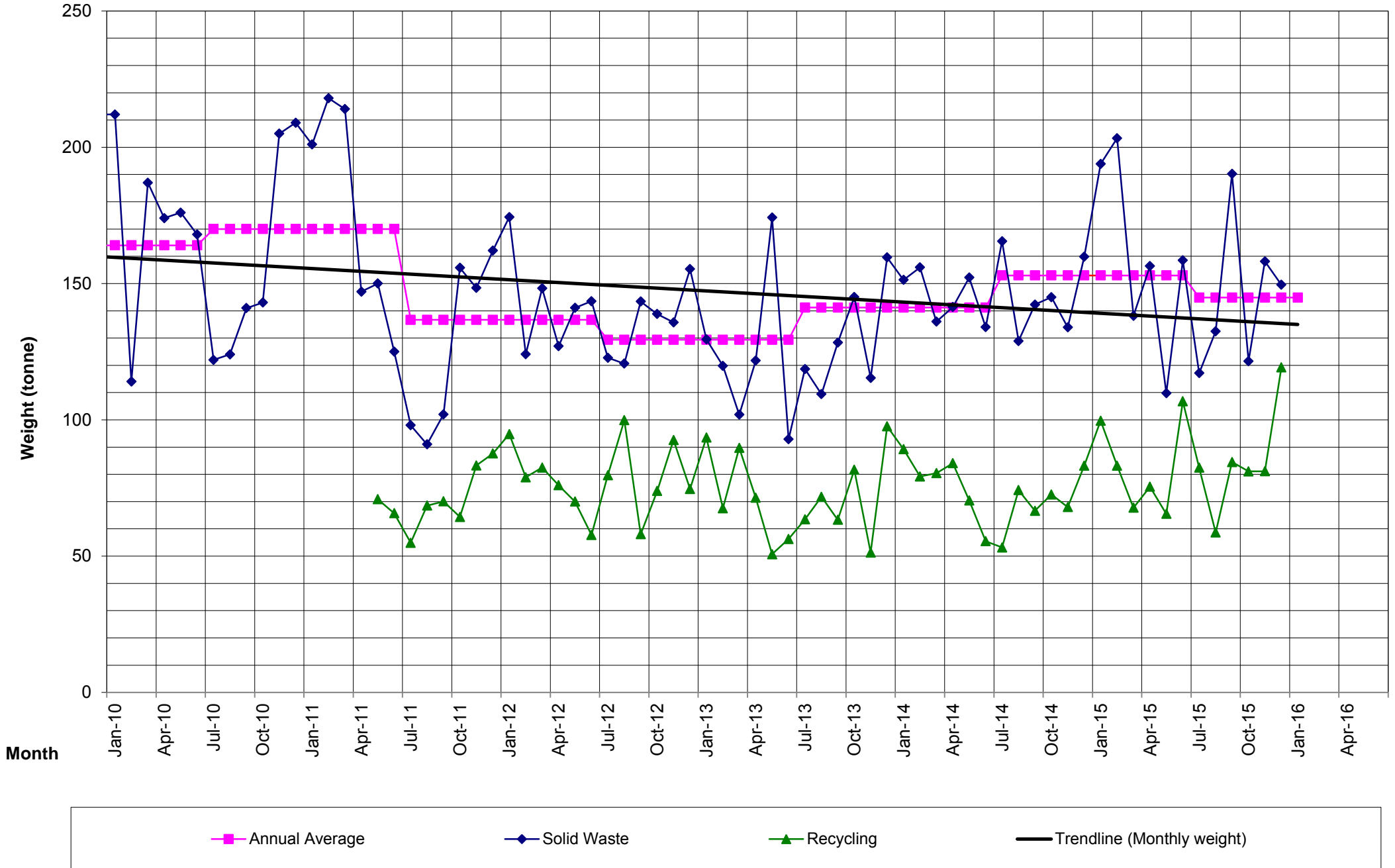
Appendix 1 - Monthly Water Usage

Water use South Wairarapa District Council



Appendix 2 -Waste Exported to Bonny Glen

Monthly weight of waste transferred to Bonny Glen



Appendix 3 - Featherston Library Summer Reading Programme 2016



Entertainers



We had participants from many different schools, including the following Featherston schools:

School	No. of Participants
Featherston School	35
Kahutara	15
Montessori	1
South Featherston	12
St Teresa's	23
Bell St	9

We had 59 New Participants!

Summer Craft



This year, we visited Bell St Early Learning Centre and Featherston School to do in-school report-ins



Upon completion of the programme children were awarded a book prize and certificate, to celebrate their participation.

Reporting-In



Christmas Craft



iRead



498 Report-Ins over the summer from ages 2-15!
58.1 hours of talking to children!

Based on a 7minute report-in session

OUR COMPLETION STATS WERE 92%!!

Featherston Library also
ran a programme for
Intermediate and College
aged students....

iRead



There was a great amount of
participation this year, with 17
students enrolled, 29 book
prizes earned and an awesome
Zine Workshop!



For every three
reviews completed
in their journal, the
iReaders got to
choose a brand new
book to keep

**A HUGE THANK-YOU TO OUR
SPONSORS:**

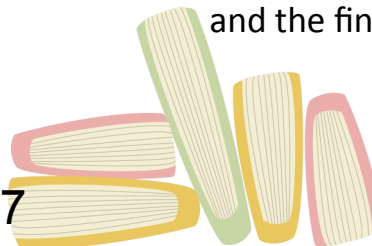


Summer Reading Programme 2016 At Featherston Library



The Featherston Library was
buzzing with activity this
summer with the Summer
Reading Programme in full
swing. 110 children took part in
activities including reporting-in,
craft events, story-teller shows
and the finale.

This leaflet includes
some facts and stats
about what went on
here at Featherston
library.



MAORI STANDING COMMITTEE

21 MARCH 2016

AGENDA ITEM 5.2

REPORT BACK ON COMMITTEE RECOMMENDATION TO COUNCIL

Purpose of Report

To update members on Council's decision on the Committee recommendation to Council.

Recommendations

Officers recommend that the Committee:

1. *Receive the information.*

1. Executive Summary

As requested by the Maori Standing Committee, the following recommendation was made to Council for their consideration on the 24 February 2016.

MSC RESOLVED (MSC 2016/01) to recommend to Council to consider appointing a member of the Maori Standing Committee to the Wairarapa Moana Statutory Board as the SWDC representative.

(Moved Shaw/Seconded Te Whaiti)

Carried

Before making a decision on Board makeup, Council wanted to hear from the Office of Treaty Settlements about what would be expected from Council and made the following resolution.

COUNCIL RESOLVED (DC2016/14):

1. To receive the information.
2. To defer a decision on appointing a nominee to the Wairarapa Moana Statutory Board until 6 April 2016.

(Moved Mayor Staples/Seconded Cr Davies)

Carried

Contact Officer: Suzanne Clark, Committee Secretary

Reviewed By: Paul Crimp, Chief Executive

MAORI STANDING COMMITTEE

21 MARCH 2016

AGENDA ITEM 5.3

MĀTAKITAKI-A-KUPE (CAPE PALLISER) – FIRST COASTAL TRAIL SIGN

Purpose of Report

To discuss Cape Palliser stories with Maori Standing Committee members and determine the next step.

Recommendations

Officers recommend that the Committee:

1. *Receive the information.*
2. *Subject to alterations as requested and missing information supplied, approve the Cape Palliser stories to be progressed and incorporated into an artistic proof suitable for printing on a large sign.*
3. *Discuss and agree a potential location for the sign.*

1. Background

Ra Smith, Kahungunu Ki Wairarapa, made a submission to Council on the 12/22 Long Term Plan requesting a partnership in sharing appropriate archeological, historical and wahi tapu information for heritage trails. A Kupe heritage trail and a Maori settlement trail was suggested.

Council supported the initiative and agreed to work with Maori to progress. The Maori Standing Committee were asked to write the stories and advise on appropriate locations for signs to be erected. The Committee agreed to concentrate on creating the first sign at Cape Palliser by the lighthouse. It was agreed that design elements of the signs would link them together and eventually a trail map could be produced for tourism purposes.

2. Cape Palliser Sign

Several short stories, including information about the Cape Palliser lighthouse have been prepared for review and/or approval by the Committee. The stories are in Appendix 1 and can either be approved as is or taken away by the Committee and reworked.

The artwork and map are representative of what will be included on the sign, but to avoid copyright issues pictures will be retaken and the map redrawn so it is appropriate for a large display.

To include all the text and illustrations presented the sign would need to be approximately 900mm high x 1200mm wide. Artwork will be printed on one side on the correct type of composite board (aluminium outers with low density polyethylene core) and graffiti proofed. It is proposed to mount this board perpendicular to the ground between two appropriately sized wooden posts which would be concreted in to the ground.

3. Other Stories

Ideas for future story development has been included in Appendix 2.

4. Appendices

Appendix 1 – Cape Palliser Stories

Appendix 2 – Future Story Development

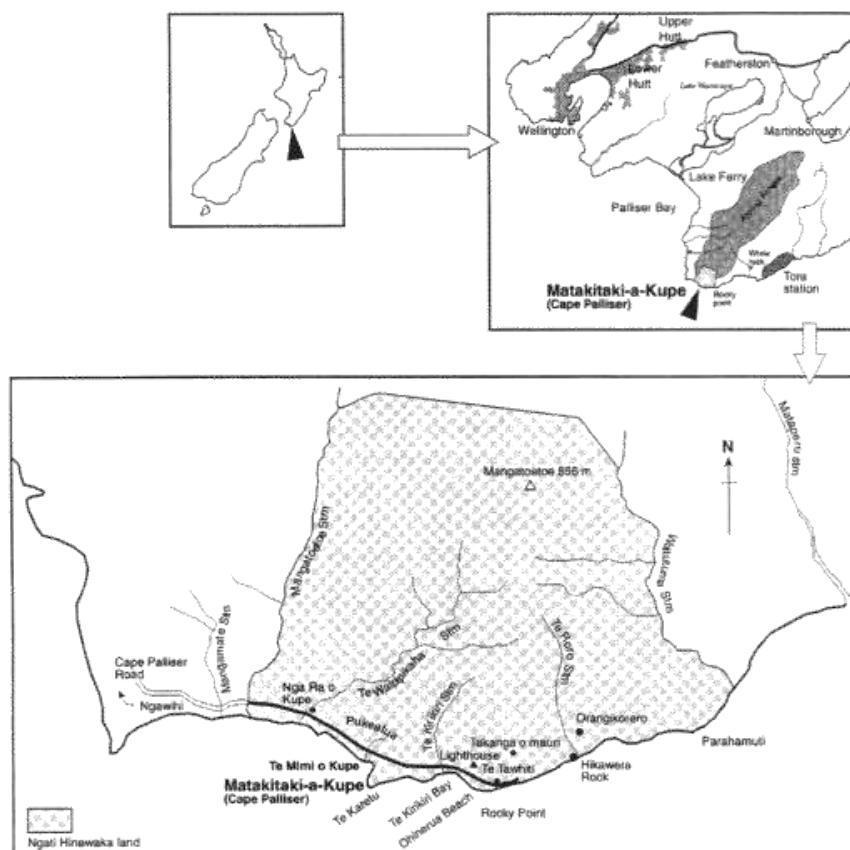
Contact Officer: Suzanne Clark, Committee Secretary

Reviewed By: Paul Crimp, Chief Executive

Appendix 1 – Cape Palliser Stories

MĀTAKITAKI-A-KUPE (CAPE PALLISER)

Much of the land at Matakītaki-a-Kupe is managed by a trust, whose members are Ngāti Hinewaka. The land immediately surrounding the lighthouse was returned to Ngāti Hinewaka on 14 December 1993 after being taken forcibly by the Crown in 1897 for the building of the lighthouse. The whole Matakītaki-a-Kupe area has special spiritual significance and is regarded by them as a waahi tapu (sacred place). For this reason they take seriously their responsibilities and duties as the kaitiaki (caretakers/protectors).



DO YOU KNOW?

The mouth of Te Ika A Maui (the fish of Maui) is Palliser Bay and the gleaming eye behind the mouth of Maui's fish is Wairarapa Moana.

CAPE PALLISER LIGHTHOUSE

The rugged coast and notorious Cook Strait gales contributed to many early shipwrecks. The 18-metre lighthouse tower is made of cast iron, is elevated 78 metres above sea level and is fitted with a 2nd order Fresnel lens illuminated by a 1000 watt incandescent bulb which flashes 2 times every 20 seconds. The



The lighthouse is painted red and white to make it stand out from the hills behind it. There are only two other lighthouses in NZ with stripes rather than plain white (Dog Island Lighthouse and Cape Campbell Lighthouse have black and white stripes). The original access to the lighthouse was a dirt track up a 58 metre cliff. This was a dangerous walk for the keepers, especially in stormy weather. Stores were delivered to the station every 3 months. If the sea was too rough, the stores would be landed at Kawakawa Bay, 6kms away. Many stores were lost during the unloading process. The keepers had to haul the oil and kerosene up the cliff which they did on a railway using a hand winch. When the lighthouse was eventually connected to the nearby settlements by road, keepers would collect their mail and supplies once a week from Pirinoa. The keeper's houses can be seen from beside the lighthouse steps.

1897 - Lighthouse first lit

1912 – 258 steps built to the tower to replace the dangerous dirt track

1954 – Light converted from oil to diesel-generated electricity

1967 – Connected to mains electricity

1986 - Lighthouse automated and demanned

KUPE'S SAIL

Ngā Rā o Kupe (Kupe's Sail) is on the eastern shore of Palliser Bay, 1km north of Cape Palliser. The name was originally applied to two triangular patches of light-coloured cliff showing against the green vegetation of the surrounding hills. The story connected with *Ngā Rā o Kupe*, is that Kupe and his companion Ngake were camped here when a contention arose as to who could succeed in first completing a canoe sail (*Rā*). Each started to work in the evening to make a sail. Kupe finished his sail a little after midnight, whilst Ngake did not complete his until dawn, thus Kupe won. The sails were hung up against the cliffs and may be seen there to this day. Kupe's sail is shown in the picture below and Ngake's sail is further back from the shore and less noticeable.

Both patches of light-coloured cliff are composed of outcrops of late Miocene sandstone (about 12–14 million years old) with Kupe's sail close to 30 metres high dipping seaward at an angle of 45 degrees. Abundant marine fossils are in the sandstone and similar beds occur in Hurupi Stream and Putangirua Stream further to the west around Palliser Bay.



FOOD SOURCES AT CAPE PALLISER



NZ Fur Seal (kekeno)

Maori people of the area were both gardeners and hunter gatherers, reliant on what they could take from the forest, rivers, streams, coastal lagoons and the sea. The main sources of food were likely to have been small birds, fish, seals (kekeno) and kūmara (sweet potato). On the brink of extinction 150 years ago, kekeno are now protected and are making a remarkable comeback. The fur seal colony at Cape Palliser is the only one in the North Island where breeding is well-established.

New Zealand fur seals have pointy noses, long whiskers, visible external ears and bodies covered with two layers of fur. The breeding season is from mid-November to mid-January. Keep your distance as although the seals look docile, they can move

surprisingly quickly and it is advisable never to approach a female with young or get between a seal and the water, cutting off its escape route to the sea.



Korako Groves/Berries

In the harsh Cape Palliser environment, Korako groves were valued by Maori for their berries, shelter and because they attracted birds which could then be snared. Korako groves are a good indication of pre-european Maori settlement sites. There are (*insert number*) of Korako groves in the Cape Palliser area. The closest is (*insert number*) km from this site.



VEGETATION

Southerly storms drive head on into Palliser Bay bringing temperature drops, high seas, heavy rain and icy gales. These physical forces have shaped a tough environment which is largely barren of vegetation other than the toughest grasses. The native sand tussock *Austrofestuca littoralis* and *Myosotis pygmaea*, a tiny gravel bank spring annual are two of the plants you will find at the Cape. Both of these plants have a 2012 conservation status as 'at risk-declining'.



Myosotis pygmaea



Appendix 2 – Other Potential Stories for Development

Other Locations Named for Kupe

Possible stories for inclusion on the first sign or another sign in a different location

Te-Waka-o-Kupe (one of the locally-built canoes made by Kupe and his people) was wrecked on these shores. This wreck takes the form of jagged rocks stretching out to sea.

Te-Ure-o-Kupe, and Te Mimi is also a rock formation resembling the name it bears with a trickle of water beneath it.

Kupe's Mirror, or peep-hole, is a hole formation facing in a south-westerly direction out to sea. It was through this hole that Kupe was supposed to have kept watch for his wife's safety when she was out at sea fishing in a canoe.

Kupe's Basin is a basin-like formation which is kept full of sea water when the tide is high. The basin was used to throw the catch of fish into, until the fishing was completed. The catch was then taken ashore to be cleaned and cut up. Fish was not allowed to be cleaned or cut up on the rocks. Climbing about on certain parts of the rocks was tapu (sacred), for in those days of long ago it was sure to bring rain or rough weather or mishap at sea. In days of old these precautions were mana (sacred or holy), and woe be to him who disregarded them.

MAORI STANDING COMMITTEE

21 MARCH 2016

AGENDA ITEM 6.1

RESOURCE CONSENT 160015 - LAND USE RESOURCE CONSENT 160018 - SUBDIVISION

Purpose of Report

To provide the Maori Standing Committee (MSC) with information about one recent subdivision consent application received by Council.

Recommendations

Officers recommend that the Committee:

1. *Receive the information, and*
2. *Provide feedback to Officers on any relevant cultural matters which the subdivision application raises.*

1. Background

Council has recently received one land use application from John Priest (Ref: 160015) and one subdivision applications from Phillip & Jill Colton (Ref 160018). The applications have been included in Appendix 1.

2. Discussion

RC160015

The land use proposal (160015) is to create a small camping ground at Cape Palliser Road, Lot 2 DP 472143, and this is to include the construction of a 75m² utilities building to accommodate a kitchen, laundry and bathroom facilities and three (3) cabins.

The site is within the Rural (Primary Production) zone, and is within a Coastal Management Environment Area. Rural Zone rules apply.

ArchSite indicates that there are known archeological sites within the property area. An Archaeological Assessment was carried out at the time of Subdivision in 2010, and the resulting report is appended.

When assessing the application the Council must consider Maori cultural and traditional relationships with their ancestral lands, water, sites of significance, waahi tapu, and other taonga.

Any knowledge of such matters in relation to this site that the MSC is able to share with Council will help when developing any conditions attached to this resource consent.

RC160018

The subdivision proposal (160018) is to subdivide the property, adjusting the boundary between the two parcels within Certificate of Title WN22B/896, Lot 3 DP 2486 and Lot 4 DP 2486, into 58.7375 and 52.5484 respectively.

A factor of the application is that the existing parcels meet the threshold by which individual Certificates of Title could be called for utilizing Section 226 of the Resource Management Act 1991. Hence a 226 Certificate could be requested, two titles issue and a boundary adjustment follow.

For practical reasons the 226 process, by arrangement with Council, has been bypassed with the ability to use it acknowledged.

The site is within the Rural (Special) zone, and Rural Zone rules apply.

ArchSite indicates that there are no known archeological sites within the subdivision area.

When assessing the application the Council must consider Maori cultural and traditional relationships with their ancestral lands, water, sites of significance, waahi tapu, and other taonga.

Any knowledge of such matters in relation to this site that the MSC is able to share with Council will help when developing any conditions attached to this resource consent.

3. Conclusion

Comments on relevant cultural matters are sought to assist with the processing of this application. Any matters identified can be included in the Section 42A report and consequent conditions of consent.

4. Appendix

Appendix 1 – Resource Consent Application 160015 – Land Use

Appendix 2 – Resource Consent Application 160018 - Subdivision

Contact Officer: Chris Gorman, Senior Resource Management Planner

Reviewed By: Murray Buchanan, Group Manager Planning and Environment

Appendix 1 – Resource Consent Application 160015

APPLICATION FOR RESOURCE CONSENT

Under s88 of the Resource Management Act 1991



Applicant Details

Name	John R Priest
Postal Address	2805 Cape Palliser Road Ngawi
Home Phone	
Cell Phone	
Email Address	

Contact Details for Agent (if different to that of the applicant)

Name	Sigma Consulting Engineers Ltd
Postal Address	PO Box 14039 Hastings 4159
Home Phone	06 8700 669
Cell Phone	0276 870 121
Email Address	tim@scengineers.co.nz

Location of the Activity

NB: A full site plan (to scale) is required as part of this application.

Street Address	2805 Cape Palliser Road Ngawi
Legal Description	Lot 2 DP 472143
Valuation Number (if known)	

Written Consent of Affected Parties

N/A	<input checked="" type="checkbox"/>	Gained and Attached	<input type="checkbox"/>	Not Gained	<input type="checkbox"/>
-----	-------------------------------------	---------------------	--------------------------	------------	--------------------------

Certificate of Title

CT Attached	<input checked="" type="checkbox"/>	Council to provide CT (\$20 inc GST)	<input type="checkbox"/>
-------------	-------------------------------------	--------------------------------------	--------------------------

Signature – To be signed by the applicant or agent

**Tim
Pike**

Digitally signed by
Tim Pike
DN: cn=Tim Pike,
o=Sigma Consulting
Engineers Ltd., ou,
email=tim@scenginee
rs.co.nz, c=NZ
Date: 2016.02.11
21:55:38 +13'00'

Tim Pike

Name: **Tim Pike**

Date: **11 Feb 2016**

Brief description of the Proposed Activity (Attach extra pages if required)

All applications must give a general description of the activity the consent is being applied for example; a site description, existing and proposed activities buildings and structures, a description of any existing flora or fauna, parking access and loading information, provisions of services, any known sites of heritage or hazard prone areas and any easements.

.....
Refer to Sigma Consulting Engineers Ltd report R14-305-A
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.....

Discussion of the actual and potential effects the activity may have on the environment (Attach extra pages if required)

.....
Refer to Sigma Consulting Engineers Ltd report R14-305-A
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.....
.....

Methods for avoiding, remedying or mitigating any adverse effects (Attach extra pages if required)

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Refer to Sigma Consulting Engineers Ltd report R14-305-A
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A description of any alternative methods that may have been considered (Attach extra pages if required)

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Refer to Sigma Consulting Engineers Ltd report R14-305-A
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Checklist of Information to be Provided with this Application

<input checked="" type="checkbox"/>	A copy of a current certificate of title (less than 3 months old) or a copy of a purchase agreement where the CT has not yet been issued
<input checked="" type="checkbox"/>	Application fee (see attached fee schedule)
<input checked="" type="checkbox"/>	<p>An assessment of Environmental Effects which must include:</p> <ol style="list-style-type: none"> 1. Brief Description of the Proposed Activity 2. Discussion of the actual and potential effects the activity may have on the environment 3. Methods for avoiding, remedying or mitigating any adverse effects 4. A description of any alternative methods that may have been considered 5. Identification of people affected by the proposal (if any)
<input checked="" type="checkbox"/>	<p>A fully dimensioned or to scale site plan showing:</p> <ol style="list-style-type: none"> 1. Road name, street number and north point 2. The location of all existing and proposed structures – elevations of each proposed building will also be required 3. The position of all new boundaries 4. Numbers, areas and dimension of proposed allotments (for subdivision) 5. Proposed easements 6. Vehicle parking, access and loading areas 7. Existing and proposed landscaping 8. Existing services (water, sewer, stormwater, power, telephone)
N/A <input type="checkbox"/>	<p>If proposal involves the relocation of a building the following is required:</p> <ol style="list-style-type: none"> 1. Design and external appearance of the structure will be required 2. Builders report on the condition of the building
<input checked="" type="checkbox"/>	<p>If the proposal involves sites of historic value the following is required:</p> <ol style="list-style-type: none"> 1. Effect of the proposal on the protection of the value, integrity and character of the historic site 2. The degree of modification or disturbance resulting from the proposal on the historic site 3. A statement of actual and potential effects of the proposal on heritage values – and where possible how these can be mitigated
<input checked="" type="checkbox"/>	<p>If the proposal involves a natural hazard area (eg. Flood or a Faultline) the following is required:</p> <ol style="list-style-type: none"> 1. Building plans and elevations 2. The location of all buildings and sealed surfaces within the site 3. The effect on the building from the natural hazard area 4. Proposed methods associated with the proposal to avoid or mitigate any adverse effects of the natural hazard

N/A

☐

5. The effect of the natural hazard on the health and safety of occupants and users of the site and the general public
6. As assessment of site stability and the resulting effect on the proposal from the natural hazard

If the proposal involves hazardous substances and facilities the following is required:

1. A description of the nature and scale of the proposed hazardous facility
2. An inventory, including quantities, of all hazardous substances proposed to be stored and/or used on the site

Important notes for the Applicant

1. Please ensure your applicant is complete. If information is omitted Council will return the application to you within 5 working days under s88(3) of the RMA.
2. The required application fee must be paid before processing will start. If the application requires notification, the applicable notification fee must be paid prior to notification.
3. If the resource consent is granted, the applicant is legally required to comply with any conditions of the consent once they commence the activity.
4. Any building work associated with the proposed activity should not commence until a building consent has been obtained under the Building Act 2004.
5. When this application is lodged with Council it becomes public information and is available for public inspection. If there is commercially sensitive information in the proposal, please let us know at the time of lodgment.

Contact Details

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Waimeha Camping Village
2805 Cape Palliser Road, Ngawi

Resource Consent Application
To
South Wairarapa District Council



Report prepared for J R Priest

Tim Pike
Sigma Consulting Engineers Ltd
Reference R14-305-A

**Document Prepared by:**

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Document Control

Project Name: Waimeha Camping Village
Project Number: 14-305

Version	Date	Status	Prepared
A	11 February 2015	Resource Consent Application	Tim Pike

Version	Extent of revision

This report caters specifically for the requirements for this project and this client. No warranty is intended or implied for use by any third party and no responsibility is undertaken to any third party for any material contained herein.

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1 Description of Proposal

It is proposed to create a small camping ground at Cape Palliser Road, lot 2 DP 472143, and this is to include the construction of a 75m² utilities building to accommodate a kitchen, laundry and bathroom facilities. The building is to be an addition to a building that was constructed in 2013.

This report outlines the proposal and is intended to accompany and support both a resource consent application and building consent application with the South Wairarapa District Council.

The property was formed as a result of the subdivision on lot 1 DP 70767, and has an area of 6.1271 hectares. The owners are John Foster Priest, Margaret May Priest and John Richard Priest, and the adjacent lots 1 and 3 are under the same ownership. The relevant survey plan, DP 472143, and the certificate of title are appended to this report. An engineering report (ED11797 Revision C) prepared by LHTDesign, Consulting Engineers of Hastings, was prepared to accompany the subdivision resource consent, and material included in that report is referred to, and in some case repeated, in this report.

The property is situated approximately 2000 metres north of Ngawi settlement and is sited between Cape Palliser Road to the west and the steep slopes forming Kawakawa Station to the east.

The camping village is to ultimately include six camping (tent, caravan or motor home) sites, three cabins and a facilities building that is to incorporate bathrooms, toilets and kitchen facilities. A separate building consent application is to be lodged for the construction of this building.

A series of plans and photographs is appended to this report to illustrate the proposal.

2 Combined Wairarapa District Plan

The property is in an area zoned Rural – Primary Production Zone, and is within a Coastal Management Environment Area. Rural Zone rules apply (section 4 of the Combined Wairarapa District Plan), as well as District Wide Land Use Rules (section 21 of the Combined Wairarapa District Plan).

A summary of the Rural Zone Rules and Standards is presented below.

2.1 Rule 4.5.3 – Controlled Activities

- a) No buildings are to be relocated
- b) No Papakainga housing is proposed
- c) No farm worker accommodation is proposed

There are no controlled activities.

2.2 Rule 4.5.5 – Restricted Discretionary Activities

- a) No bird-scaring devices are proposed
- b) No frost protection measures are proposed
- c) Use of a building over 25m² in area that is not required for primary production purposes
- d) No motorised outdoor recreation activities are proposed
- e) Any activity that does not meet the standards for permitted or controlled activities

Rule 4.5.5 (c) is applicable.

2.3 Rule 4.5.6 – Discretionary Activities

- a) No primary industry activities are proposed
- b) No industrial activities are proposed
- c) No retail activities are proposed

There are no discretionary activities.

2.4 Rule 4.5.7 – Non-Complying Activities

- a) No noise sensitive activities are proposed
- b) No retail activities are proposed

There are no non-complying activities.

Resource Consent is required for the restricted discretionary activity of constructing a building that has a floor area over 25m² and which is not required for primary production purposes, as set out in Rule 4.5.5(c).

Discretion is limited to:

- i. Siting of the building
- ii. Design and location of the access
- iii. Location size and effects of any signage
- iv. Amenity and visual effects
- v. Landscaping and screening
- vi. Noise generated by the activity
- vii. Changes in the type and amount of traffic

- viii. Effects of retail activities on the viability of existing town centres
- ix. Servicing and infrastructure requirements

These issues are discussed in this report.

To illustrate the limited impact of the proposal the degree of compliance with the permitted activities standards are presented below.

2.5 Rule 4.5.2 – Standards for Permitted Activities

- a) No building height to exceed 10 metres
- b) The 3 metre height at boundary with 45 degree recession plane is achieved
- c) No building shall be sited within 25 metres of any boundary, or be within 10 metres of the front road boundary, 5 metres from any other boundary or be within 20 metres of any water body (there are no significant water bodies)
- d) The existing dwelling is sited more than 10 metres from the front boundary, 25 metres from any other boundary, 20 metres from a river or stream
- e) There will be only one residential dwelling present
- f) Noise limits of 45dBA L10 (night), 55dBA L10 (day) and 75dBA L_{max} will be achieved and there are no bird scaring or frost protection devices present
- g) Helicopter activity is not proposed
- h) Not more than one 3.0m² sign is to be installed
- i) Access and parking requirements will be complied with
- j) No plantation forestry is proposed
- k) No intensive farming is proposed
- l) No specific activities for conservation and recreation are proposed

It is concluded that the standards for permitted activities are all achieved. In addition:

- m) No vegetation other than pasture is to be disturbed or modified
- n) No water bodies are to be affected
- o) Artificial light will be minimal
- p) Dust, odour and noise will be minimal

2.6 Rule 21.1 – Permitted Activities

- 21.1.1 No trees are to be trimmed
- 21.1.2 No sites of historic heritage value will be affected
- 21.1.3 No historic heritage precincts are to be affected
- 21.1.4 No outstanding landscapes are involved
- 21.1.5 No significant natural areas are involved
- 21.1.6 No indigenous vegetation or habitat is affected
- 21.1.7 No wetlands are involved
- 21.1.8 No reserves are involved
- 21.1.9 No significant water bodies are involved
- 21.1.10 No freshwater activities are involved
- 21.1.11 There will be no light emission exceeding 8 lux
- 21.1.12 There will be no dust or odour nuisances
- 21.1.13 No construction noise of any consequence and no air blast noise
- 21.1.14 Not more than one derelict vehicle will be present
- 21.1.15 No fortifications will be constructed
- 21.1.16 Any temporary activity will comply with the listed requirements
- 21.1.17 No structure will be sited above the 40 metre contour; closer than 50 metres from any terrace or escarpment; or on a slope steeper than 20 degrees.
One dwelling will be present. No structure height will exceed 7 metres.
No cut or fill operation will exceed 1.5 metres in height.
- 21.1.18 No structures within the foreshore protection area.
- 21.1.19 No fault line hazard area issues.
- 21.1.20 Property is not within the flood hazard or erosion hazard areas
- 21.1.21 No soil conservation or river control works are proposed
- 21.1.22 No hazardous substances or facilities are proposed
- 21.1.23 Not on HAIL list so not applicable
- 21.1.24 No network utilities or power generation facilities are proposed
- 21.1.25 Access and Parking – one vehicle park to be provided at each campsite and cabin; one carpark for employees to be provided adjacent to residential dwelling. Access provided from Cape Palliser Road using existing vehicle crossing. Ample manoeuvring space provided. Disabled car parking space to be provided immediately adjacent to facilities building.
- 21.1.26 Wastewater management – see below (NZS 4404:2004)
Water Supply – see below
Stormwater management – see below
- 21.1.27 Financial contributions to be discussed
- 21.1.28 No aerodrome activities are present or proposed.

Water supply will be sourced from rainwater tanks that collect roof runoff, supplemented by a spring supply on the adjacent property.

Wastewater systems shall be on-site systems designed and installed in accordance AS/NZS 1547.

Stormwater runoff that is not collected in tanks will be to the ground, as the gravels that are prevalent offer excellent drainage properties.

3 Limitation of Scope

The scope of this report is limited to the property in question, being Lot 2 DP 472143. This report caters specifically for the requirements for this project and the above owners. No warranty is intended or implied for use by any third party and no responsibility is undertaken to any third party for any material contained herein.

4 Property Description

The property comprises gently sloping pasture, falling westwards from the steep slopes that are part of Kawakawa Station down to Cape Palliser Road and the sea. The gradient varies between 1 in 10 and 1 in 25, with the rear (eastern) boundary being 20 metres above sea level at the northern end of the property, reducing to 10 metres above sea level approximately at the southern end.

There are some buildings present – a residential dwelling, an implement shed and some smaller outbuildings (to be used as cabins). Building consents have been issued by the South Wairarapa District Council for the residential dwelling and implement shed. Two of the smaller outbuildings are prefabricated structures that have been transported onto the property. The third is a historical timber-framed whare.

Boulders are evident to the rear of the property, possibly the remnants of ancient rockfalls, and there are three dry stream beds traversing the property, falling to the road from gullies in the steep eastern slope. These are indicated on the appended sketch plan.

Vehicle access to and from the property is from Cape Palliser Road, and there is an existing vehicle crossing present.

5 Consent Notice Conditions

The property is subject to a consent notice (9804686.1) which includes five conditions for lots 1, 3 and 4, but only one for lot 2. However the general principles of all the consent notice conditions will be adhered to in any case:

- All buildings will be sited above the 10 metre contour and not less than 20 metres from the eastern (rear) boundary
- The new facilities building will have a site specific wastewater management system that is 20 metres distant from the watercourse
- The new facilities building will have foundations designed and constructed in accordance with NZS 3604:2011
- Stormwater disposal shall be in accordance with NZ Building Code E1/VM1
- 30,000 litres of potable water shall be retained
- The on-site wastewater management system serving the new facilities building shall be designed and constructed in accordance with AS/NZS 1547:2000
- The existing vehicle crossing will be maintained
- An archaeological assessment and authority is required from the New Zealand Historic Places Trust
- Sheep will be the only stock to graze the paddocks

6 Archaeological Issues

An archaeological assessment was carried out at the time of subdivision in 2010, and the resulting report is appended.

7 Camping Ground Regulations 1985

The Camping Ground Regulations were passed into law in 1985.

The requirements include:

- Camp sites are to be at least 53m² in area with a minimum 8 metre width
- Camp sites are deemed to have 3.5 occupants each
- Lighting is required to all roads, footpaths and buildings
- Taps for sourcing water are to be located not more than 25 metres from any camp site
- Each camp site is to be within 75 metres of an ablution block
- Refuse bins are to be within 50 metres of all camp sites
- Cabins are to have a floor area of at least 7.5m² and deemed to have a design occupancy of 2 persons
- Cabins with a floor area of 11.0 m² are deemed to have a design occupancy of 3 persons
- Cabins with a floor area of 14.5m² are deemed to have a design occupancy of 4 persons

The ultimate design occupancy of the camping ground is therefore calculated as follows:

6 campsites @ 3.5	=	21 persons
Cabin 2 (12m ²)	=	4 persons
Cabin 3 (12m ²)	=	4 persons
Total	=	29 persons

However the facilities building has hygiene facilities for 12 persons as this is the anticipated maximum number of campers at any one time, in the immediate future.

9 National Environmental Standard - Soil Contaminants

The property is presently grazed and includes a residential dwelling, and a shed that is used by the owner for personal and work-related activities, such as repairing crayfish pots. Some earthworks have been carried out but no hazards listed in the Hazardous Activities and Industries List (HAIL) published by the Ministry for the Environment are thought to have ever occurred at the property.

Therefore no assessment in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 are required to be carried out at the property.

10 Building Development

A residential dwelling is present to the property, as is a timber pole implement shed. It is proposed to add a facilities building to the implement shed and a building consent will be sought for this. It will contain toilets, bathrooms, a kitchen and a laundry. Details of the facilities to be provided are detailed in the following section of this report.

The residence and camping village are 200 metres from Cape Palliser Road.

South Wairarapa District Council has issued building consents for both existing buildings.

The Tonkin and Taylor report (reference 7) reviewed GNS data on a similar geological formation at the Te Humenga subdivision and concluded that the risk of landslide or rockfalls from the steep slopes as being “very low to moderate”, but the risk of debris flows was considered to extend into the “high” risk area in places.

The Samcon report (reference 1) reported that the ground conditions at the Fish Factory clearly complied with the requirements of NZS 3604:1999 “Code of Practice for the Construction of Timber Framed Buildings” (an acceptable solution of the building code), and there is no reason to believe that the same conditions do not exist at this property.

An inspection of the surrounds of the Priest dwelling revealed very firm gravels in shallow cuttings, which would certainly provide adequate bearing for a residential dwelling.

Planting is proposed to soften the visual impact and to provide shelter from wind.

11 Facilities Building for Campers

It is proposed to construct a facilities building immediately adjacent to the existing implement shed that will provide for the kitchen, laundry and bathroom needs of the campers. A separate building consent application will be obtained for the construction of this building, and it will include the facilities required by the following sections of the Building Code:

The building is a single storey structure designed in accordance with NZS 3604:2011. An evaluation of the design wind speed at the time of the Mitek Implement Shed and concluded that a "VH" wind speed (NZS 3604:2011) was appropriate. This category shall be used for the design of the additions also.

The ground conditions include gravels and are suitable for the founding of a building – as evidenced by the existing residence and implement shed.

Refer to the building consent application documentation for details of the building.

The building is designed on the basis that although there may be 30 occupants, only 12 are able to utilise the bathroom and kitchen facilities. The balance are anticipated to be utilising self-contained camper vans.

If the camping village experiences greater demand a second ablutions building will be constructed. But in the short term it is thought that the number of campers will never exceed 12.

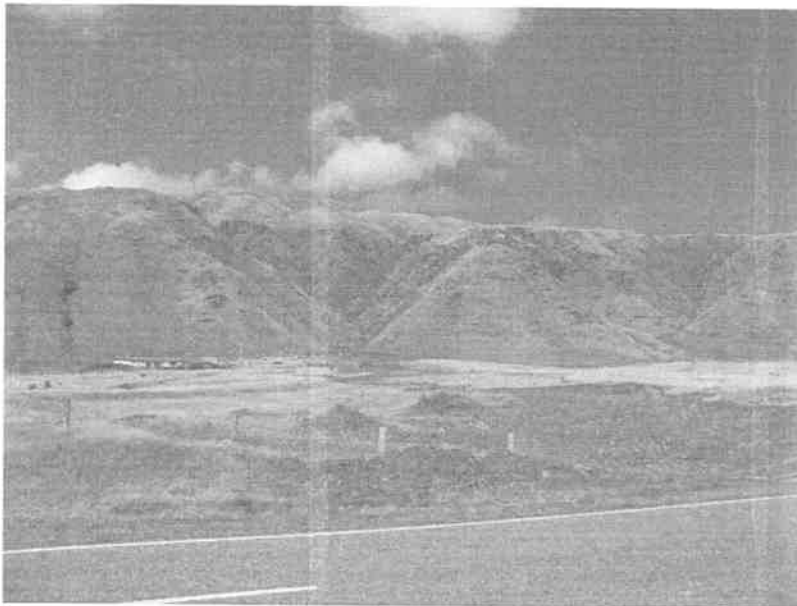
12 Building Code Compliance

A separate building consent application is to be lodged with South Wairarapa District Council for the construction of the facilities building.

13 Flooding

The property is traversed by a watercourse leading from the Kawakawa Station slopes to the sea. This is indicated on the appended site plan. The watercourse is dry for much of the year but can experience occasional flooding for short intense periods in the winter. The watercourses are well defined and the location of the camping ground on elevated areas of land should reduce any risk of inundation.

The 20 metre setback distance required from any on-site wastewater management system and the watercourse will act to serve as a buffer, and further reduce any risk.



Photograph looking at the existing dwelling with the dry streambed leading from the gully at the rear, to the right.

14 Stormwater Management

Stormwater runoff from the roof of the new facilities building and implement shed is to be collected in tanks for consumption and use by the occupants, and for fire-fighting. Overflows will be directed towards natural drainage channels.

15 Water Supply

Water supply will be provided by the inclusion of water tanks that are supplied by roof runoff from the existing implement shed and proposed facilities building. A 30,000 litre tank, similar to the one illustrated below, will be installed.



The water supply will be supplemented by a spring located in a gully on the adjacent Kawakawa Station. This shall be configured so that the tank will always be maintained close to capacity, so as to ensure there is always water available for firefighting purposes.

An appropriate design water usage for fully serviced camping grounds is 50 litres/person/day so the 30,000 litre storage tank will provide for 50 days consumption for the 12 campers, in the event of the spring supply not being available.

16 Roads, Access, Parking and Loading

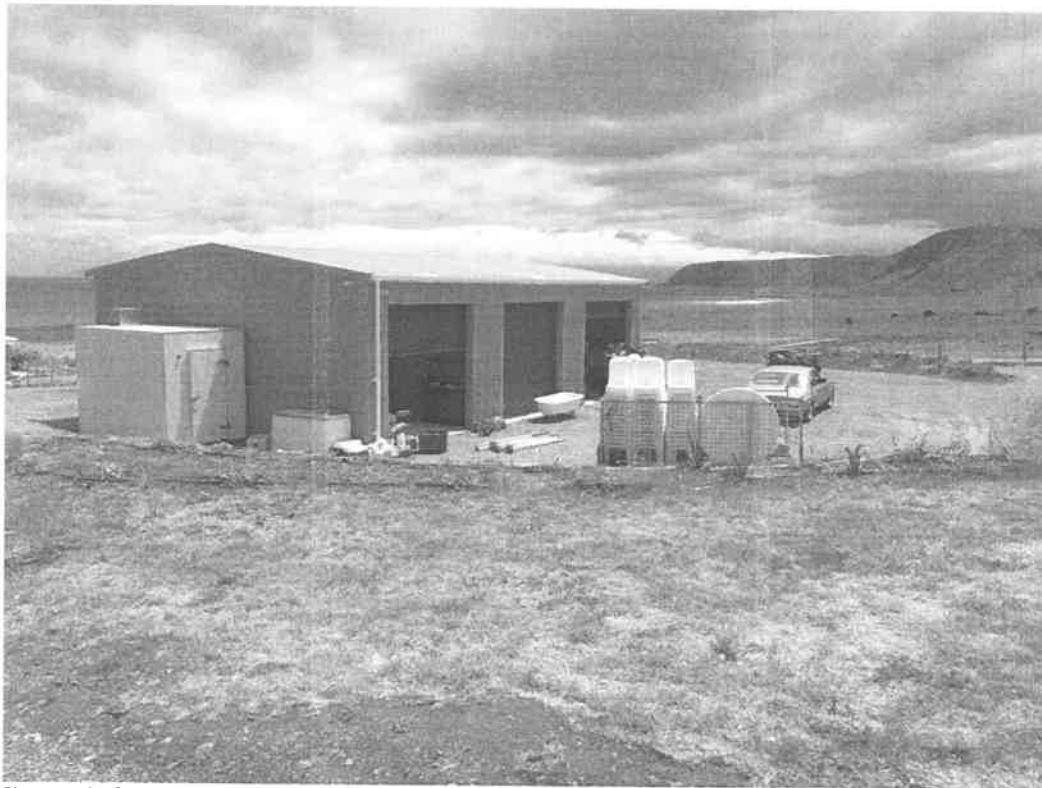
One car parking space will be available for each campsite and cabin, plus two for the owner – i.e. ten car parks in total.

A dedicated parking space shall be provided immediately adjacent to the facilities building, complying with NZS 4121:2001.

The area of the property means that there is ample space for parking, turning and manoeuvring for vehicles and they can enter and leave the property in a forward direction.

Goods loading and unloading is to be carried out immediately adjacent to the residential dwelling or adjacent to the implement shed. These areas are well removed from the camping sites and cabins and so do not result in any impediment to visitors.

Vehicle Movements could approach 18 per day, assuming one arrival and one departure for each campsite and cabin. This is not likely to have any significant impact on the existing road infrastructure. The entrance to the property is situated off a straight length of Cape Palliser Road, with over 200 metres of visibility in both directions.



Photograph of the existing implement shed which shows the available loading and unloading area for service vehicles.

17 Wastewater Management

On-site treatment and disposal of wastewater is necessary as there is no reticulated network connection available. It is proposed to connect the utilities building to the existing on-site wastewater management system that serves the residence. This incorporates a relatively low level technology system, being a septic tank and disposal trenches. This was installed in 2003 following a design and building consent issue – reference 8.

The design was based on five occupants (3 bedrooms) of the house utilising 180 litres of water per day, resulting in a total daily design flow of 900 litres per day. A conservative application rate of 20mm per day was adopted.

An inspection of the system confirms that it is operating satisfactorily with no visible indications of malfunction.

The granular sand/gravel soils present are conducive to low-tech wastewater management, particularly if intermittent occupation of the dwellings is likely. The actual occupancy of the residence is one person, with two occupants at times during school holidays – there are two bedrooms present.

Table H4 of AS1547:2012 suggests a design flow of 50 litres per day per person for camping grounds (recreation areas). This is considered appropriate as it is intended that a significant proportion of the guests will be utilising self-contained camper vans and motor homes. The 12 guests will therefore be contributing a design flow of 600 litres of wastewater per day. The two occupants of the house will be contributing up to 360 litres of wastewater per day, so the total is 960 litres per day.

This is slightly greater than the original design flow but is considered acceptable given that the design application rate was 20mm per day, whereas AS1547 does allow up to 35mm per day. On this basis the installed system (90 metres of trench, 500mm width) can cater for up to 1575 litres per day.

Rule 7 of the Wellington Regional Plan for Discharges to Land permits the discharge of wastewater to land provided the discharge does not exceed 1300 litres/day, does not contaminate the groundwater, and is not closer than 20 metres from any drain or water body.

These criteria are achieved.

Further development of the camping village will require the construction of a separate or increased wastewater management system.

18 Coastal Hazards

There are four potential hazards that could affect development at the property, and these need to be assessed. The hazards are; coastline stability, wave run-up from storm surges, rising sea levels, and tsunami. These items were all discussed in the report accompanying the resource consent application for the subdivision and are repeated here.

The camping ground will be sited at the rear (east) of the proposed lots, which results in them having an elevation of at least 10 metres above mean sea level.

Dr Iain Dawe, Natural Hazards Analyst with the Greater Wellington Regional Council, commented in an email appended to the Duffill Watts report (reference 2), that the coast is reasonably stable at the moment. He concluded that the proposed building platform heights and distances inland at the Fish Factory site provided a comfortable safety margin from wave run-up in a 50-year event. It was estimated that the 50-year wave run-up on top of a 1.0 metre storm surge at high tide would affect land below an elevation of 4.0 metres.

The elevations and distances of the camping ground provide a greater margin of safety, and so it can be concluded that the risk of being affected by run-up is acceptable.

The sea level could rise by up to 0.5 metres by year 2100, but the Duffill Watts report (reference 2) states that this should not result in a significant impact on the beach, and the increased tide level is still far below the level of the building platforms.

The Duffill Watts Consulting Group report (reference 2) addresses the risk to the adjacent Fish Factory property to tsunami, and so is appropriate to draw information from. The report commented that the coast is susceptible to tsunami - a 9-10 metre height tsunami was recorded in 1855. The estimated return period for a 5 – 10 metre tsunami is thought to be around 84 years, and the coastline appears to be at high risk from a tsunami. Palliser Bay is identified as a "hotspot" in the report.

The Tonkin and Taylor report (reference 12) concluded that land below the 10 metre contour is potentially susceptible to tsunami risk, as this is the credible height that a tsunami has been known to reach. This opinion is confirmed in the Dawe Statement of Evidence (reference 4).

It is concluded that the camping village location at the rear (east) of the property reduces the risks from coastal hazards to levels that are considered acceptable.

19 Discretionary Issues

19.1 Siting of the building

The utilities building is to be sited adjoining the existing implement shed building and will not present any increased visual impact.

19.2 Design and location of the access

The proposal utilises the existing access, which offers good visibility for entering and leaving the property.

19.3 Location size and effects of any signage

One small sign having a face area less than 3.0m² will be installed at the roadway entrance.

19.4 Amenity and visual effects

The facility will provide a much needed service to visitors, offering a safe and convenient place to rest, prior to travelling onwards. The building is at the rear of the property and will offer no distraction to passing motorists.

19.5 Landscaping and screening

The building is at the rear of the property and the owner is committed to continuing the on-going planting of native trees around the residence and camping village.

19.6 Noise generated by the activity

There will very little noise generated – vehicles entering and leaving the property, occasional music from radios, etc. The location of the building means that neighbours will not suffer any inconvenience.

19.7 Changes in the type and amount of traffic

Up to 20 vehicle movements per day may result. These vehicles are likely to be using the road in any event. The vehicles will include camper vans and motorhomes, but the road already accommodates such traffic, in addition to boats being towed, tractors and bulldozers, so it is thought that the impact will not be significant.

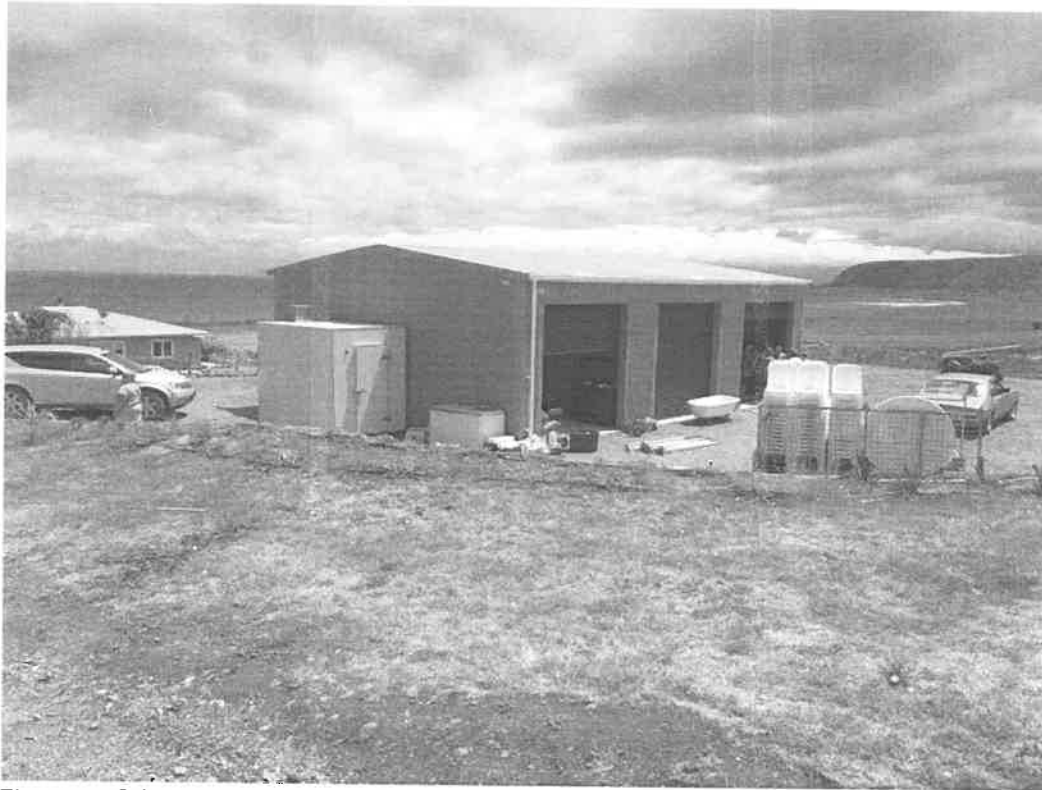
19.8 Effects of retail activities on the viability of existing town centres

No impact on retail businesses is anticipated.

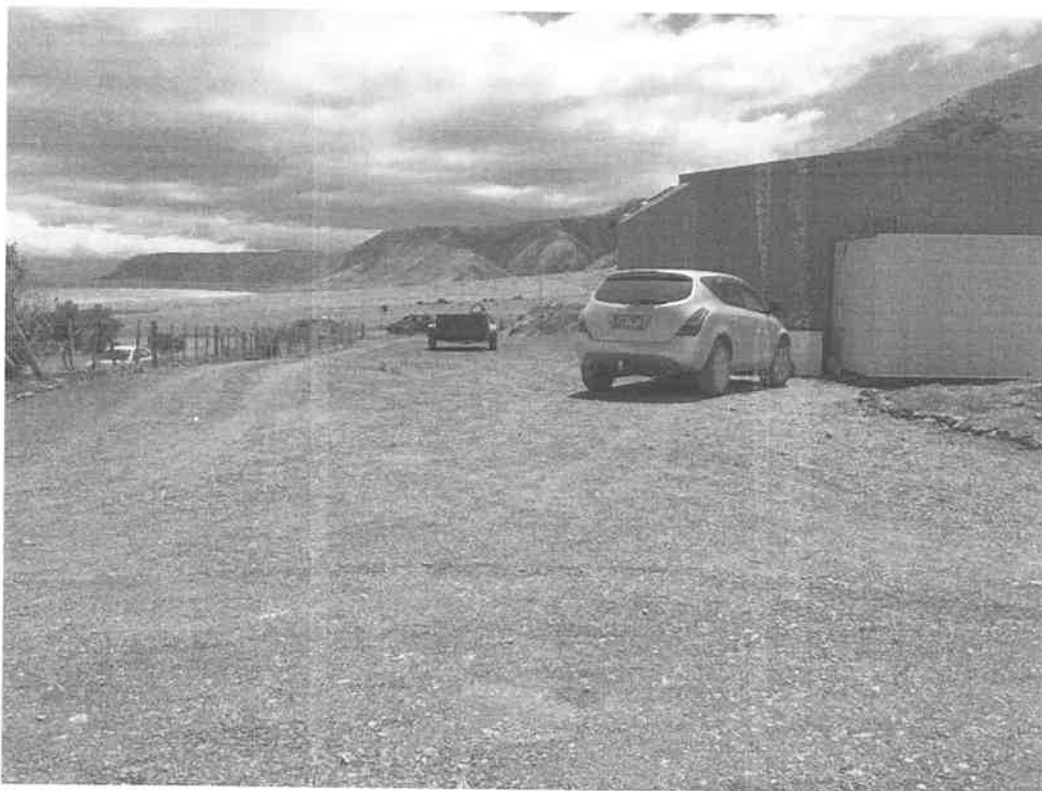
19.9 Servicing and infrastructure requirements

Water and wastewater will be dealt with within the property. Increased refuse volumes may result, but it is anticipated that the majority of visitors will be self-contained and so the increase is thought to be minor.

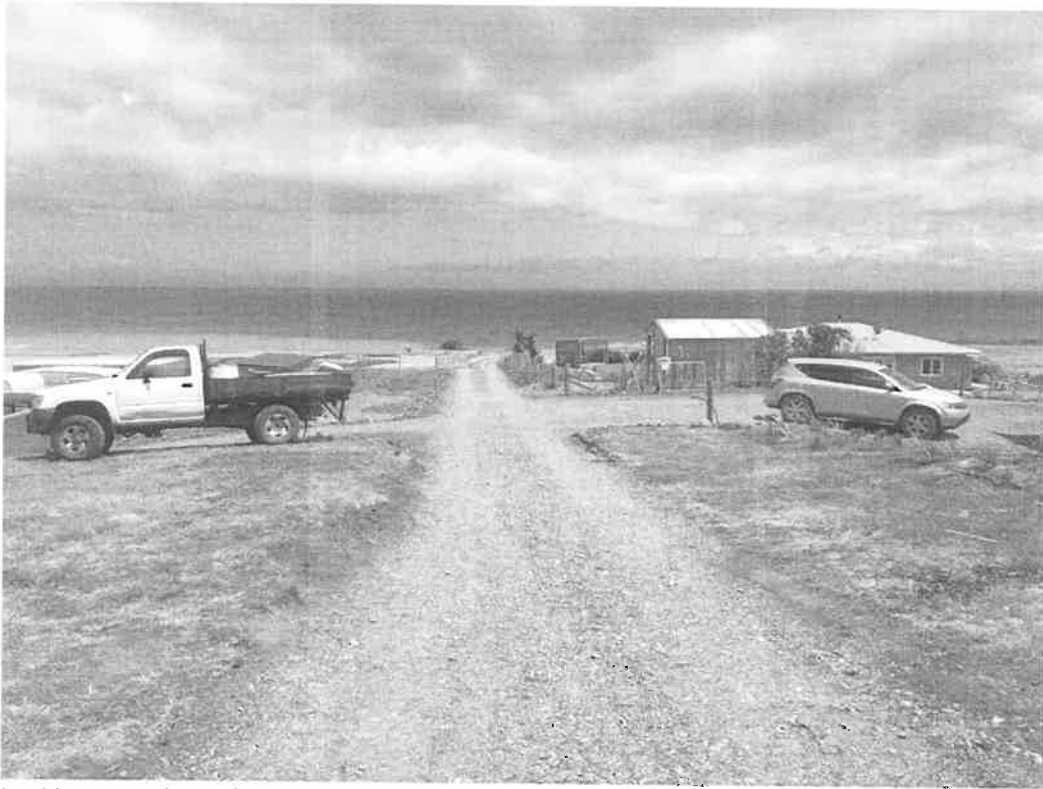
20 **Photographs**



The rear of the existing implement shed, residence to left rear



The front of the existing implement shed – the utilities building will be sited here. Residence to left (out of shot)



Looking west down the driveway, implement shed to the right (out of shot) residence to right rear



Looking east up the driveway. Residence on left, implement shed centre rear, cabins to right

21 Conclusions and Summary

The addition of a utilities building to the side of an existing implement shed presents no distraction or negative aspect at all and there is no reason why resource consent should be issued.

22 Bibliography

1. Report prepared by Samcon Ltd dated 11 April 2007, reporting on geotechnical aspects of the proposed Stephens subdivision of the property immediately to the south of the Priest property, being the now-abandoned Ngawi Fish Factory.
2. Report prepared by Duffill Watts Consulting Group, undated but thought to have been written in 2008, addressing coastal hazards associated with the Stephens subdivision immediately to the south of the Priest property.
3. Report prepared by Stu Clark and Associates Ltd, dated 25 March 2008, reporting on wastewater management of the proposed Stephens subdivision of the property immediately to the south of the Priest property.
4. Statement of Evidence of Iain Nicholas Dawe, dated 17 May 2007, pertaining to the risks from natural hazards for the Crawford subdivision at Palliser Bay Station, approximately 7km north of the Priest property.
5. Report prepared by Duncan Consultants Clark and Associates Ltd, dated 6 October 2007, being a discharge to land application for the Crawford subdivision at Palliser Bay.
6. Report prepared by Duncan Consultants Clark and Associates Ltd, dated 6 November 2007, being an assessment of the secondary stormwater flow path for the Crawford subdivision at Palliser Bay.
7. Peer Review of Geotechnical Information pertaining to the Te Humenga (Crawford) subdivision, Palliser Bay, Tonkin and Taylor, 31 January 2007, reference 84067.
8. Report prepared by Richardson Stevens Consultants (1996) Ltd for an on-site wastewater management system for the Priest Dwelling. Prepared to accompany a building consent application to relocate the dwelling, September 2003.
9. Wellington Regional Tsunami Hazard Scoping Project, prepared by GeoEnvironmental Consultants for the Wellington Regional Council, June 2001. WRC reference WRC/RP-T-01/23.
10. Tonkin and Taylor report "Options for Managing Risks from Tsunami in the Wellington Region", (reference 82980) prepared for the Wellington Regional Council in July 2002.
11. Report prepared by LHTDesign Ltd (ER11797A) to accompany a resource consent application to subdivide Lot 1 DP 70767.
12. Archaeological Assessment: Priest Subdivision, Waiwhero, Palliser Bay. Christine Barnett, June 2010.



Google earth

miles 1
km 2



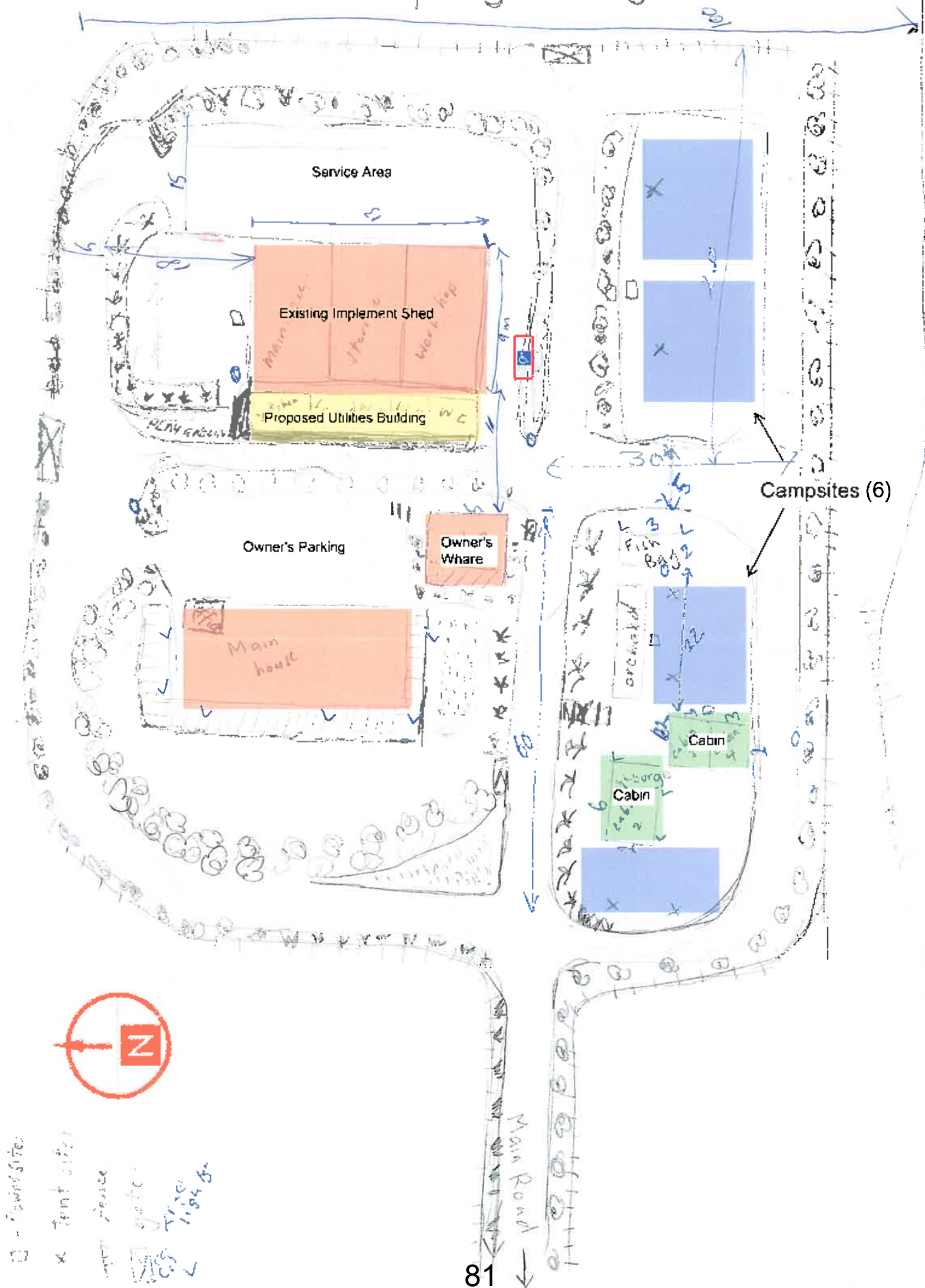
Significant Water Bodies

Part D App 1.9

**District Wide Land
Use Rules - section
21**

Rural - Primary Production Zone
Coastal Management Environment Area

Waimuha Camping Village





October 30, 2014

1:1,335

0 15 30 60 Metres

DISCLAIMER

The Masterton, Carterton, and South Wairarapa District Councils accept no responsibility for actions or projects undertaken or loss or damages incurred, by any individuals or company, or agency, using all or any of the information presented on this map. The Councils do not provide interpretation of this information or advice on how to interpret, or utilise this information. Your own independent and appropriate professional advice should be sought. The information displayed on this map may contain errors or omissions or may not have the spatial accuracy required for some purposes.



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**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 648774
Land Registration District Wellington
Date Issued 01 October 2014

Prior References

WN41C/732

Estate Fee Simple
Area 25.2035 hectares more or less
Legal Description Lot 1-3 Deposited Plan 472143

Proprietors

John Foster Priest as to a 1/3 share
Margaret May Priest as to a 1/3 share
John Richard Priest as to a 1/3 share

Interests

Subject to water supply rights over part Lot 1 DP 472143 marked A on DP 472143 created by Transfer 189008 - 10.2.1929 at 11:07 am
9804686.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.10.2014 at 3:01 pm
Subject to Section 241(2) Resource Management Act 1991 (affects DP 472143)



View Instrument Details

Instrument No.	9804686.1
Status	Registered
Date & Time Lodged	01 Oct 2014 15:01
Lodged By	Millar, Julie Lyn
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers	Land District
WN41C/732	Wellington

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Julie Lyn Millar as Territorial Authority Representative on 01/10/2014 02:58 PM

*** End of Report ***



LOTS 1 - 7 LT 472143 BEING SUBDIVISION OF LOT 1 DP 70767

**J PRIEST
CAPE PALLISER ROAD, FEATHERSTON
RC 3912 & 140024**

Pursuant to Section 221(1) of the Resource Management Act 1991, the South Wairarapa District Council hereby gives Notice that it has consented to the subdivision on the following conditions to be complied with on a continuing basis:

Lots 1, 3 and 4 DP 472143:


1. *All buildings, including dwellings on Lots 1, 3 and 4 DP 472143 shall be located in accordance with the following parameters:*
 - a. *All buildings shall be located on land above the 10m contour, and not less than 20 metres from the eastern (rear) boundary.*
 - b. *All buildings shall be sited so that the on-site wastewater management system for that site is not less than 20 metres from any drain, streambed or other water body.*
 - c. *Site specific geotechnical investigations shall be carried out at the building location for each dwelling to ensure foundations can be designed accordingly. Dwellings built in accordance with NZS3604:1999 should incorporate the investigations stipulated in section 3 of that standard. Buildings should be clear of the visible alluvial / debris fans, however the geotechnical report may uncover historic alluvial flows.*
2. *Stormwater disposal systems for buildings within Lots 1, 3 and 4 DP 472143 shall be designed in accordance with NZ Building Code Verification Method E1/VM1.*
3. *Dwellings on Lots 1, 3 and 4 DP 472143 must have at least 30,000 litres of potable water storage, or have access to an alternative supply able to meet daily potable water requirements. Water tanks are to be shown on the building consent application for any dwelling. Provision shall be made for a permanent source of water for domestic fire-fighting purposes.*
4. *A full on-site wastewater disposal, suitable disposal site identification, site evaluation, site assessment and subsoil investigation must be completed for Lots 1, 3 and 4 DP 472143 by a Chartered Professional Engineer in accordance with AS/NZS 1547:2000 at the time of application for a building consent. It shall be demonstrated that the proposed system would not discharge into any existing natural water body.*

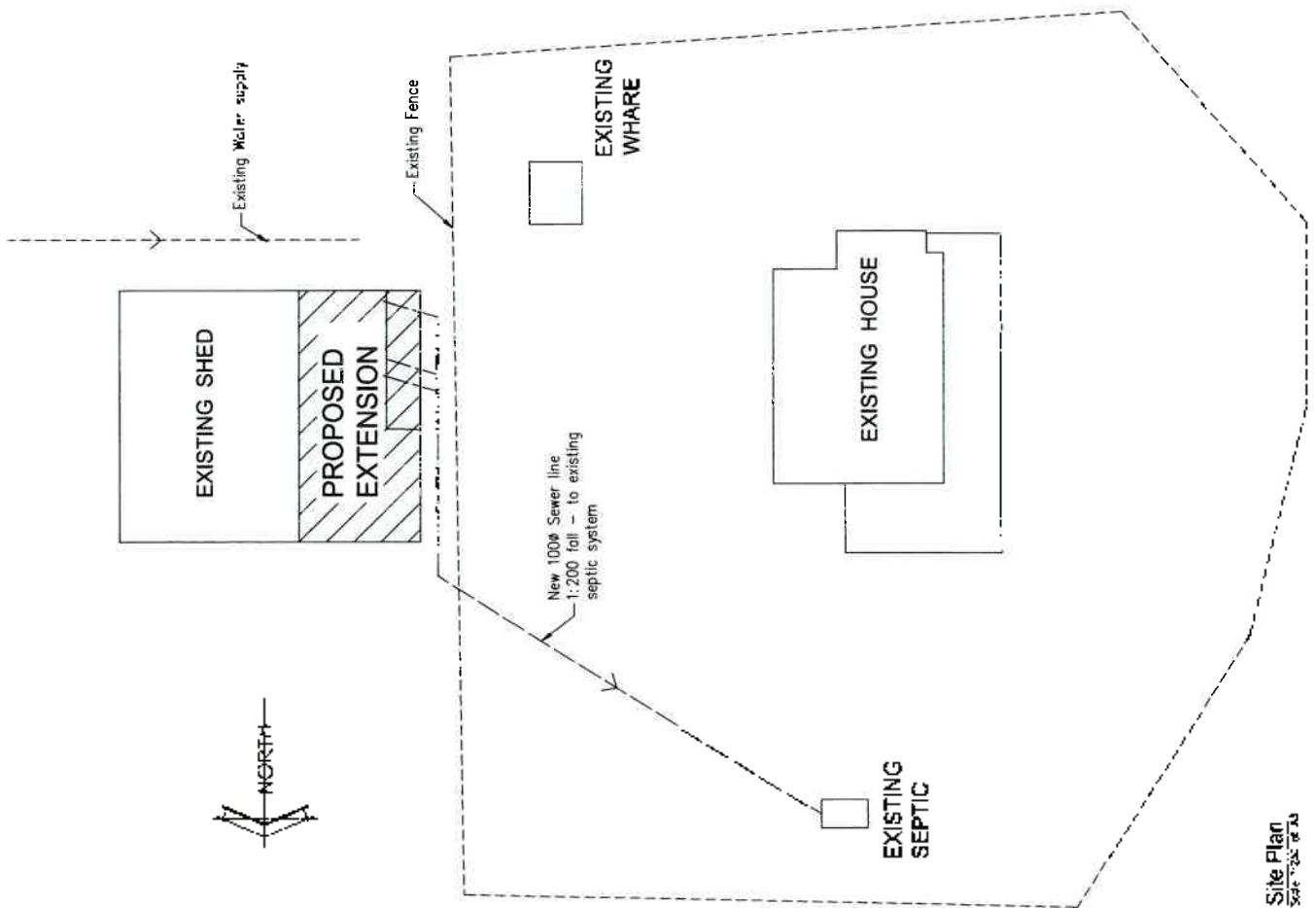
5. *Entranceways serving Lots 1, 3, and 4 DP 472143 have not been provided at the time of subdivision. Entranceways from the road carriageway to the property are to be formed and sealed at the property owners expense within three months of the start of any building work and be in compliance with the requirements of NZS 4404:2004 and to the satisfaction of Council. Plans for this work, including stormwater drainage, are to be approved in writing by Council prior to any work being undertaken. At a minimum the entrances shall have a 300mm deep consolidated base-course (150mm depth river run and a 150mm depth AP40) sealed with a two coat chip seal.*

Lots 1 - 5 DP 472143 at no cost to the Council:

6. *Lots 1 - 5 DP 472143 contain significant archaeological remains of former Maori occupation. To ensure these features can be preserved and to comply with the Historic Places Act 1993, owners of these lots shall comply with the following:*
- a. *There are recorded archaeological sites within Lot 1 DP 472143 (listed as S28/93) and Lot 5 DP 472143 (S28/95). The absence of a specific listing within Lots 2 - 4 DP 472143 should not be construed as an absence of archaeological remains.*
 - b. *Any development (including new driveways and building foundations and demolition) that requires earthworks will require an archaeological assessment and authority from the New Zealand Historic Places Trust prior to the commencement of work.*
 - c. *Maintenance of existing driveways shall be confined to work within the extent of the existing carriageways, unless the owner can demonstrate that the proposed works would not compromise the surrounding archaeological features.*
 - d. *Only sheep are permitted to graze the areas containing the archaeological remains. If the owner wishes to graze other animals, the archaeological sites shall be identified and fenced off with stock proof fencing.*

Dated at Martinborough this 30th day of September 2014

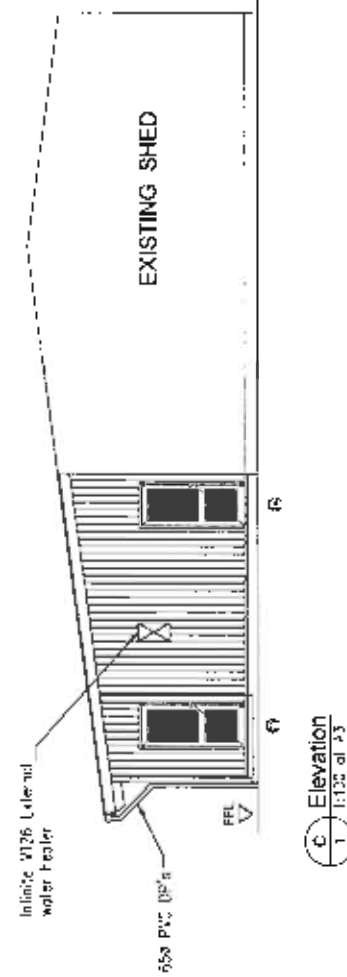
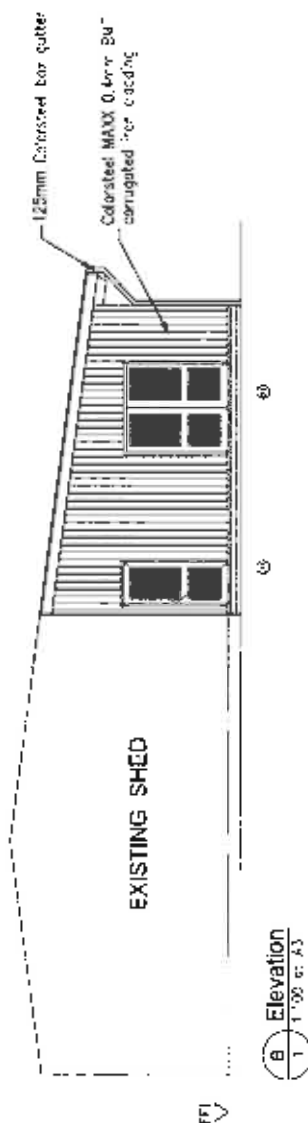
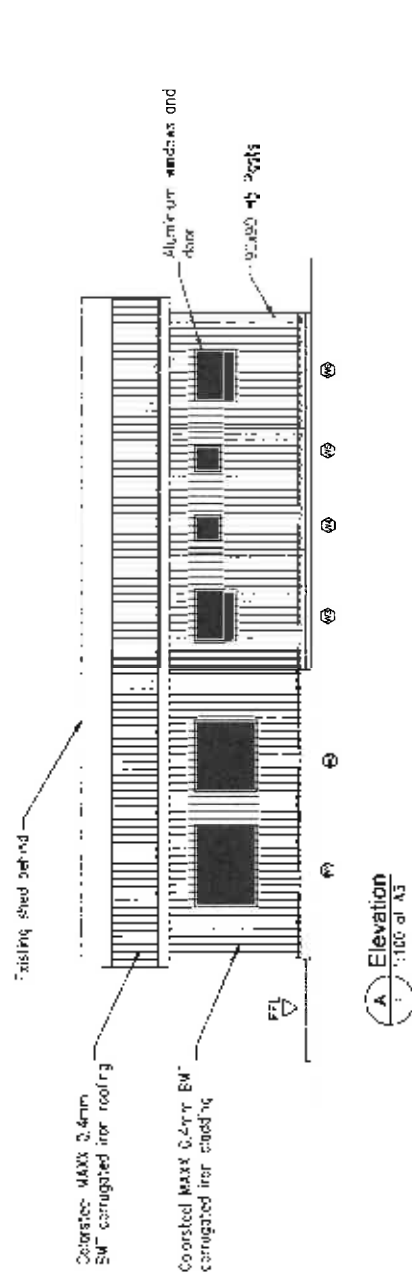

 Signed by Chris Gorman, Authorised
 Officer of the South Wairarapa District
 Council on behalf of, and by the
 Authority of the said Council under
 the Local Government Act 2002



Site Plan
Scale 1:500



Location Plan



Spooling & downpipes for roof plan area = 75.6m ² <small>(based on 200mm eaves overhang at 100mm)</small>		
No. downpipes	Cross sectional area of spooling required (mm ²)	
1 x 85mm Ø	8655mm ²	
2 x 65mm Ø	4075mm ²	

TIMBER FRAMING
80x45 F.L.D. Timber framing to
Slabs & soffits (Notters to two
end walls), drawings - 800's

Corrugated Maxx 6mm RU
Corrugated iron roofing
80x45 Purlins - 900's
80x45 Dummy Rafter - 900's
Paracroc ceiling lining
240x70 Insulated Rafter - 900's

Insulation -
Celcor cavity H3.2
Wd: Cavity E2.2

125mm Colorsteel
box gutter

240x70 x/s dummy rafter

KITCHEN

vert. Corrugated Maxx
corrugated iron capping
over 'Wypac' bulging panel

2.5mm Paracroc
ceiling/soffit lining on
70x45 purlins - 450's

BREEZEWAY

Existing 75x poles
200x50 Girts - 1.1m
Corrugated iron cladding

EXISTING SHED

Existing concrete slab

F.F.I.

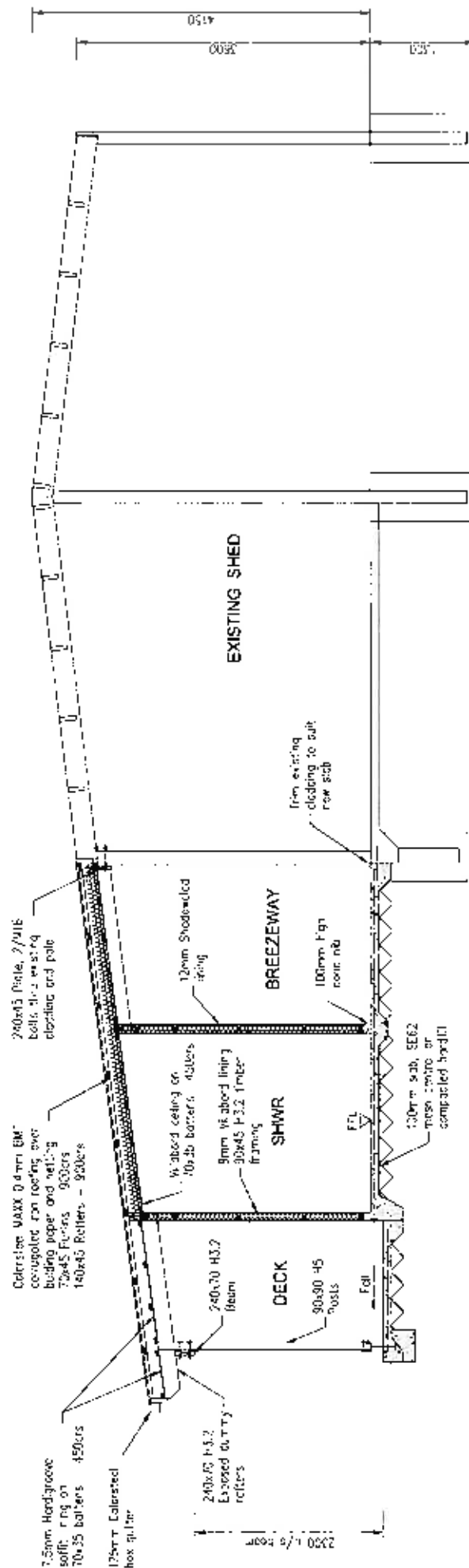
100mm slab, 50x60
lined central on
concrete wall

30 9520 20 2000 8070 1200

Section
X-X
2
1:50 at A3

TIMBER FRAMING

90x45 H3.2 Timber framing -
Studs @ 400mm (500mm to two
end walls) drawings - 800mm



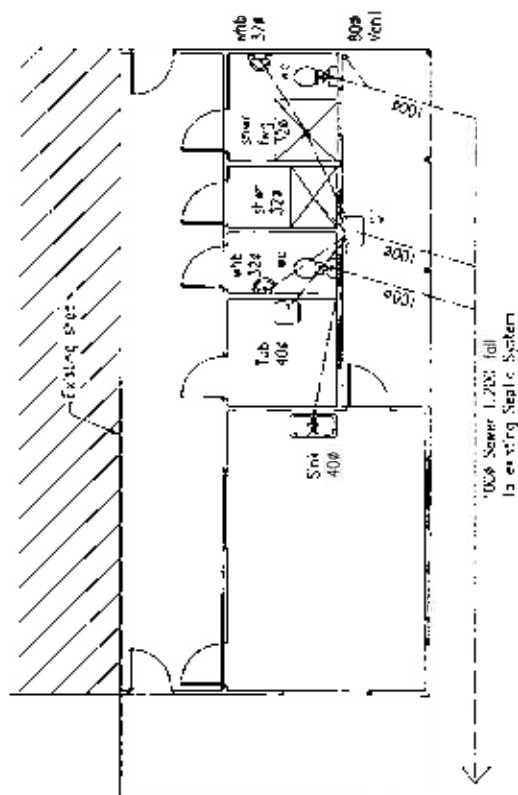
Section
Y-Y
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SECTION Y

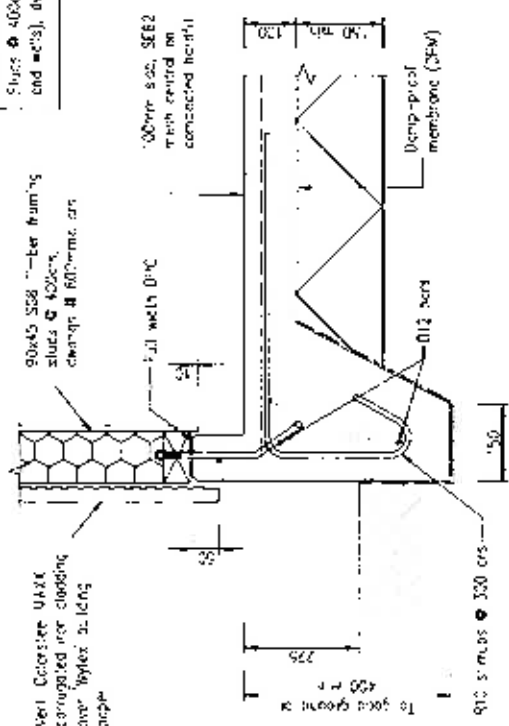
November 2014

ABLUTION BLOCK

Sheet 5 of 12

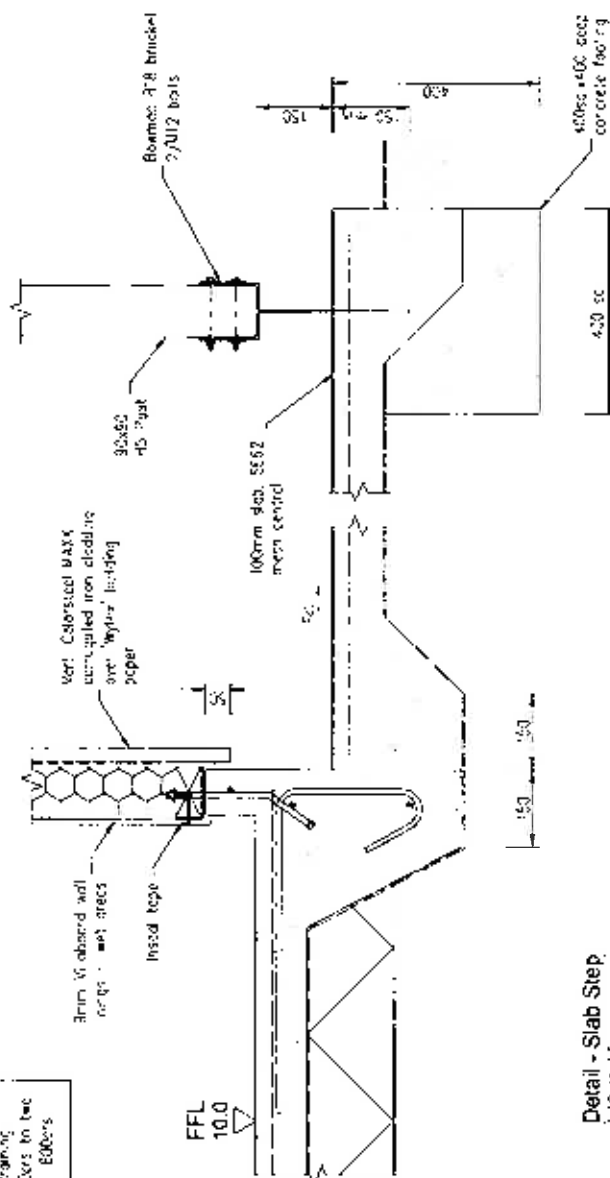


TIMBER FRAMING
 90x45 H3.2 timber framing
 studs @ 400c/s (300c/s to toe
 and walls), drawings E800c/s

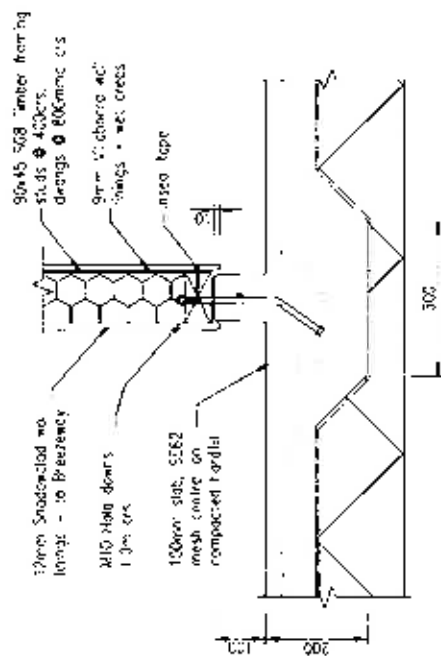


Detail - Slab Edge
 1:10 at A3

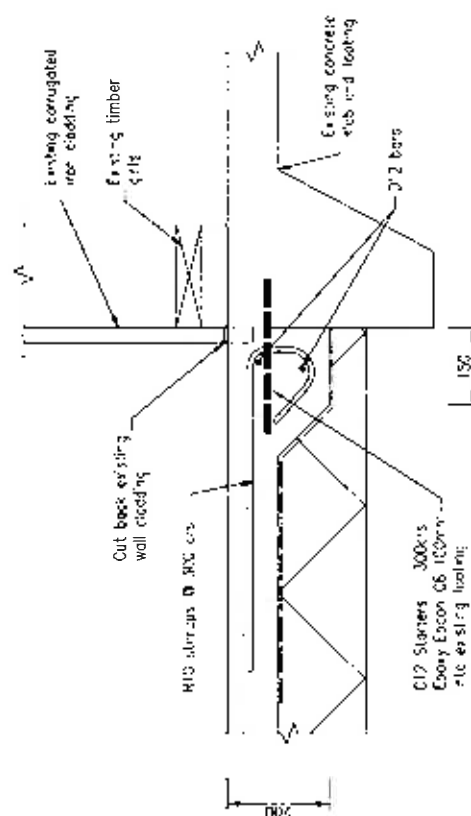
Detail - Slab Step
 1:10 at A3



Detail - Post Bracket
 1:10 at A3



Detail - Concrete Nib
 1:10 at A3



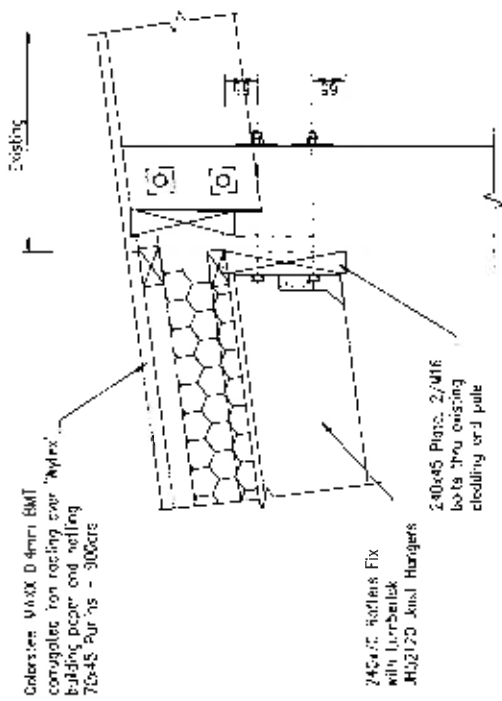
Detail - Slab to Existing
 1:10 at A3

DETAILS 1

November 2014

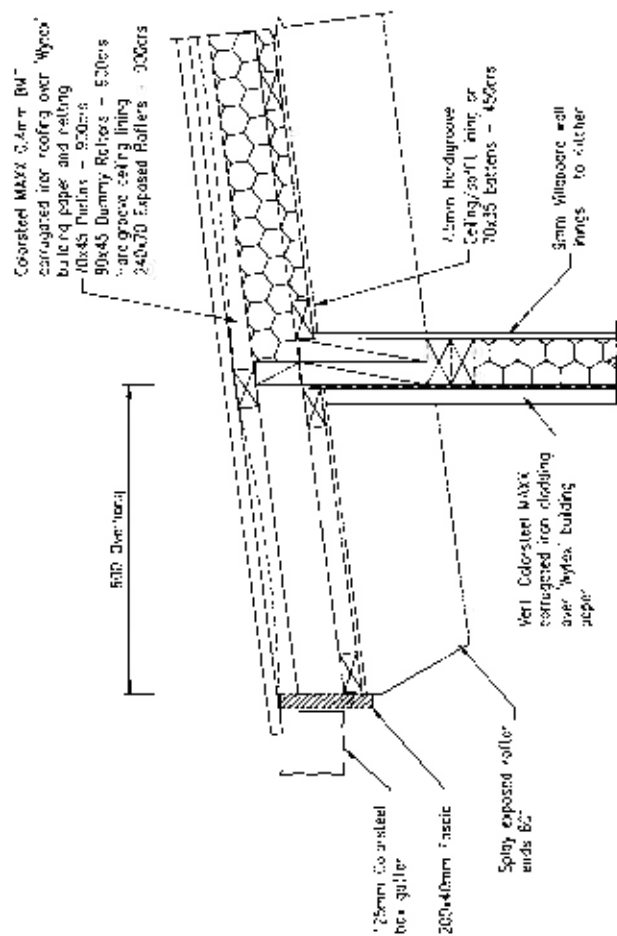
ABLUTION BLOCK

Sheet 8 of 12

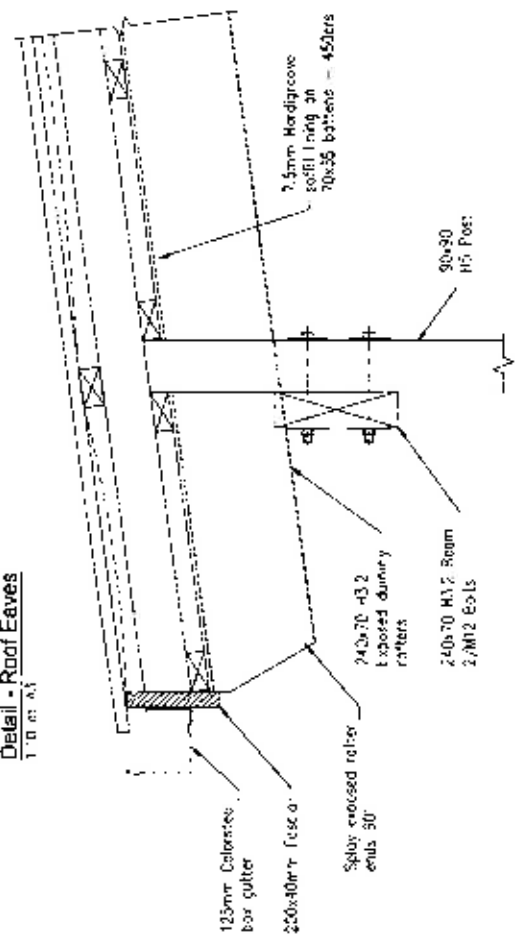


Detail - Roof to Existing
1:10 at A3

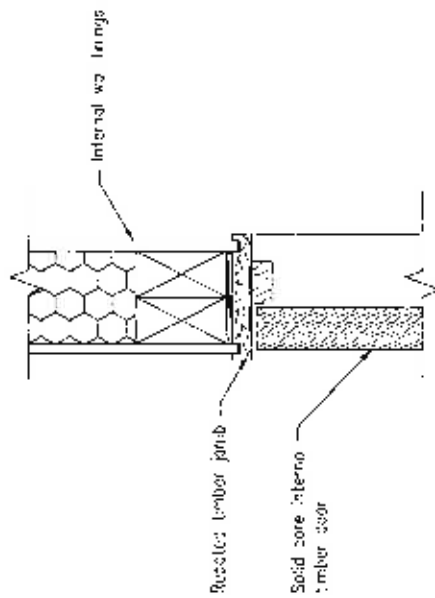
LMF R 1 RAINING
60x45 F3.2 Timber Framing -
Sluce @ 400ers (300ers to base
end walls), change 800ers



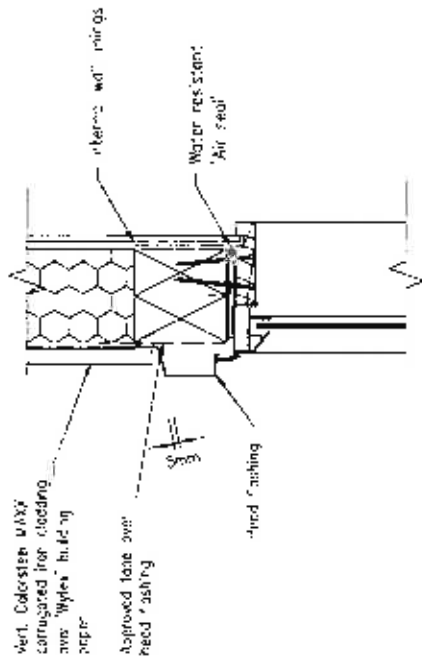
Detail - Roof Eaves
1:10 at A3



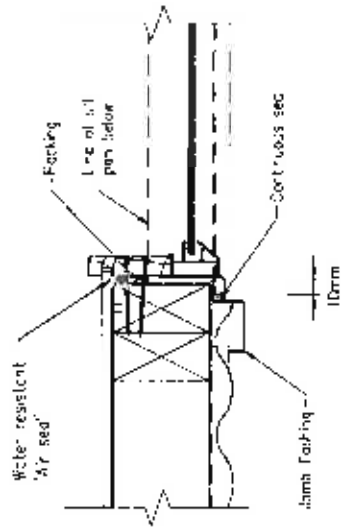
Detail - Deck Eaves
1:10 at A3



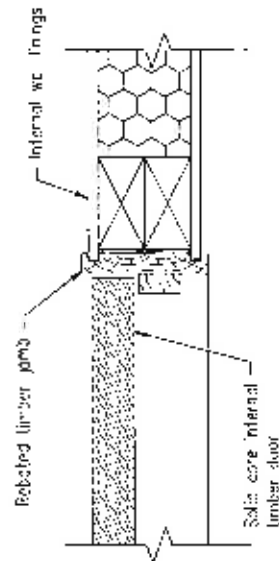
Internal Timber Door Head
1:5 at A3



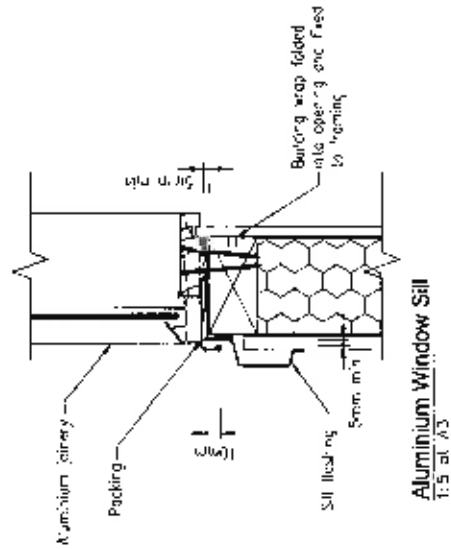
Aluminium Window Head
1:5 at A3



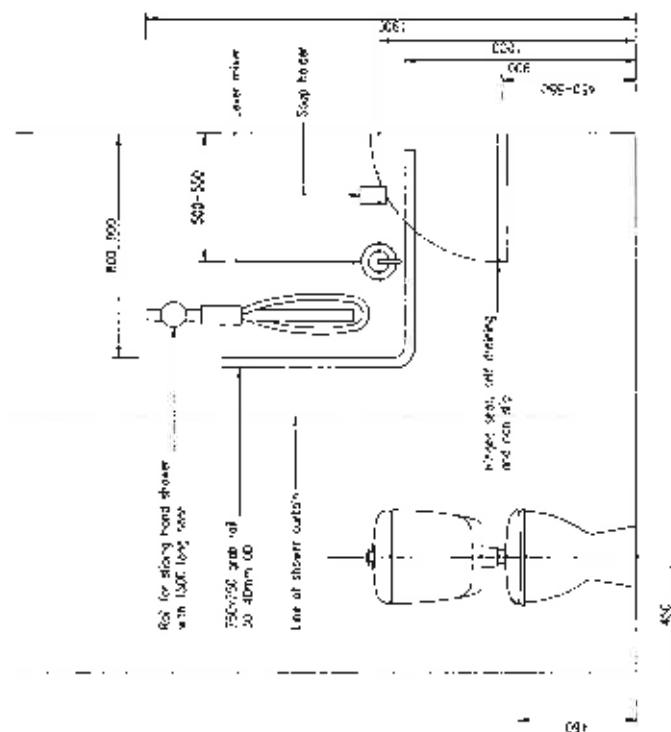
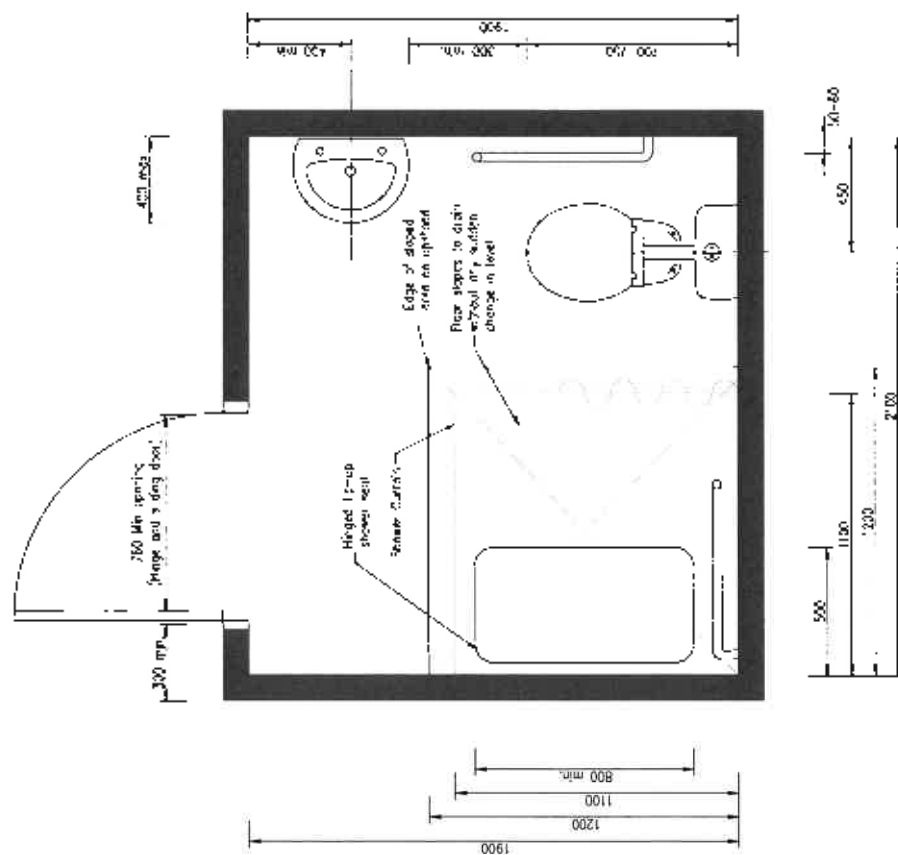
Aluminium Window Jamb
1:5 at A3



Internal Timber Door Jamb
1:5 at A3



Aluminium Window Sill
1:5 at A3



SPECIFICATION NOTES

1. Scope It should be noted that this is a minimum specification only and that in regard to achievement, accuracy and quality, the requirements of the New Zealand Building Code and appropriate New Zealand Standards apply.	
2. Concrete All concrete shall develop a minimum 28 day cylinder strength of 30 MPa. Cover to reinforcement shall be a minimum 50mm for flat surfaces and 75 for concrete casted against ground unless stated otherwise in the plan. Floor slabs shall be poured continuously using a vibrating process. Floor slabs shall be laid with construction or control joints in one direction and construction or control joints in the perpendicular direction (see floor slab plan). In the absence of a plan, joints must be no more than 4m apart for 100mm x 200mm, 5m for 250mm and 6m for 300mm slabs. Construction joints shall be full depth joints in the concrete slab with all reinforcement continuous through the joint. Control joints shall be a 30mm deep sawcut to the top of the slab for 300mm slabs.	
3. Timber All timber used is to be in accordance with the 50 years durability performance of NZS 3602:2002 and of each of the following types are qualified: Structural grade Radiata Pine or Douglas Fir.	
Floor framing protected from weather but exposed to ground atmosphere Joist studs, subfloor trusses, beams, wall plates, floor joists to the subfloor, blocking, wallings and battens, rips and diagonals, boards, timber and wood flooring for ground floors.	treated H12
Enclosed roof framing and trusses Sarking and framing not protected from water-driven moisture through disjunct cladding materials. Included but not bearing and associated roof members. Enclosed sarking roof framing and associated roof trusses, batten boards and battens supporting fixings or box gutters, are fixings to roof penetrations and upstrokes to roof decks. All roof fixings, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens.	treated H12
Enclosed wall framing protected from the weather Framing and other members within or beneath a parapet, framing and other members within enclosed decks or balconies (see H12 for sarking decks). All other exterior wall framing and other members including exterior or ancillary joists, framing and other members supporting enclosed decks or balconies (including cantilevered decks). External wall and floor framing, including boundary walls, ceiling framing and eaves battens and double top plates, window framing.	treated H12
Bottom used behind claddings to form a cavity (H12 treatments not be other solvent-based or water based treatments supplied grey primer - sealer).	treated H12
Other timber Wall framing and roof framing (including trusses) protected from the weather, in unlined and enclosed form buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas and so on. Framing exposed to the weather and above ground. Framing such as house eaves, poles and other that is exposed to the weather and is in contact with the ground. Cladding is to be NZS 3601 and or NZS 3602. Sarking referred to in documents are all dimensions to NZS 3601. For enclosed moisture resistant refer Table 4 NZS 3602.	None
7. Dimensions The dimensions on this drawing are approximate only and may require minor adjustment to suit existing materials/surfaces. All dimensions are to be checked before construction begins.	treated H12 treated H5

Archaeological Assessment:
Priest Subdivision
Waiwhero,
Palliser Bay



June 2010

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Executive Summary

This archaeological assessment of a proposed subdivision on Cape Palliser Road, Wairarapa was carried out to determine whether any archaeological features are present on the site. A walkover survey of the site was conducted on 18 May 2010.

Archaeological features were found within the proposed subdivision. The surface remains of the gardens were identified as New Zealand Archaeological sites S28-95, 94 and 93. A number of the stone rows and pits of these garden complexes are visible in the coastal strip area. Should the subdivision be approved an application for an archaeological authority will be required from the New Zealand Historic Places Trust under New Zealand Historic Places Act 1993. This assessment can be used to inform this process.

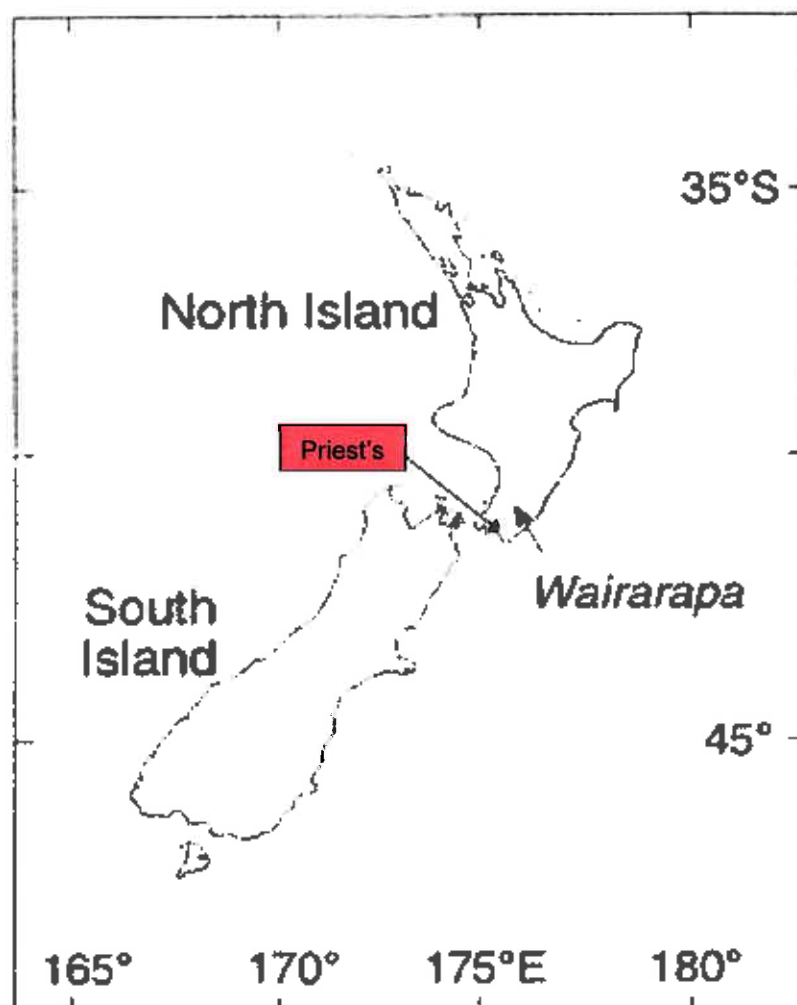


Figure 1: The Priest's proposed subdivision location within New Zealand

Introduction

This report was prepared in response to a request for an archaeological assessment from Russell Hooper, Resource Management Planner with Cardno TCB. Cardno TCB has been engaged to prepare a subdivision plan for the property of John Priest at Ngawi. This block of land is north of the former Ngawi fish factory. Given that the site is located on the coast and contains a known archaeological site, the author of this assessment, Christine Barnett has been engaged to prepare an archaeological assessment of the subdivision proposal.

Essentially the proposal is that the land area around two existing baches on the property will be subdivided off on small allotments (Lots 6 and 7), the Priest's existing dwelling will be on a lot just over 4ha lot (Lot 2) and there will be 4 larger vacant lots created (Lots 1,3,4 and 5). Lots 8 and 9 are road reserve and reserve lots.

A walkover survey of the site was conducted on May 18th, 2010 with archaeologist, Christine Barnett, iwi representative Haami Te Whaiti and Alex Webster (Ngati Kahungunu Ki Wairarapa).



Figure 2: Subdivision Application Site location



Figure 3: Oblique view of buildings on site - former Fish Factory on left.

The area assessed for archaeological sites is located on coastal property at Palliser Bay (see Fig.2 and Fig.3). The land is within the Land Registration District of Wellington and encompasses Lot 1-9 being the proposed subdivision of Lot 1 DP 70776. The land is held in CT WN41C/732 (attached). It is 2km north of the coastal settlement of Ngawi.

This report presents an archaeological assessment of this area known historically as Waiwhero. There are at least three archaeological sites recorded on this property - S28/95, 94 and 93 under the NZ Archaeological Association (NZAA) Site Recording Scheme (Archsite).

The largest archaeological site is S28/95. Categorised as a Maori horticulture site type the site features a large area of stone walls/rows and pits. The Priest's property covers large portion of this garden complex which in 1971 was defined as 10 to 15 acres by B.F and H.M. Leach. Archaeologist, James Robinson, under the auspices of the recent NZAA Site Recording Scheme (2006) stated that the site has been partly destroyed by recent housing and recent erosion; however 80% was still intact and visible on the ground. The visible archaeological features and the buildings' encroachment on these features were noted in the most recent survey by archaeologist, Christine Barnett in 2010.



Figure 4: Lot 1-9 being proposed subdivision of lot 1 DP 70776 (option 3).

Statutory Requirements

There are two main pieces of legislation in New Zealand that control work affecting archaeological sites. These are the Historic Places Act 1993 (HPA) and the Resource Management Act 1991 (RMA).

The NZ Historic Places Trust (NZHPT) administers the HPA. The HPA contains a consent (authority) process for any work affecting archaeological sites, where an archaeological site is defined as:

Any place in New Zealand that

(a) Either-

- (i) was associated with human activity that occurred before 1900; or*
- (ii) is the site of the wreck of any vessel where that wreck occurred before 1900; and*

(b) is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand (HPA section 2)

Any person who intends carrying out work that may damage, modify or destroy an archaeological site, or investigate a site using invasive archaeological techniques, must first obtain an authority from the Historic Places trust. The process applies to sites on land of all tenure including public, private and designated land. The HPA contains penalties for unauthorised site damage or destruction.

The archaeological authority process applies to all sites that fit the HPA definition, regardless of whether:

The site is recorded in the NZ AA Site Recording Scheme (Archsite) or registered by the Trust.

The site only becomes known about as a result of ground disturbance, and/or

The activity is permitted under a district or regional plan, or a resource or building consent has been granted.

The NZ Historic Places Trust also maintains a Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas. The Register can include archaeological sites. The purpose of the Register is to inform members of the public about such places and to assist with their protection under the Resource Management Act.

The RMA requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use and development is identified as a matter of national importance (section 6f)

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific or technological qualities.

Historic heritage includes:

- historic sites, structures, places and areas;
- archaeological sites;
- sites of significance to Maori, including wahi tapu;
- and surroundings associated with natural and physical resources (RMA section 2)

These categories are not mutually exclusive and some archaeological sites may include above ground structures or may also be places that are of significance to Maori.

Where resource consent is required for any activity the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule and the district plan assessment criteria).¹

This report was prepared for Cardno TCB. Given that the site is located on the coast and contains known archaeological sites, the author of this assessment, Christine Barnett has been engaged to prepare an archaeological assessment of the subdivision proposal.

Scope and limitations of this report

This report presents an archaeological assessment of the Priest's proposed subdivision area, and the archaeological sites within the subdivision, but it is only that. This report verifies the presence of an archaeological site and considers that the pre-1900 human activity within the sub-division which has left obvious archaeological remains (Historic Places Act 1993). The land and wider vicinity is of significance to iwi through tradition and association however this report does not constitute an assessment of Maori values which would be covered in a cultural impact assessment. It is recommended that the SWDC Maori Standing Committee is approached as soon as possible in order they may consider and discuss the significance of this subdivision in terms of the cultural heritage of Palliser Bay, Wairarapa.

A cultural assessment was recently prepared for the Stephen's property (former fish factory) to the south by Kahungunu Ki Wairarapa. Within this cultural assessment reference is made to the archaeological sites and cultural associations that are also pertinent to the Priest's proposed subdivision.

¹ Reference: NZ Historic Places Trust. 2006. *Guidelines for Writing Archaeological Assessments*. Archaeological Guidelines Series No.2 http://www.historic.org.nz/publications/HIM_guidelines.html

Methodology

Information for this report was gathered from the NZAA Site Recording Scheme - Central Index of New Zealand Archaeological Sites (CINZAS) and Archsite; Rangitaane O Wairarapa Inc.; Ngati Kahungunu Ki Wairarapa; the South Wairarapa District Council Maori Standing Committee; Wairarapa Archives and relevant collections held at the Alexander Turnbull Library.

The work of B.F. Leach and H.M. Leach and their associates during the Wairarapa Archaeological Research programme conducted between 1969 and 1972 provided invaluable information as did the Department of Conservation document - Archaeology of the Wellington Conservancy: Wairarapa, by B. McFadgen (2003).

For the historic period the work of R. McIntyre (2002), G. Mair (1979) and A.G. Bagnell (1976) provided a good overview and gave excellent sources from which to gather more information.

A walkover survey of the site was conducted on 18 May, 2010 with archaeologist, Christine Barnett, iwi representatives Haami Te Whaiti and Alex Webster (Ngati Kahungunu Ki Wairarapa). All of the known sites were identified during this survey. The wet weather and long grass prevented closer inspection of the ground surface for features that may have not been recorded during previous surveys.

Physical Environment or Setting

It is important to consider the natural environment of the Palliser Bay over time when considering the historic/archaeological sites of the area.

The coastal landscape of the south Wairarapa coast in this area is typified by a nearly continuous shingle-covered coastal platform. Up to several hundred metres wide this platform runs beneath hard greywacke hills and Pleistocene terraces to the beachfront. Broken only by rivers and streams and occasional spines of resistant rock, such as Cape Palliser, this archaeologically rich area comprises covered beds of uplifted post Pleistocene beach ridges, stream fans and sand extending for many kilometres past the cape.

The Palliser Bay coast line is generally rocky, with a few sandy beaches. Exposed to strong north westerly and southerly winds, erosion and landslips are common occurrences. The vegetation consists of pasture grass, sedges, tussock grasses and small shrubs.

The proposed subdivision lies on Cape Palliser Road north of the Waiwhero Stream. It is 2km north of the coastal settlement of Ngawi.

The property comprises 42.27 hectares of gently sloping pasture, falling westwards from the steep slopes that are part of the Kawakawa Station down to Cape Palliser Road and the sea. The gradient varies between 1 in 10 and 1

in 25, with the rear (eastern) boundary being 20 metres above sea level at the northern end of the property, reducing to 10 metres above sea level approximately at the southern end².

The topography of the subdivision site has been affected by natural forces over time. Geological evidence (Goff & McFadgen 2001) suggests considerable earthquake activity in the late 15th century from Flat Point south to Palliser Bay and inland. Tectonic uplift, advancing sand dunes and a possible tsunami would have altered the local environment. The uplifting of land (approx. 1m) would have drained lagoons, altered lake beds and river courses. Unstable hillsides and active gravel/mud fans would have clogged streams and covered existing landscapes. This seismic activity has occurred throughout the duration of human occupation of this landscape and has affected settlement sites and the resources utilised to maintain life in these settlements.

More recently during the early European colonisation of the Wairarapa, on 23rd January 1855, another violent earthquake measuring 8.2 in magnitude uplifted the land by as much 6.2 metres and moved it horizontally up to 18 metres along the Wairarapa Fault on the western edge of the Lake Wairarapa. While some land in the Palliser Bay area was uplifted, some subsided or was inundated by salt water. A 9-10 metre tsunami was recorded on this coastline at this time.

Given the susceptibility of this area of land to rising sea levels, storm surges, coastal erosion and tsunami it is likely that any housing development on this subdivision will be above the 20m contour. The garden complex at S28/93 and the 'hidden' midden/oven at S28/94 lie within this upper contour range. S28/95 lies below this contour between two alluvial fans in a raised beach area. The majority of the features in this site lie on and between the third and fourth beach ridges and around the 9-10m contour line.

At the moment the subdivision site is largely covered in farmland pasture grasses. At the time the stone rows were established in this area Leach (1979:159) suggests that the area was covered in low scrub or tussock cover. There is also evidence of large shrubs or coastal forest nearby in the coastal valleys. The community gardening and living in this area would have utilised the rich flora and fauna of the forests and the marine environment of the coast in conjunction with the creation and cultivation of their gardens.

Within the gardens archaeological evidence indicates that the earliest inhabitants of the coast were attempting to grow plants brought from Polynesia, such as kumara, gourd and taro. The creation of these gardens for these crops resulted in the removal of some of the coastal forest.

² LHT Design Engineering Report - April 2010, Page 7

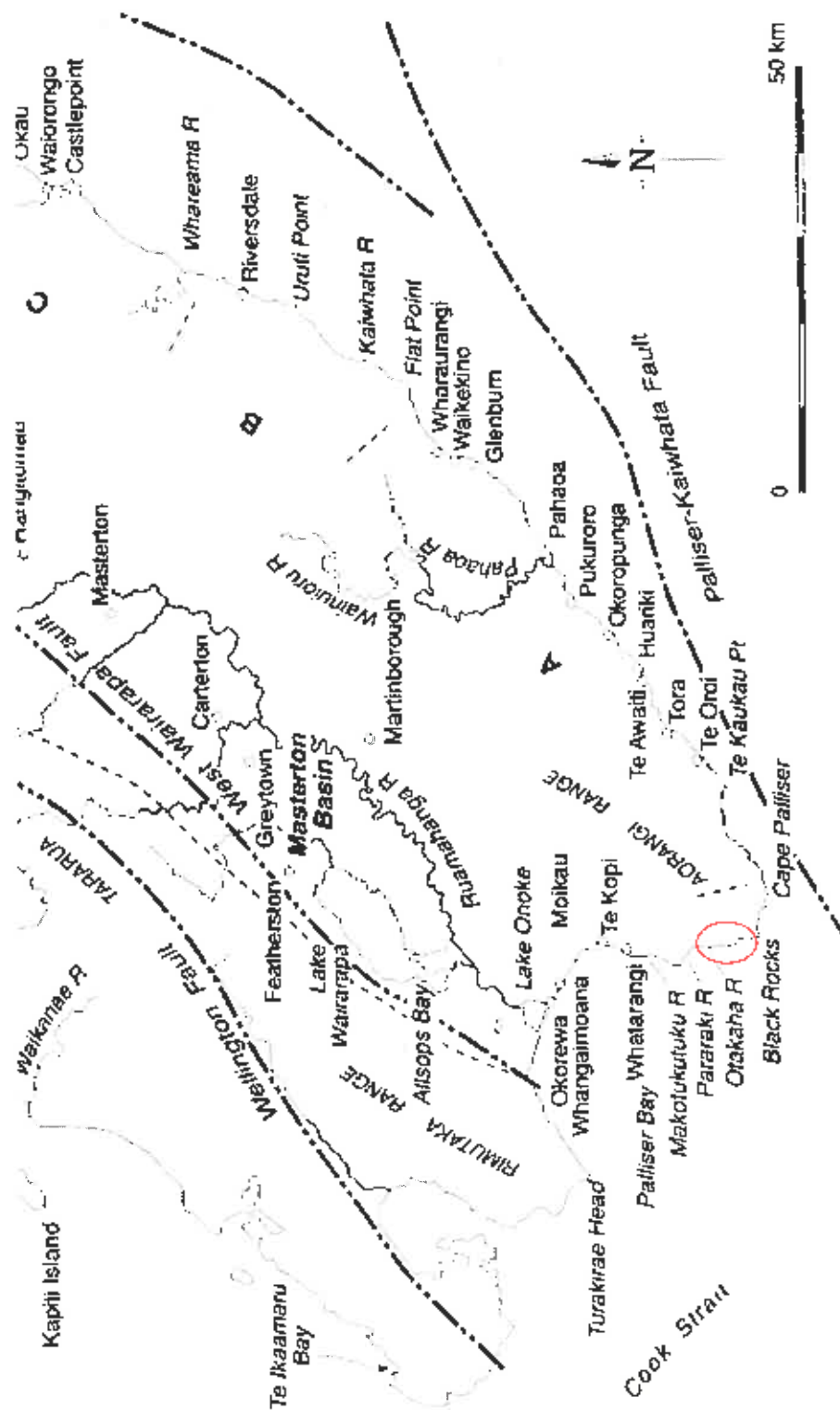


Figure 5: Otakaha River (Kawakawa) and Waiwhero location.

Historical Background

Recent archaeological research suggests that use of the coastal area of Wairarapa by early Maori occurred from the mid 14th century (Anderson 1991; McFadgen 2003). Analysis of archaeological material from Palliser Bay suggests that hunting and gathering of food occurred along the coast. Faunal and floral evidence has determined that the forest edges may once have reached to the shoreline and that bird and marine life was plentiful. Settlements were established up the valleys carved by fresh water streams, or at the mouth of the streams near the beach front like site S28/95. This combination of environmental elements made the eastern Wairarapa coast a feasible place for people to live. The area around Kawakawa (Otakaha River) and Waiwhero contains a number of archaeological features - pa and gardens which testify to pre-European occupation of this coastal area.

The early period of Maori settlement was disturbed in the 15th century by forces beyond human control, and communities along the Wairarapa coast appear to have been abandoned. Archaeologists B.F. Leach and H.M. Leach (1979) contend that climate change combined with human impact on the environment contributed to this gap in the human record of this coast. Geological evidence (Goff & McFadgen 2001) also points to the devastation of the area by earthquake, and tsunami which would have damaged living sites and made parts of the coast uninhabitable. Salt water inundation of the land, flooding, landslides and the loss of forest cover would have combined to make human habitation very precarious.

Speculation as to where the people went as they left the coastal sites is clouded by time. According to Maori tradition and genealogy around this time Waitaha and Ngati Mamoe in the Wairarapa migrated to the South Island. Ngati Ira were at Kawakawa and Otaraia. Te Tini-o-Awa and Rangitane were also settled in the Wairarapa. Ngati Ira and Te Tini-o-Awa gradually left the area. Ngati Kahungunu came south from the Hawke's Bay into the Wairarapa where they stayed with the Rangitane, led by Te Rerewa, at Lake Onoke (Okore).

Traditional history relates that Ngati Kahungunu wishing to settle in the Wairarapa exchanged their canoes for land with Rangitane at Te Wharau o Kena. Some Rangitane migrated to the South Island. Some Rangitane remained. By the 17th century Ngati Kahungunu and Rangitane were established in the Wairarapa.

With the movement of peoples along the coast there were times of conflict, followed by resolution and intermarriage. However conflict could also arise within these marriage alliances. Waiwhero (wai=water, where=red) is the site of a battle brought about by spousal conflict, death and retribution³.

The relative stability of the people of the Wairarapa was drastically altered with discovery of New Zealand by Captain Cook and the subsequent arrival of

³ Kahungunu Wairarapa Cultural Impact Assessment for John and Susan Stephens. Haami Te Whaiti.

the European settlers. The European migrants brought new technologies, ideologies, and diseases which were to change the Wairarapa and its people forever. The movement of the Ngati Toa, under Te Rauparaha and his allies along the west coast and into the Wellington district in the 1820's caused conflict in the Wairarapa with these Taranaki migrants. Worsted in the conflict some of the Ngati Kahungunu moved out of the Wairarapa back into the Hawkes Bay. Meanwhile Rangitane remained around present-day Pahiatua and Woodville.

Land Court hearings give documentary evidence of this period of upheaval. Ngati Kahungunu and Rangitane continued to maintain their rights to the land in the Wairarapa and disputed the Taranaki warriors' presence. With the arrival of European settlers and their desire for land a need to establish a boundary between the people of the Wairarapa and the Taranaki people became increasingly important. A truce established the land on the eastern side of the Tararua and Rimutaka ranges as Ngati Kahungunu and Rangitane territory.

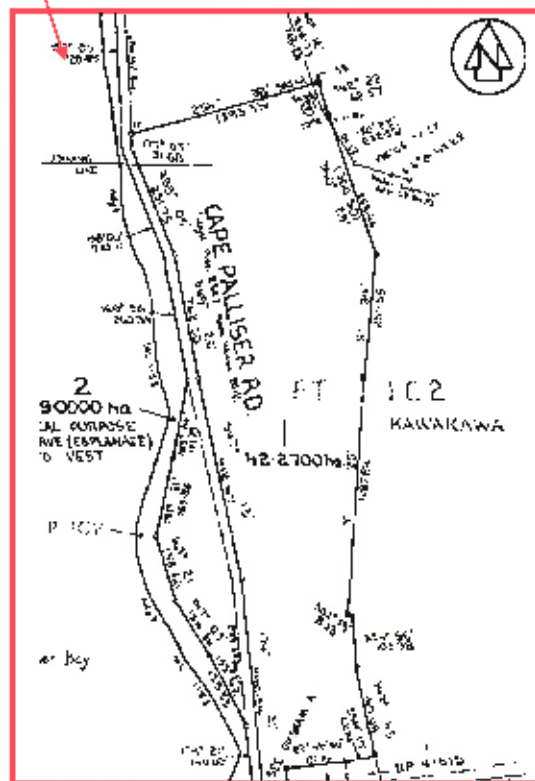
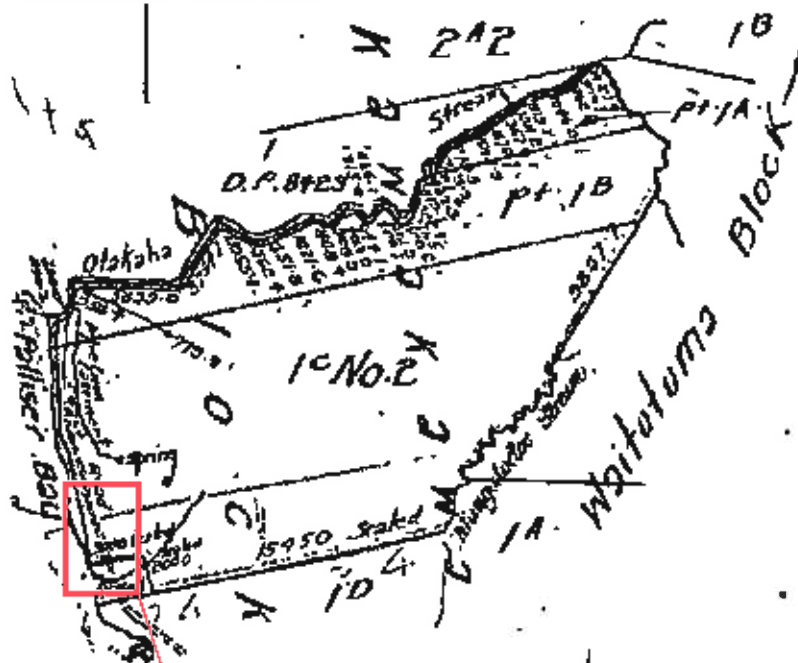
The lifestyle and settlement patterns of Maori during this initial European - Maori contact period were in constant motion. Resettlement of the area after 1841 was initially made at traditional sites in order that Maori could confirm their ownership of the land.

By 1845 approximately 40 or so Europeans were living in the Wairarapa and 12 sheep stations had been established. In 1846 the Kawakawa area was leased to brothers Robert and Thomas Russell by the Maori land owners. This land was to come under new ownership as the century progressed. In 1853 several large land purchases of Maori land were made by the British Crown. The Russell's transferred their lease to Charles Pharazyn (Whatarangi Station) in the 1860's. As part of the Kawakawa Crown grant of 17,790 acres land was vested in ten Maori individuals in 1870. It was later partitioned in 1890. By 1894 Pharazyn sold Whatarangi Station and its lease holdings to the Sinclair/Sutherland family in partnership with Iraia Te Whaiti, Ngati Hinewaka rangatira and businessman. This partnership was dissolved following the death of Iraia in 1918. The Kawakawa farm was then sold at auction in 1927.

William Rutherford McDougall purchased 4,980 acres (approx. 2015 hectares) at Kawakawa in 1928. Bill McDougall remained at Kawakawa until his death in 1945. A few years later the property was purchase by the Priest's, Jack and Bruce (Aburn: 1987). In 1972 the owners are listed as John Foster Priest and Thomas Bruce Priest. The Priest's were operating the 1973.19 ha farm under Kawakawa Farm Limited in 1976 and in 1984 Kawakawa Farm Ltd had more or less 1972.6914 ha. A subdivision of Pt Kawakawa 1B and 1C2 in 1990 created Lots 1 and 2 containing 51.2700 ha alongside Cape Palliser Road. In 1992 - Lot 1 Deposited Plan 70767 on the eastern side of Cape Palliser Road contained 42.27 ha. It is the subdivision of this lot that is under consideration by this archaeological assessment.

At present there are three post-1995 residences and a fenced area with a gazebo on the proposed subdivision site along with three recorded archaeological sites.

Kawakawa Farm 1928



Lot 1 1992

Figure 6: Land area Kawakawa Farm 1928 and Land area Lot 1 1992

Previous Archaeological Work

While there was an awareness of some of the archaeological sites in the south Wairarapa through oral tradition and local knowledge, documents detailing their significance did not appear until 1955 when G. Adkin published a paper in the Journal of the Polynesian Society which discussed the sites and artefacts found in the eastern Palliser Bay area. This paper which drew attention to the locations of prehistoric settlements along the coast line also identified features such as stone walls, gardening sites, pits and burials. Keith Cairns, a resident of Masterton and a member of both the Polynesian Society and the New Zealand Archaeological Association, spent over 40 years gathering information about the archaeological record of the Wairarapa from local sources, particularly farmers. Cairns' field notes and articles in the New Zealand Archaeological Association Newsletter do provide a valuable source of information as does the Cairns collection held at the Alexander Turnbull Library.

The body of fieldwork, notes and observations generated by Adkins and Cairns, along with Barrow, Davis, and Keyes were key factors in the growing interest in the Wairarapa which eventually led to the Wairarapa Archaeological Research programme led by B.F. Leach and H. M. Leach from 1969 to 1972 from Cape Palliser to Lake Onoke. This research programme surveyed an area of 1700 km² recorded over 200 archaeological sites and produced an extensive range of research material and papers. Investigations and analysis of material generated by this research programme has increased the body of knowledge concerning archaeological sites in the Wairarapa. Palliser Bay archaeological excavations and analysis (Leach and Leach 1979) revealed evidence of human habitation along this coastline for a considerable period of time. Recently in 2006 the location and condition of the recorded archaeological sites in the south Wairarapa were reviewed by the NZAA Site Recording Scheme. Iwi representatives Haami Te Whaiti and Horipo Rimene were involved in this survey, along with archaeologist, James Robinson.

According to NZAA Archsite the southern portion of the Priest's proposed subdivision lies on top of a portion of archaeological site S28-95 (formerly recorded as N168/68) on the north side of the Waiwhero Stream, extending north for 500m on the east side of the road. The Priest's property covers a large part of this northern Waiwhero garden complex which in 1971 was defined as 10 to 15 acres by B.F. and H.M. Leach.

A recent assessment of the site in 2006 determined the extent of site at Waiwhero as 450 x 300m. This assessment by archaeologist, James Robinson, under the auspices of NZAA Site Recording Scheme stated that the site has been partly destroyed by recent housing and recent erosion; however 80% was still intact and visible on the ground. The visible archaeological features and the buildings encroachment on these features were superimposed on the plan of the site (see Figures 9 and 10).

The subdivision also contains a number of stone rows and rectangular raised rim pits (S28/93 and S28/92) built on or between the alluvial fans originating from the hills above the coastal strip. These rows are constructed from the alluvial gravels and stones. They appear larger and simpler enclosures than the northern Waiwhero garden complex at S28/95. The midden S28/94 at the base of the hills appears to have been destroyed by recent alluvial activity.

H.M. Leach (1979:155) describes the archaeological site S28-95:

"... the North Waiwhero complex covers 7.49 ha and features stone alignments, 'pathways', upright stones, and mounds in addition to stone rows. Built between two alluvial fans, which were in evidence at the time of occupation, it reflects an apparent preference for the raised beach topography."

Soil profiles and radiocarbon samples were taken from excavation points within the garden complex S28/95 (H.M. Leach 1979:155). Excavation A (see Fig. 9) near a stone alignment revealed beach gravel, silt and fan gravel from the nearby hillside. A radiocarbon date taken from Excavation B (within Lot 6 of the proposed subdivision site) had an age estimate of AD 1473 ± 56. Excavation C examined the sequence of wall building at the site and soil modification. It was apparent that the wall/row was partially buried by an alluvial fan. While initial radiocarbon analysis dated the site at NZ1315 (1979) subsequent work on the Palliser Bay radiocarbon dates suggests occupation of the coast at sites like Kawakawa/Waiwhero began during the mid 14th century (Anderson 1991, McFadgen 2007).



Figure 7: *Artists interpretation of a garden area on Palliser Bay taken from Prehistoric Man in Palliser Bay. National Museum of New Zealand Bulletin 21.*

Research Results

The field work at the Priest's was conducted on May 18th, 2010. Ngati Kahungunu Ki Wairarapa representatives Haami Te Whaiti and Alex Webster walked the site with Christine Barnett, the archaeologist.

At present there are three post-1996 residences on the site along with three recorded archaeological sites (Figure 8). The northern most dwelling on proposed lot 2 is occupied by John Priest. It was relocated to the site in 2003. This building lies seaward of S28/93 and S28/94 on an elevated area of land. S28/93 lies within proposed lot 1. S28/94 lies within proposed lot 3.

The two buildings at the southern portion of the Priests subdivision site lie within the stone alignments of S28/95. The Weber (1997) and Clark (1998) relocated dwellings lie within proposed lots 6 and 7. The Weber building is very close to the stone row at Excavation point B (H.M. Leach 1979). While the Weber's and Clark's own the dwellings they do not own the land. The land on which these buildings sit is leased from John Priest.

All three buildings on the property have building consents issued by SWDC but do not appear to have code of compliance certificates. The dwellings all have timber floors on timber piles. These dwellings have on-site wastewater treatment and trenches or field disposal systems. It appears that there has been no archaeological assessment made of the area where these buildings are situated prior to their relocation, nor was an assessment made of the area where the wastewater systems are located.

There is also a fenced area on proposed lot 5 which has some built structures but no dwellings. This fenced area lies between Excavation points A (stone alignment) and C (wall and soil modification site) - H.M. Leach 1979. Whether any portion of the garden complex lies within this area is unclear at this time.

As has been mentioned previously 80% of S28/95 is still intact and visible on the ground (Figures 7 and 8). The greater proportion of this archaeological site is to be found on the Priest's property (approximately 75%). The Weber and Clark buildings and wastewater systems encroach on the more visible archaeological features of this site. It appears that a recently created access road has been placed over a stone row. It is of some concern that the remaining archaeological features in this area are not damaged by the day-to-day living at the Weber and Clark dwellings.

Even though some of the archaeological features within this proposed subdivision have been damaged or hidden by the relocation/construction of buildings, other earthworks on the site and the movement of alluvial fans and streams, the presence of the stone rows and pits strongly confirms Maori occupation and use of this land in the past.

NZAA Number	Site Type	Description	NZMG Easting NZMG Northing	NZTM Easting NZTM Northing
S28/92	Maori horticulture	Stone walls, mounds.	North of subdivision	1785602 5396561
S28/93	Maori horticulture	Stone row and pit.	E 2695756 N 5957940	1785725 5396223
S28/94	Midden/Oven	Midden.	appears to have been destroyed or covered by erosion	1785769 5395983
S28/95	Maori horticulture	Stone walls and pits.	E 2695804 N 5956682	1785773 5394965
S28/96	Maori horticulture	Stone walls.	South of subdivision	1785707 5394702

Table 1: NZAA sites and Coordinates in or near Priest subdivision

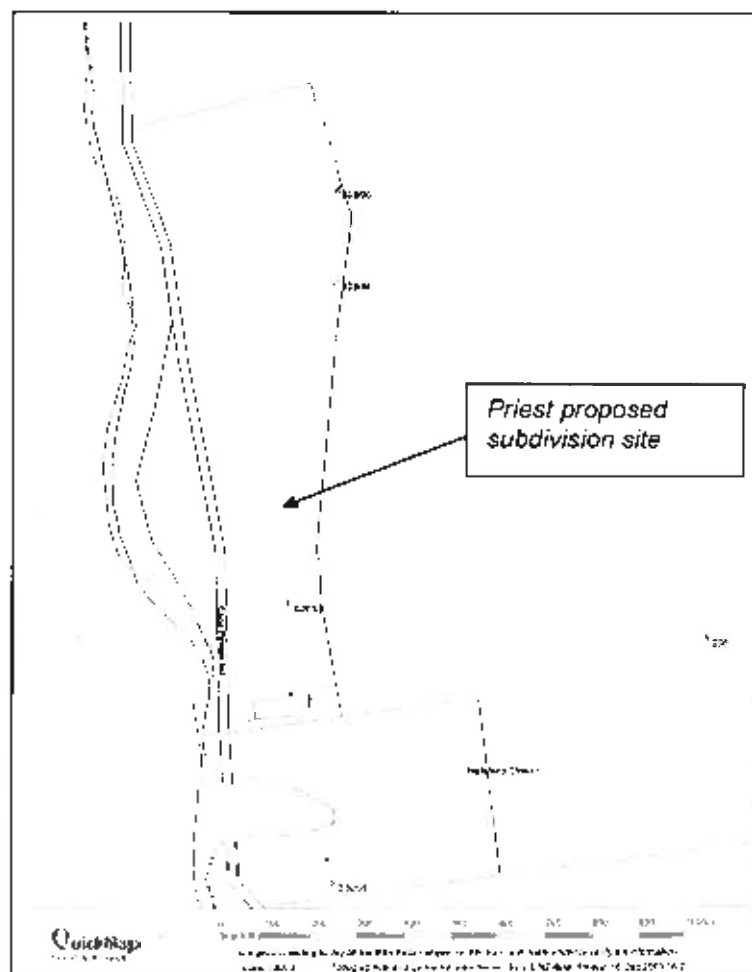
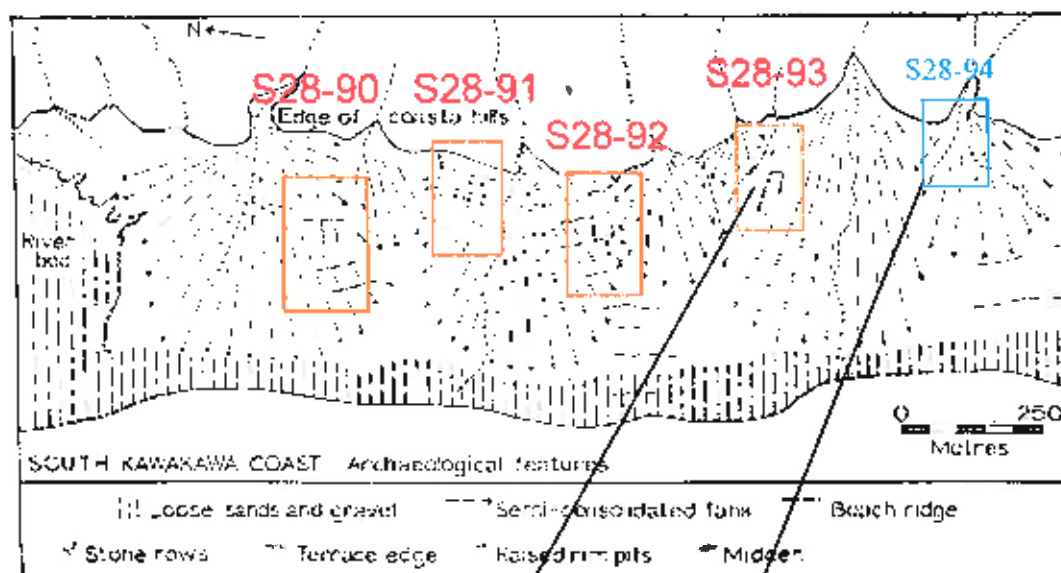


Figure 8: Quick map with archaeological sites within subdivision

Figure 10: Archaeological Sites overlaid on a portion of the plan from Prehistoric Man in Palliser Bay. National Museum of New Zealand Bulletin 21: Page 152.

Source: James Robinson's survey in 2006.
Christine Barnett's survey 2010



CardnoTCB aerial overlay, 2010

Archaeological and Other Values

The Priest's proposed subdivision property lies on a large area of stone rows and pits defined by the NZ Archaeological Association as archaeological sites S28/95, 94 and 93. Archaeological sites S28/95 and 93 are categorised as a Maori horticulture site types. The cultivation of crops is indicated by the presence of these stone rows and pits. S28/94 was identified as a midden in 1971 but appears to have been destroyed by erosion or covered by alluvial fan movement by 2010.

The garden complex at S28/95 and 93 are two of a number of archaeological sites which were recorded during the Wairarapa Archaeological Research programme carried out in the area between 1969 and 1972. Along this coastal strip at south Kawakawa there are at least six pre-European horticultural sites recorded. The rich archaeological material recorded during the Wairarapa Archaeological Research programme at Palliser Bay provided New Zealand archaeologists, scholars and the public alike with a greater understanding of the prehistory of New Zealand and the regional differences in settlement patterns, physical environments through time and the utilisation of the pre-European environment by Maori.

The value of garden complex at S28/95 as a source of archaeological information for the Palliser Bay region has been compromised by the recent land disturbance associated with the placement of two dwellings on the southern portion of the proposed subdivision (lots 6 and 7). The occupants of these dwellings have also constructed other out-buildings, and developed wastewater systems at the site. Any excavation work required in developing the property for subdivision, or even to tidy up the property by removing these existent buildings and structures has the potential to reveal valuable evidence regarding the composition and use of these garden complex by its creators.

The value of the northern sites, hidden S28/94 (lot 3) and visible S28/93 (lot 1) has not been compromised by buildings however any house sites on these lots need to take into account the extent of the sites and the possibility that there could be buried features given the nature of the topography in this area.

From a research point of view the study of the degradation of these sites by the natural and human processes which impact upon them, and the management of these processes by local authorities, iwi and the community has the potential to provide valuable information for the study of cultural resource management in New Zealand.

This subdivision site also has the potential for academic research, interpretation, and education. Archaeological research can provide material for public education and the edification of government representatives (SWDC) and landowners in terms of the current legislation (RMA and HPT) as well as academic information. This research and interpretation serves to promote a greater understanding of the need for the protection of New Zealand's non-renewable pre-European archaeological sites.

Assessment of Effects

The following assessment issues are present in relation to the actual and potential effects on values of the site:

- Proposed subdivision of Lots 5, 6 and 7 will affect the recorded archaeological site - S28/95 contained within their boundaries. This is particularly so in terms of Lots 6 and 7 which contain dwellings.
- Proposed subdivision Lot 1 will affect the recorded archaeological site - S28/93 contained within its boundary.
- Proposed subdivision Lot 3 may affect the recorded archaeological site - S28/94 which may be buried under an alluvial fan within its boundary.
- The value of Maori horticultural site S28/95 as a source of archaeological information for the Palliser Bay region has been compromised by the recent land disturbance associated with the relocation of the dwellings on site, the associated outbuildings and wastewater treatment facilities.

It is considered by the research undertaken in this assessment that:

- Given the recorded archaeological sites in the vicinity, the cultural history of the area and the presence of obvious stone rows there is the potential for subsurface archaeological features on the site.
- The existing house sites within this subdivision, and any potential development in this area is highly likely to impact on these archaeologically identified garden complexes.
- Any excavation work required in developing the property for subdivision, building sites, or even to remove existent buildings and structures could uncover earlier evidence of pre-1900 use of the land.

Conclusion & Recommendations

This report was prepared in response to a request for an archaeological assessment from Russell Hooper, Resource Management Planner with Cardno TCB. Cardno TCB has been engaged to prepare a subdivision plan for the property of John Priest at Ngawi. This block of land is north of the former Ngawi fish factory. Given that the site is located on the coast and contains known archaeological sites, the author of this assessment, Christine Barnett was engaged to prepare an archaeological assessment of the subdivision proposal.

The field work at the Priest's was conducted on May 18th, 2010. Ngati Kahungunu Ki Wairarapa representatives Haami Te Whaiti and Alex Webster walked the site with Christine Barnett. At present there are three post-1995 residences on the site along with three recorded archaeological sites. Lots 6, 7 and 5 contain a large portion of the archaeological garden complex S28/95 which lies on the north side of the Waiwhero Stream, extending north for over 500m on the east side of the road. The garden site S28/93 lies within the proposed lot 1 and S28/94 lies within proposed lot 3.

While this archaeological assessment has highlighted the known surface features of the archaeological sites within this subdivision proposal it is necessary to also consider that which may be uncovered subsurface during the development of this archaeologically sensitive proposed subdivision area. Road development, housing sites and sewage treatment areas have the potential to encounter and impact upon significant archaeological remains besides the obvious stone rows. These hidden features may include domestic dwellings, economic debris (middens), artefacts, burials, etc. This is where the Historic Places Act 1993 and the Resource Management Act 1991 are designed to protect the extent of these nationally important sites.

At present the property is largely farmland and the sites are relatively undisturbed. Keeping the grazing to sheep only should keep the sites in the present low pasture grasses. The present residential human activity is confined to the Weber and Clark buildings on proposed lots 6 and 7, and the home of John Priest on proposed lot 2.

In an ideal world there would be no housing on lots 6 and 7 and a covenant would be placed on proposed lot 5 to protect the garden complex of S28/95. A covenant could also be placed on the other sites in this subdivision. However this is a thorny issue given the established presence of these buildings and the fact that Lot 5 is a sizable piece of land at 6.7ha. Therefore the issue is how to protect or mitigate damage to the archaeological sites given the presence of these buildings and the proposed subdivision of the land.

From a protection point of view it best to avoid the archaeological sites; and in order to ensure that development avoids these sites it is advisable that an archaeological authority is sought from the NZHPT in order to test pit to determine whether there are any subsurface features in the vicinity of any

property developments. If there is archaeological material encountered during this test pitting then an archaeological investigation and/or a reassessment of the location of property developments would be required. The published archaeological work of Helen Leach has already confirmed the evidence of garden features within this subdivision (1979). The archaeologist involved in this authority would discuss the investigation of the test pits with senior archaeologists Helen Leach, Foss Leach, Bruce McFadgen and Kevin Jones.

At present it is not the desire of the property owner to destroy or damage archaeological sites on this proposed subdivision.

As this subdivision proposal is in its preliminary stages it is recommended that discussion regarding this area of the subdivision should be conducted with SWDC and NZHPT. It is also recommended that the SWDC Maori Standing Committee is approached as soon as possible in order that they may consider and discuss the significance of this subdivision in terms of the cultural heritage of Palliser Bay, Wairarapa.

If this subdivision is notified or approved by South Wairarapa District Council an application for an archaeological authority for the proposed works to the subdivision is required (under section 12 HPA 1993).

This archaeological assessment document can be sent to the NZHPT to inform the application for an archaeological authority. Only on receipt of an archaeological authority would the developer be legally allowed to damage, destroy or modify this archaeological site under the supervision of a suitably qualified archaeologist.

Under a NZHPT archaeological authority (HPA 1993) the project archaeologist may be required to prepare a site instruction document which shall include but is not limited to:

- procedures for any archaeological investigation or recording of archaeological information,
- the role, responsibility and level of authority of the approved archaeologist(s)
- timeframes for archaeological work,
- protocols for the unexpected discovery of archaeological material,
- on-site briefing by the Project Archaeologist for contractors about the archaeological work required and how to identify archaeological sites during works,
- the responsibilities of contractors with regard to notification of archaeological sites,
- requirements for stand down periods to enable archaeological work, and
- mechanisms for dispute resolution

This Site Instruction document is not inconsistent with the Construction & Demolition Management Plan required by SWDC, under section 104B of the

Resource Management Act 1991, to provide protection to archaeological and cultural sites.

It should also be noted at this point that should the land pass out of the hands of the present owner during or before the development of these lots and dwelling sites, the archaeological authority is non-transferable and does have an expiry date. And if the work is not completed within a designated time period the owner(s) will need to re-apply.

It is recommended that the archaeological application and authority consist of two stages:

Stage 1 • Archaeological test pits should be undertaken in areas proposed for building foundations, fencing or services in order to access and determine the subsurface archaeological nature of the site and gather an impression of the natural state of the land in this area. The results of the test pits could be used to inform the development in relation to building platforms, services and site protection.

Stage 2 • If during the investigation of the above test pits significant information as to the historical and cultural heritage of New Zealand is encountered (in relation to section 15(1) of the Act), then the proposed works on the subdivision reviewed with the owner, the archaeologist, iwi and the NZHPT.

References:

Personal Communication:

Ngati Kahungunu ki Wairarapa - Ngati Hinewaka Consultation
- Haami Te Whaiti and Alex Webster

Rangitane O Wairarapa Consultation - Horipo (Dane) Rimene

South Wairarapa Maori Standing Committee Members

Primary:

Alexander Turnbull Library

Archsite (new NZAA database)

Department of Conservation

Greater Wellington Regional Council

Historic Places Trust Pouhere Taonga on-line register of historic places,
historic areas, wahi tapu and wahi tapu areas (as at June 2008)

Land Information New Zealand LINZ

National Library

NZAA database and central file index (CINZAS)

Proposed Wairarapa Combined District Plan (as at 2010)

South Wairarapa District

Wairarapa Archives

Secondary:

Aburn, A. 1987. Pirinoa. People and Pasture.

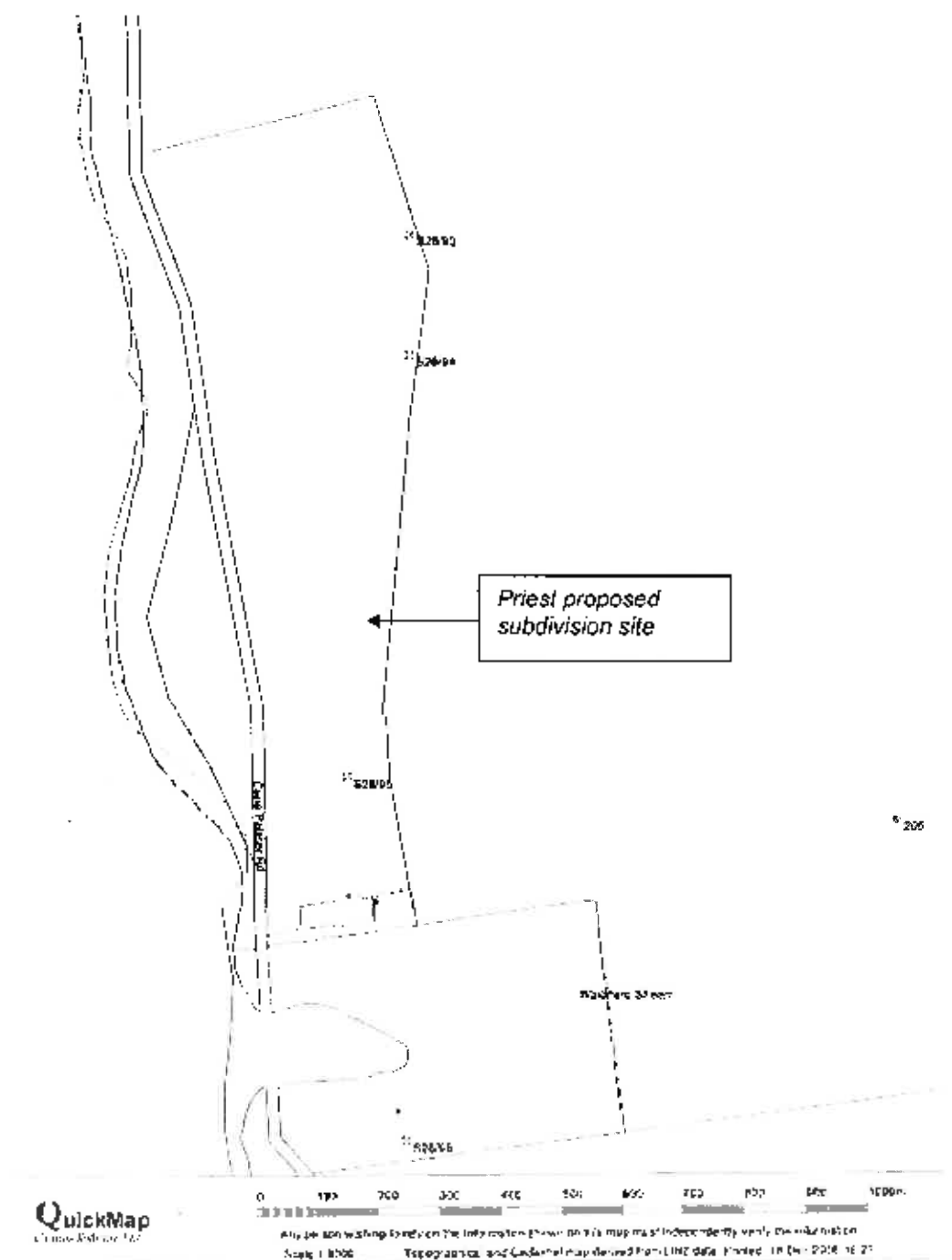
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- Walton, A. 2002. *Assessing archaeological value*. *Archaeology in New Zealand* 45(3): 220-236.

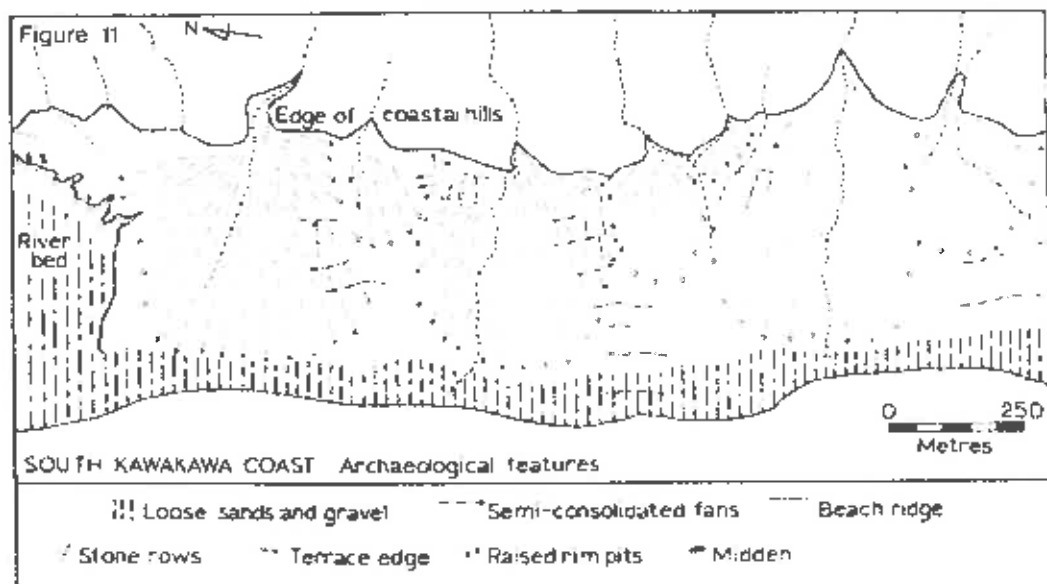
Appendix 1 NZAA Archsite forms for sites in the subdivision area.



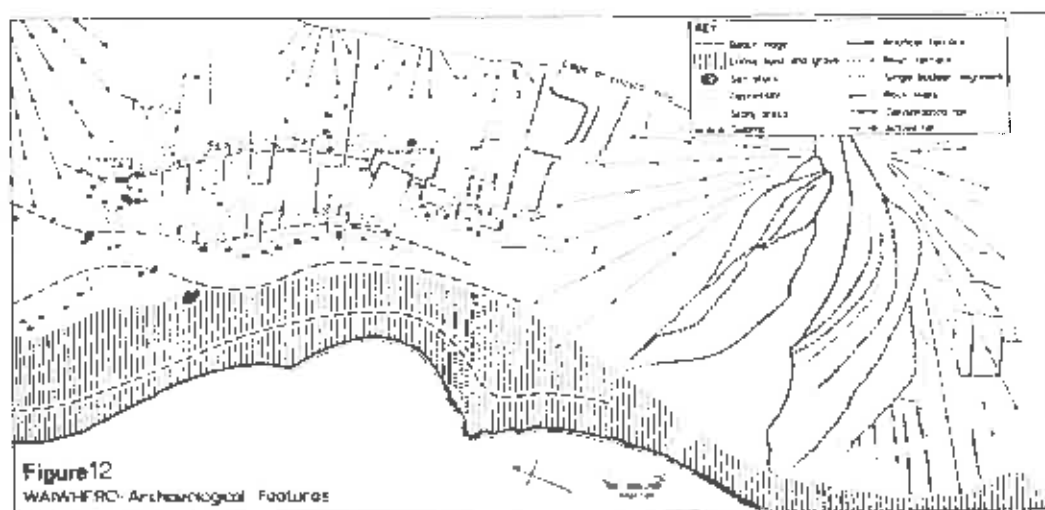
This QuickMap gives the location of a site, but it does not delimit its extent. The location of sites is usually only recorded to within about the nearest 100 metres but the accuracy may in some cases be less than this (see S28/95).

Appendix 2 Land Title WN25C/554

Appendix 3. Archaeological sites from Prehistoric Man in Palliser Bay.
National Museum of New Zealand Bulletin 21.



South Kawakawa
(north portion of Priest subdivision). Pg 152, Figure 11.



Waiwhero complex
(south portion of Priest subdivision). Pg 153, Figure 12.

Appendix 1 – Resource Consent Application 160018

Ref: 1604
Contact: Phillip Adamson
Date: 25 February 2016

To: South Wairarapa District Council
PO Box 6
MARTINBOROUGH

Attention: Planning Department

Proposed Subdivision –Colton – White Rock – Te Muna Roads - Martinborough

Please find enclosed an application for a two lot subdivision fronting White Rock and Te Muna Roads, Martinborough.

Please invoice the applicant C/- AdamsonShaw for the application fee. Upon receipt we will arrange payment.

We trust that the application meets Council's requirements and await Council's decision. Please do not hesitate to contact our office if you have any queries.

Yours faithfully
AdamsonShaw

Phillip Adamson
Director
phillip@adamsonshaw.co.nz
encl.

Adamson Limited trading as AdamsonShaw

WAIRARAPA - 411 Queen Street PO Box 696 Masterton 5840 p. 06 370 0027

EMAIL: enquire1@adamsonshaw.co.nz WEBSITE: www.adamsonshaw.co.nz

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[Wairarapa](#)

RESOURCE CONSENT APPLICATION
DP & JH Colton & WN Avery

Proposed Subdivision
White Rock & Te Muna Roads
MARTINBOROUGH



February 2016

AS 1604

PROPOSAL SUMMARY

To	South Wairarapa District Council
Proposal	2 Lot Subdivision
Applicant	DP & JH Colton & WN Avery
Location	White & Te Muna Roads - Martinborough
Zoning	Rural Special Zone
Legal Description	Subject Land - CT WN322B/896 – Lots 3 and 4 DP 2486 – 111.2859 hectares
Activity Status	Subdivision - Controlled Activity
Address for Service	DP & JH Colton C/ Adamson Shaw PO Box 696 Masterton Attn: Phillip Adamson

Location diagram

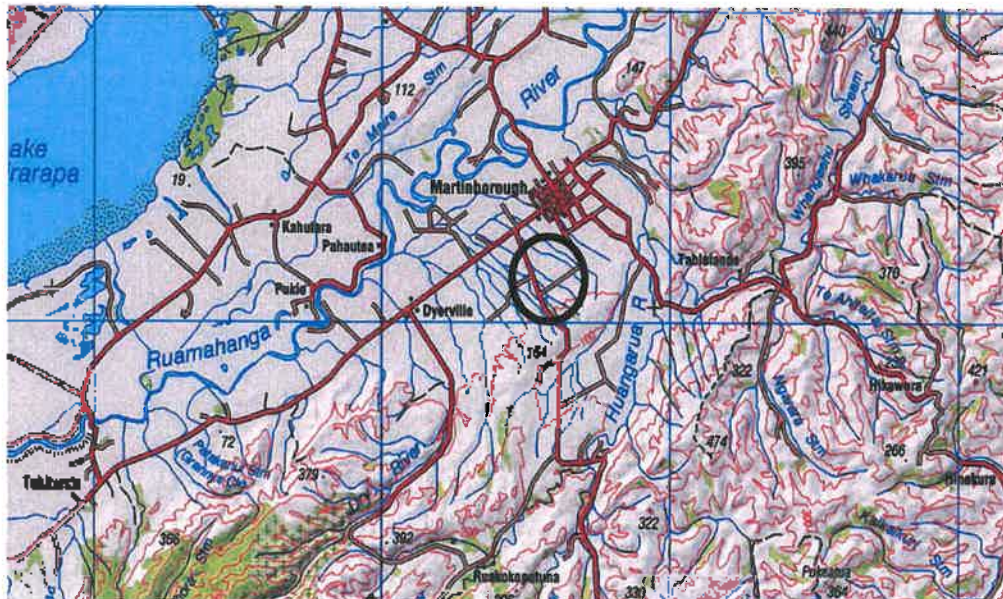


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1 INTRODUCTION

Pursuant to Section 88 of the Resource Management Act 1991 (the Act), DP & JH Colton & WN Avery apply to the South Wairarapa District Council for the following:

- **Resource Consent – Subdivision** – to subdivide the property, adjusting the boundary between the two parcels within Certificate of Title WN22B/896, Lot 3 DP 2486 and Lot 4 DP 2486, 58.7375 and 52.5484 hectares respectively.
 - A factor of the application is that the existing parcels meet the threshold by which individual Certificates of Title could be called for utilising Section 226 of the Resource Management Act 1991. Hence a 226 Certificate could be requested, two titles issue and a boundary adjustment follow.
 - For practical reasons the 226 process, by arrangement with Council, has been bypassed with the ability to use it acknowledged.
 - Effectively resulting in two new titles from two existing.

This application has been prepared by Adamson Shaw in accordance with Form 9 and Schedule 4 of the Act, and incorporates the information required by the Act.

The objective of this application is to provide sufficient information to allow any person to determine the likely outcome of the proposed development, including any actual and potential effects on the environment, and any measures proposed to avoid, remedy, or mitigate those effects. The application will discuss the following matters in relation to the proposed development:

- Consents required
- Description of the site
- Description of the proposed development
- Assessment of relevant planning instruments
- Assessment of effects on the environment
- Mitigation measures and suggested conditions of consent
- Consultation and notification

The information contained in this application and supporting documents demonstrates that the proposed development is appropriate in this location, and will contribute to the sustainable development of the South Wairarapa District.

2 CONSENTS REQUIRED

Following an assessment of the proposed development in terms of the Wairarapa Combined District Plan (the District Plan), it has been determined that subdivision resource consent to undertake a **Controlled Activity** is required.

3 SITE DESCRIPTION

3.1 LEGAL DESCRIPTION

- Subject Land - CT WN22B/896 – Lots 3 and 4 DP 2486 – 111.2859 hectares
 - Registrations
 - NIL

Search copies of the above certificate of title is attached at Appendix B.

3.2 PHYSICAL DESCRIPTION

The application site is made up of typical flats along these sections of White Rock and Te Muna Roads. The site is substantially undeveloped but is made up of and includes the following:

- dwelling, sheds, tennis court, gardens, farm and dwelling access all in the southern corner of the property.
- established significant shelter belts
- drains and farm dams fed from meandering ephemeral streams and small gullies
- overhead electricity to the farm and dwelling, southern corner of the property
- Te Muna Road frontage, metal formation
- White Rock Road frontage, sealed formation
- flat to gently graded pasture



Photograph 1: Proposed Lot1/2 boundary looking from Te Muna Road

The closest documented fault is the Huangarua Fault to the north of the property. This is some distance from the site and there are not any known or documented fault lines or zones

either within or in close proximity of the property. See Photograph above.



Photograph 2: GWRC GIS Fault line and SLUR data

To the best of our knowledge there are not any heritage features or any specific sites of significance to Tangata Whenua located within the subject land holding or in the immediate vicinity. The District Planning Maps do not identify any such features.



Photograph 3: White Rock - TeMuna Road intersection

4 PROPOSAL DESCRIPTION

4.1 OVERVIEW

This application seeks resource consent from the South Wairarapa District Council to adjust the parcel boundaries, subdivide, the property into two lots of similar size to the underlying parcels.

Consideration has been given to simple Section 226 of the Resource Management Act 1991 division of the block. This is where fully complying parcels meet the District Plan Controlled Activity Rules, or former rules as appropriate, and Council consent to them meeting these criteria. Subsequently separate titles issue for each parcel without resurvey and re-levying of contributions etc. It is deemed that the parcels met the standards of the day when originally surveyed.

Council have been consulted and have agreed that the proposal can be submitted on the basis that a 226 Certificate could be signed and new titles issued. This is a pragmatic approach that saves to applicant time and money.

On the basis of the above this proposed two lot subdivision of two parcels will not attract the levying of Councils Reserves and Roading contributions.

The proposed subdivision is shown on Adamson Shaw Plan 1604 SC-01, attached at Appendix A. Details of the proposed development are outlined in the following sections.

4.2 PROPOSED ALLOTMENTS

The proposed subdivision is configured as follows:

Lot No.	Area	Description
Lot 1	57.15 ha	Includes the dwelling, sheds, effluent disposal, shelter planting, large established gardens, tennis court and pasture.
Lot 2	54.10 ha	Pasture, drains and shelter planting

4.3 ACCESS AND SERVICING

Access to the property, house and farm, is via a well formed entrance and drive from the unsealed formation of Te Muna Road. See photographs 4 and 5 below.



Photograph 4: Lot 1 entrance to the farm, from the metal formation of Te Muna Road



Photograph 5: Lot 1 entrance to the dwelling, from the metal formation of Te Muna Road



Photograph 6: Lot 1/2 proposed boundary. Standard farm entrances

All services to and for the dwelling, Lot 1, are existing and no changes are required.

Lot 2 is substantially unserviced. Services are not required for the purpose of the proposal and it is anticipated that when/if ever required services may be extended to the site and developed within as appropriate. It is requested that any Council requirement for services be satisfied by way of Consent Notice.

4.4 FINANCIAL CONTRIBUTIONS

Financial contributions (roading and reserves) will not be levied as part of this proposal.

See 1 and 4.1 above that discuss the 226 compliance and process being followed.

5 PLANNING CONSIDERATIONS

5.1 OVERVIEW

The Wairarapa Combined District Plan is operative and is the only District Plan assessed against this proposal.

5.2 ZONING

Under the District Plan (Map 25), the property is located within the Rural Special Zone.

5.3 DISTRICT PLAN

As required by the Act, the District Plan classifies activities into categories; Controlled, Restricted Discretionary, Discretionary, and Non-Complying. These different categories determine the level of control Council has over various activities. Section 20 of the District Plan deals with subdivision and sets standards for each of the four different activity status'.

Subdivision

District Plan Rule	Proposals compliance
Rule 20.1.2(b)(ii) minimum area	<i>Complies</i>
Rule 20.1.2(b)(i)1 <u>Frontage</u>	<i>Complies</i>
Rule 20.1.2(c) <u>Compliance with District-wide permitted activity land use standards for Roads, Access, Parking and Loading in Section 21.1.25</u>	<i>Complies</i>
Rule 20.1.2(d) <u>Two or more rear lots shall share a single vehicle access</u>	<i>Complies</i>
Rule 20.1.2(e) <u>Building area</u> - Each lot must contain a 12m x 15m building area meeting landuse standards for dwellings which can satisfactorily dispose of effluent	<i>Complies</i>
Rule 20.1.2(h) <u>Landuse standards</u> - Each lot shall demonstrate compliance with Rural (Primary Production) Zone.	<i>Complies</i>
Rule 20.1.2(i) <u>Servicing</u> - To be in accordance with NZS:4404	<i>Complies</i>
Rule 20.1.2(j) <u>Financial Contributions</u>	<i>Complies</i> <i>Nil to be levied</i>

District Plan Rule	Proposals compliance
Rule 20.1.2(k) <u>Esplanade Reserve/Strip</u>	<i>NA - Complies</i>

The above table shows that the proposed subdivision complies with the District Plan's Controlled Activity standards.

5.4 ACTIVITY STATUS

The assessment of the District Plan's standards in the preceding section shows that overall the application must be assessed as a **Controlled Activity**.

6 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 INTRODUCTION

In accordance with Section 88(2)(b) of the Act and Clause 1(d) of Schedule 4 to the Act, this assessment of environmental effects of the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects that it may have on the environment.

Subject to the purpose and principles set out in Part II of the Act, the consideration of this application by Council will involve a judgement of whether the proposed activity will promote the sustainable management of resources in a manner or at a rate that enables people and communities to provide for their social, economic and cultural well being, health and safety while avoiding, remedying or mitigating any adverse effects on the environment.

It can be concluded from our assessment of the above matters, and our experience of this type of proposal, that the actual and potential effects of the proposal on the environment primarily relate to:

6.2 EFFECTS ON RURAL CHARACTER AND AMENITY

The Act defines amenity values as "those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes". Amenity values can be affected by such things as noise, lighting and glare, vehicle movements, available parking spaces, shading effects, visual dominance of a large structure in close proximity, levels of privacy and general visual appearance of a site and activities on the site.

In accordance with the Act, the District Plan has been developed through an extensive process, involving full public consultation, to establish a set of subdivision rules and standards which set a level of development of which the effects are considered acceptable.

The proposal is simply a realignment of the boundaries to provide the opportunity sell the blocks, when desired, in a manner that reflects the fencing, planting and farming of the property. These internal farm boundary and ownership changes are very common in the family farming environment. Irrespective of this the proposal is in full compliance with

provisions of The District Plan and follows acceptable and anticipated subdivision activity.

It is concluded that the proposal will not have any impact upon the Rural Character and Amenity Values of the immediate or wider rural environment.

6.3 REVERSE SENSITIVITY EFFECTS

The proposal does introduce the opportunity for the independent sale of one or both of the lots. Hence the realignment of the boundaries to a practical position.

The scale and nature of the proposal is such that it is not considered necessary for Reverse Sensitivity conditions to either be considered and/or imposed.

6.4 ACCESS EFFECTS

The existing structure and formation of both White Rock and Te Muna Roads are of a standard that is more than capable of dealing with traffic accessing the site and general area. It is noted that ultimately no additional titles are being created and as a result the potential and/or perceived effects remain unchanged.

The existing entrances, to be utilised by Lot 1, are of a suitable standard.

The current entrances to Lot 2 from the metal formation of Te Muna Road are fit for purpose. Council may consider it necessary to impose an entrance upgrading condition for lot 2. Minimal works are required to meet comply with the rural entrance standards.

Given the above, we consider that any adverse traffic and access effects arising from the proposed development will be no more than minor.

6.5 EFFECTS FROM NATURAL HAZARDS

As the area of focus under survey is within the Rural Primary Zone and clear of other Zones and Management Areas, plus that natural hazard effects, other than earthquakes and extreme weather events have not been identified, no further consideration has been given.

It is not considered that this proposal will increase the risk or effect of any natural hazard within the site. We therefore consider that the provisions of Section 106 of the Act have been met, and any potential adverse effects relating to natural hazards will be no more than minor.

6.6 ENVIRONMENTAL EFFECTS CONCLUSION

The assessment of environmental effects presented above is guided by the provisions of the Act and the assessment criteria of the District Plan.

It is not anticipated that this subdivision will place any additional pressure on the property or immediate environment or that the known hazards will create any additional limiting land use issues.

Overall, this assessment shows that the actual and potential effects of the proposed subdivision on the environment will be no more than minor.

6.7 NATIONAL ENVIRONMENTAL STANDARDS - SOILS

Regulatory Authorities are now requiring a more formal and consistent approach to the assessment of application sites in terms of National Environmental Standards (NES). These relate primarily to soils and potential soil contamination. The "Contaminated Land Management Guidelines No.1 Reporting on Contaminated Sites in New Zealand (Revised 2011)" provides guidance to consistent reporting "to enable efficient review and appropriate action by regulators, site auditors, members of the public and other interested parties".

There are five stages of reporting. The Preliminary Site Investigation (PSI) being Stage One, with further Stages followed should the PSI identifies that further action is required. With proposals such as this subdivision application the site is deemed to be likely to be low risk. Accordingly it is not anticipated that further investigation will be required. However, as noted, should the PSI flag any areas of concern or interest then further more targeted investigation will follow.

The Ministry for the Environment produce a Hazardous Activities and Industries List (HAIL)" that identifies uses and activities as per the title of this document. This list provides guidance and prompts consideration of multiple facets of land use, to ensure that sites are considered from an appropriate perspective. Local Authorities are aware of the list and without reproducing it in each application, we ensure that the list has been considered against the site and any relevant areas referred to. Much of the reference against which the site is considered is based upon limited information and it is regularly impossible to be able to report unequivocally as to specific chemicals, for example, that may have been used on site.

The initial expectation when considering the subject property is that it will be a low risk site, according Stage One PS is the starting point.

Subject to this expectation the following process has been followed

- search the GWRC GIS Viewer to ascertain if there are any known/documented matters relating to this site. This assessment includes all matters and not only potential contamination of soil and extends to surrounding properties
- our own preliminary assessment which includes matters such as identification of, but not exclusively, sheep dips, building location and known use, chemical storage, fuel tanks, intensive farming/stock use, known land use etc, as they relate to or may impact upon the proposal
- Consideration of the HAIL list
- Identification of any key matters and report on those key items in this application
- consideration of the nature of the proposal

When the PSI triggers any key points, raises area of concern or there are simply too many unanswered questions, the process is then to engage a suitably qualified Engineer or Soil Scientist. This ensures that appropriately qualified and experienced people/organisations are reporting throughout the process.

The subject site has undergone a PSI, as per above, with the following findings

- that there is nothing that "triggers" that further assessment is required
- that the proposal is minor, does not create boundaries close to developed areas and does not introduce change of land use or pressure on boundaries with neighbours or future neighbours

The result of this PSI identified that based upon the available information and proposal that no further action or investigation is required.

7 MITIGATION MEASURES

Clause 1(g) of Schedule 4 to the Act states that an application should include *"a description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent the actual and potential effect"*. Mitigation measures are addressed in the assessment of environmental effects at Section 6.0 of this application, which found that the adverse effects of the proposed activity on the environment will be no more than minor.

8 SUGGESTED CONDITIONS OF CONSENT

We envisage that the standard conditions Council normally applies to boundary adjustment/subdivision consents will be sufficient to ensure that this subdivision is completed in a manner that is consistent with Council's vision for development within the rural zone and wider District.

9 CONSULTATION AND NOTIFICATION

Clause 1(h) of Schedule 4 to the Act states that an application should include an "identification of the persons affected by the proposal, the consultation undertaken, if any, and any response to the views of any person consulted". In order to avoid doubt, Section 1AA of Schedule 4 states that *"clause 1(h) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not oblige the applicant to consult with any person; or create any ground for expecting that the applicant will consult with any person"*.

This proposed boundary adjustment/subdivision is a Controlled Activity. No potential effects have been identified as a result of the implementation of this proposal. In every aspect of the District Plan provisions, the proposal meets the Controlled Activity standards.

Sections 95A of the Act set out the circumstances where an application for resource consent should be publicly notified, the procedures for notification, and when notification procedures may be waived.

In respect of Section 95A(2), the assessment of actual or potential effects in this application found that any adverse effects of the proposal would be less than minor. The proposal therefore meets the tests of Sections 95A and 95(B) and does not require any notification.

There are no unusual circumstances that would warrant the public notification of this application under Section 95A(4) of the Act.

Given the above, the proposed subdivision meets the requirements of the Act and therefore need not be notified or served on any parties seeking written approval.

10 CONCLUSION

This proposal has been assessed in terms of the Wairarapa Combined District Plan and in accordance with the Fourth Schedule of the Resource Management Act 1991.

Overall it is concluded that the effects of the proposal are consistent with the intentions of

the District Plan and any adverse effects will be less than minor.

We trust the above meets Council's requirements and provides the necessary information to enable the non-notified processing of this application.

Phillip Adamson

for AdamsonShaw on behalf of the applicant.

Date: 25 February 2016

Appendix A

Plan of Proposed Subdivision

AdamsonShaw>

DRAFT PLAN
Not yet approved by the
South Waikato District Council

Project
LOTS 1 & 2 BEING PROPOSED
SUBDIVISION OF LOTS 3 & 4

DP 2486

Site
CT Reference: WN226/896
Local Authority: SOUTH WAIKATO
Physical Address: TE MUNA RD - MBA

Client
D & J COLTON

Disclaimer / Local

This Schema Plan has been prepared for the purpose of gaining Resource Consent pursuant to Section 88 of the Resource Management Act 1991.

Adamson Shaw accepts no responsibility for its use for any other purpose.

The areas and dimensions shown on this Schema Plan are subject to final Land Transfer Survey.

AdamsonShaw >

SURVEYING | PLANNING | LAND DEVELOPMENT

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Date

14-1-2016

Scale (A3 Original)

1: 6000

Project No

1604

Drawing No

SC - 01

Revision



Appendix B

Certificate of Title



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier WN22B/896
Land Registration District Wellington
Date Issued 01 March 1982

Prior References
WN208/169

Estate Fee Simple
Area 111.2859 hectares more or less
Legal Description Lot 3-4 Deposited Plan 2486
Proprietors
Jill Margaret Colton and William Norman Avery

Interests

2486

2486

2486
 Registered
 1911
 1912



145
 Amount of 20 Acres
 off of Section 38
 12/19/11

XIII 38
 HUANGARUA S.D.

FEATHERSTON COUNTY

WAIKAWA S.D.

PLAN OF

Secs 30 31 & 36 25 (Blk XIV Huangarua, Blk I Waikawa S.D.)
 Containing 2 of Waikawa Estate

Surveyed for Charles Co.

By Nelson and Johnston

July 25, 1911

Section 30 & 31 are an acre.

1911
 1912
 1913

1911
 1912
 1913

2436

2486

25 February 2016

Steven Orr
Greater Wellington Regional Council
Steven.Orr@gw.govt.nz

Dear Steven

PAPAWAI STREAM

At the Maori Standing Committee meeting of the 15 February 2016, members representing Papawai Marae brought to the Committee their disappointment with the state of the Papawai Stream from the culvert to behind Papawai Marae.

On behalf of the Committee, South Wairarapa District Council requests that you liaise with Michael Roera, Papawai Marae Trustee to discuss what can be done to clear the water celery from the stream.

Michael's contact details are:
Email: mroera@hotmail.co.nz
Phone: 021 150 1729

Yours sincerely

A handwritten signature in black ink, appearing to read "Suzanne Clark".

Suzanne Clark
Committee Secretary
suzanne.clark@swdc.govt.nz