



MAORI STANDING COMMITTEE

**Agenda
2 May 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 2 May 2016 at 6.30pm.

MEMBERSHIP OF THE COMMITTEE

Michael Roera (chair), Trevor Hawkins, Cr Brian Jephson, Francis McNally-Te Maari, Amiria Te Whaiti, 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 – 21 March 2016 **Pages 1-3**
- 4.2 Action items from previous meetings **Page 4**

5. OPERATIONAL REPORTS – COUNCIL OFFICERS:

- 5.1 Officers' Report **Pages 5-38**
- 5.2 Iwi Representatives for Water Race Users Group **Pages 39-41**

6. RESOURCE CONSENTS

- 6.1 Resource Consent Applications Report (160027, 160034, 160035, 160043, 160044) **Pages 42-128**

7. MEMBER ITEMS FOR DISCUSSION

- 7.1 Cape Palliser Coast Trail Sign; update

8. CORRESPONDENCE

- 8.1 Inwards
To Maori Standing Committee from Josh Adams, NZ Petroleum and Minerals dated 21 March 2016 **Pages 129-130**

9. GENERAL BUSINESS



Maori Standing Committee

Minutes 21 March 2016

- Present:** Michael Roera (chair), Trevor Hawkins, Johnny Shaw, Terry Te Maari, Horipo Rimene, Amiria Te Whaiti, Cr Brian Jephson and Cr Solitaire Robertson.
- In Attendance:** Mayor Adrienne Staples, 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 7:43pm.

PUBLIC BUSINESS

Mr Shaw opened with a karakia.

1. APOLOGIES

There were no apologies.

2. PUBLIC PARTICIPATION/PRESENTATIONS

There was no public participation.

3. MAORI STANDING COMMITTEE MINUTES

3.1 Maori Standing Committee Minutes – 15 February 2016

MSC RESOLVED (MSC 2016/05) that the minutes of 15 February 2016 were a true and correct record.

(Moved Hawkins/Seconded Te Whaiti)

Carried

3.2 Action items

Members discussed the action items.

4. OPERATIONAL REPORTS – COUNCIL OFFICERS

4.1 Officers' Report

Council had received final signoff of the waste water consents for Martinborough and Greytown and were now looking at ways to accelerate the program without impacting rates.

The Local Government Commission (LGC) was continuing to look at local governance options for the Wairarapa and planned to release a preferred option for public consultation in June 2016. Mr Roera advised that the LGC had invited the Committee to a meeting to discuss local governance at 10am on the 30 March 2016.

The Committee discussed how the Waihinga Centre name was selected.

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

*MSC RESOLVED (MSC 2016/06) to receive the information.
(Moved Cr Robertson/Seconded Jephson)*

Carried

- 4.2 Report Back on Recommendation from MSC to Council
*MSC RESOLVED (MSC 2016/07) to receive the information.
(Moved Hawkins/Seconded Rimene)*

Carried

- 4.3 South Wairarapa Coastal Trail
MSC RESOLVED (MSC 2016/08):

1. To receive the information.
2. That subject to alterations in the stories and images as discussed, to approve the sign design be progressed to the next stage.

(Moved Hawkins/Seconded Rimene)

Carried

3. Action 164: Coordinate clarification of the karaka grove story; Trevor Hawkins

- 4.4 Wastewater Consents Update

Mr Crimp reported that the Featherston waste water consent had changed from releasing treated effluent in Donald's Creek to irrigation of treated effluent on Council owned land. Council was confident that the planned waste water systems would meet community needs into the long term. The Committee discussed effluent placed in rivers upstream of the South Wairarapa and the national policy statement on fresh water. Council was investigating options on how to farm the purchased land blocks.

5. RESOURCE CONSENTS

- 5.1 Resource Consent Application 160015

Members noted that Horipo Rimene and Haami Te Whaiti were present at the archaeological assessment. Some concern was expressed about whether waste water planning was sufficient.

MSC RESOLVED (MSC 2016/09) that as cultural matters were being appropriately considered, resource consent application 160015 could be processed with standard conditions and as generally described in the report.

(Moved Roera/Seconded Shaw)

Carried

Amiria Te Whaiti abstained from voting.

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5.2 Resource Consent Application 160018

MSC RESOLVED (MSC 2016/10) that as cultural matters were being appropriately considered, resource consent application 160018 could be processed with standard conditions and as generally described in the report.

(Moved Roera/Seconded Shaw)

Carried

Amiria Te Whaiti abstained from voting.

6. CORRESPONDENCE

6.1 Outwards

To Steven Orr, Greater Wellington Regional Council dated 25 February 2016

Mr Roera expressed concern over inaction by Greater Wellington Regional Council (GWRC) in clearing water celery in Papawai Stream.

7. GENERAL BUSINESS

Mr Roera had spoken with Kahungunu ki Wairarapa and hoped that the Iwi vacancy on the Committee would be filled by the next meeting.

MSC RESOLVED (MSC 2016/11) to appoint Johnny Shaw as Deputy Chair of the Maori Standing Committee.

(Moved Te Maari/Seconded Rimene)

Carried

MSC NOTED:

1. Action 165: Review legislation on Committee attendance and removal of members; P Crimp
2. Action 166: Provide Maori Standing Committee members a copy of the standard abbreviations used in Council reports; P Crimp

Mr Shaw closed with a karakia.

Confirmed as a true and correct record

.....Chairperson

.....Date

DISCLAIMER

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**Maori Standing Committee
Action Items
From 21 March 2016**

Ref #	Meeting	Date	Action Type	Responsible Manager	Action or Task details	Status	Notes
164	MSC	21-Mar-16	Action	Trevor Hawkins	Coordinate clarification of the karaka grove story	Open	19/4/16: Underway
165	MSC	21-Mar-16	Action	Paul	Review legislation on Committee attendance and removal of members	Actioned	19/4/16: Only elected members can be removed from office - for failing to attend 4 consecutive meetings without leave of absence. Council has the power to appoint or discharge any member of a Committee, however as MSC members are recommended by Marae it is unlikely Council would intervene.

MAORI STANDING COMMITTEE

2 MAY 2016

AGENDA ITEM 5.1

OFFICERS' REPORT

Purpose of Report

To update the Community Boards and Maori Standing Committee on general activities since the last meeting.

Recommendations

Council officers' recommend that the Committee/Community Board:

Receive the information.

CHIEF EXECUTIVE

1. Executive Summary

The Annual Plan is well underway with a number of internal meetings held. This year is somewhat different from previous years whereby we only need to consult on material changes to the LTP. That said, the background effort required to produce the budgets and other material remains unchanged and at a comprehensive level.

The Local Government Commission continues their work on various fronts, including the "Wairarapa Workstream" Announcement of the "direction of travel" will be around June with a view to ensuring Governance changes do not become an election issue.

Speaking of elections, we are gearing up for the local government election held in October this year.

Following the resolution to proceed with the strengthening of the Martinborough Town Hall, and construction of the Waiinga Centre a series of meetings have been held to commence this project.

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%
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 Elected Members Remuneration

We have received the remuneration pack from the Remuneration Authority and this pack includes another assessment of the functions of elected members. The Authority will be assessing all Elected Members remuneration in a similar way to that carried out in 2014.

2.2 Elections

For reference, attached as Appendix 1 is a timetable prepared by Electionz.com

3. Strategic Planning and Policy Development

3.1 Meetings/Conferences

3.1.1. Chief Executive Forum

One CE forum was held, the main item was an update from Local Government Commission on their work streams for the region. These include Transport; Spatial Planning; Water; Economic Development, and of course the Wairarapa.

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

We have now received the final consents from the Commissioners and these are generally as anticipated.

We are consulting in the 2016/17 Annual Plan on an initiative to significantly bring forward implementation of stages 1 and 2A, while the timeframes included in the consent were based on affordability given the circumstances at the time of lodgement it is apparent all parties including this Council thought these initial timeframes were too long.

The plan is to defer cyclical maintenance for one or two years at this stage and utilise those funds to install irrigation equipment.

Prior to this various management plans have to be developed covering all aspects of collection, treatment, and disposal.

3.3 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

DATE	AMOUNT \$'000	NUMBER	DAYS SINCE INSTALMENT DUE	SWDC COMPONENT \$'000 (81%)
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
30 March	\$651	531	27	\$527

Arrears are further analysed in the table below:

Arrears analysis as at 30/03/2016 39 days since last installment					
		# Properties	Arrears	Outstanding	TOTAL
Featherston	Urban	163	\$ 17,180.60	\$ 185,002.93	\$ 202,183.53
	Commercial	12	\$ 1,202.14	\$ 18,439.99	\$ 19,642.13
Greytown	Urban	71	\$ 21,023.97	\$ 81,865.77	\$ 102,889.74
	Commercial	9	\$ -	\$ 7,289.11	\$ 7,289.11
Martinborough	Urban	69	\$ 8,635.58	\$ 70,885.17	\$ 79,520.75
	Commercial	4	\$ -	\$ 4,672.50	\$ 4,672.50
Rural		203	\$ 49,871.54	\$ 185,002.93	\$ 234,874.47
TOTAL		531	\$ 97,913.83	\$ 553,158.40	\$ 651,072.23

Arrears have risen slightly following the February installment, the application of late penalties for that installment, and the application of the "arrears" penalty applied early January is still evident in the results. The number of properties outstanding continues to fall however, indicating that fewer people owe more. This is an ongoing trend at this time of year; I note however this is the lowest number of outstanding ratepayers since this report started in 2012.

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 Annual Report

The Audit New Zealand team were on site for one week completing their interim audit. While the management report has not been received no material issues were raised.

4.3 LGOIMA Requests

Number of Council Owned or leased vehicles and details of speeding fines paid

Vehicle information provided and Nil speeding fines as drivers responsible for any fines incurred

Details of all staff satisfaction surveys undertaken since the last local body election, in which senior managers' performance has been evaluated by the rest of the staff

Information supplied

Speed limits near school

Information supplied

Details of grants for Waihinga Centre

5. Appendix

Appendix 1 – Election Timetable

Contact Officer: Paul Crimp, Chief Executive Officer

Appendix 1 – Election Timetable

2016 Local Government Election Timetable

After 1 February 2016	Declaration of Electoral Officer and Deputy Electoral Officer
2 March - 30 April	Ratepayer Roll Enrolment Confirmation Forms Sent to existing ratepayers
2 March - 2 July	Preparation of Ratepayer Roll
9 March	EEC questionnaire sent to EOs
6 April	Final representation review decisions by Local Government Commission
1 May - 31 May	National Public Notice of Ratepayer Roll Qualifications and Procedures
5 May (Thursday)	EEC test data sent to EOs
By 28 June	Order of Candidate Names Resolution (optional)
24 June (Monday)	EEC Enrolment Update Campaign commences
28 June	Check it Electoral Roll closes
1 July (Friday)	Receive Preliminary Electoral Rolls from EEC
Monday 4 July to Wednesday 13 July	Compile Preliminary Electoral Roll
10 July (Wednesday)	First public notice completed and booked with ad agency
11 July (Monday)	Nomination forms, Candidate Information Pack and Preliminary Rolls completed and all documents dispatched to Councils
13 July (Wednesday)	Public Notice of Election (First Public Notice of Election) Preliminary Electoral Roll Inspection, Nomination of Candidates, Closing Date of Electoral Roll
15 July (Friday)	Nominations open/Roll Open for Inspection
By 31 July	Appointment of JPs
12 August (Friday)	Nominations Close (12 noon), Electoral Roll Closes (2 nd public notice confirmed with ad agency)
17 August (Wednesday)	Public Notice of Candidates (Second Public Notice of Election)
By 19 August (Friday)	Receive final Electoral Roll from EEC
12 August to 12 September	Final Postal Sort Data to mailhouse Design and print voting papers, verify Candidate Profiles
By 30 August	Ratepayer Roll insert with rates notice
12 September (Monday)	EO certifies final roll – final rolls distributed by EO
16 September (Friday)	EEC letter sent to electors on Unpublished Roll
Prior to 12 September	Advertise Special Voting arrangements
16 September to 21 September 16 September to 8 October	Delivery of Voting Documents Voting Period Progressive Roll Scrutiny, Progressive Processing, Special Voting Period
8 October 2016 (Saturday)	Election Day - Voting Closes at Noon Provisional Results available as soon as practicable after close of voting
8 – 13 October	Official Count – process special votes
13 October (Thursday)	Official Result Declaration
13 October to 23 October (as soon as practicable)	Public Notice of Official Declaration of Election Results
November 2016	EO Forum
Mid December	Return of Election Expenses Forms

PLANNING AND ENVIRONMENT GROUP

1. Resource Management

1.1 Resource Management Act - District Plan

SERVICE LEVEL – Council has a Combined District Plan that proves 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. Plan Change – Notable Trees

Discussions have taken place with MDC and CDC staff in relation to this Council's desire to update the list of trees covered by Schedule 1.4 of the WCDP within South Wairarapa. Both those Council's indicated an interest in the plan change to update their schedules as well.

Initial work to identify candidate trees within South Wairarapa will begin late next month. An advertisement asking for suggestions from property owners as to trees on their sites which could be included will be posted.

The Tree Advisory Group in Greytown will be contacted at that time as well.

Any trees identified through these processes will then go through a technical evaluation process to establish whether inclusion as notable trees can be justified.

A Plan Change to modify the schedule will then be drafted for Council consideration before it is referred onto the Combined Planning Committee for consideration.

1.1.2. Proposed NRP (WRC)

Further submissions on the Wellington Regional Council proposed Natural Resources Plan closed on Tuesday 29 March 2016. The regional council allowed the minimum period for lodgement of further submissions (4 weeks) permitted under the Act.

This put considerable time pressure on staff to organise the screening of the summary of submissions (and actual submissions where necessary) because there were 433 original submissions with some 11,414 points of submission to review.

Once again we have collaborated fully with MDC, while for CDC most matters have been aligned although there are differences. MDC and ourselves jointly engaged Boffa Miskell to firstly, determine which

submissions were allied to council's position and which were at odds with it and secondly, undertake the drafting of the further submissions document.

In addition the consultants were to co-ordinate and incorporate the commentary and input provided by staff of both Council's.

It is not known when pre-hearing meetings and then hearings are likely to occur, although given the number and extent of matters contested by the community, it may be some time.

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%	95.74%	NCS (3 applications have gone over 20 w/d. One has resulted in a small refund of processing fees [\$34.00]). A new tracking system has now been set up to lessen the likelihood of future 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 18 applications between February 1st 2016 and March 16th 2016. This has created an extremely high workload for staff at this time, in addition to managing the judicial review proceedings relating to Freshchoice.

Officers provide 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.

1.3 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%	100%	Two complaints relating to information provided on earthquake fault lines were received. The detail of these is outlined below. All information provided to applicants as required by LG Act.
My non-urgent LIM is processed within 10 days	100%	99.6%	One LIM was issued outside of statutory timeframe.

TYPE	YTD 1 JULY 15 TO 22 MARCH 2016	PREVIOUS YTD 1 JULY 14 TO 22 MARCH 2015	PERIOD 1 FEB 2016 TO 22 MARCH 2016	PREVIOUS PERIOD 1 FEB 2015 TO 22 MARCH 2015
Standard LIMs (Processed within 10 working days)	179	109	41	28
Urgent LIMs (Processed within 5 working days)	54	95	9	22
Totals	233	204	50	50

1.4.1. LIM – Fault line concerns

Recently information relating to fault lines affecting 2 separate properties has been questioned. One query related to the Martinborough fault line and the other the Wairarapa fault line.

In the Martinborough case, after investigation, the wording of the LIM was slightly readjusted to reflect more closely the advice provided in the geological assessment that was prepared on the fault line and by Wellington Regional Council. Instead of a red line on a map indicating an "exact" alignment for the fault line the LIM now states that it "is the most likely location" of the fault line. These are the words used in the Wellington Regional Council to describe the status of the "red line".

In the Wairarapa fault line case, the query arose, because as a result of additional scientific information becoming available after the WCDP became operative. A significant shift in the mapped location of the fault line occurred, it moved by some 100 to 200 meters to the east.

The complainants property and in particular their house (it appears that the house now sits on the fault) are now within the fault zone, whereas before they were not. While considerable sympathy exists for the party affected, there is little Council can do other than to ensure the information is factually correct, which has been done.

The best and most up to date information must be included in a LIM by Council even where doing so may have adverse consequences for a property owner. A change can only be made if the scientific advisers that generated the information in the first instance, obtain new information or facts that lead to an alternate outcome.

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 2015/16	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%	99.53 %	NCS – Continued monitoring of processing days. Due to staff shortages processing contractors have been used to maintain service levels. One eternally processed consent has exceeded the 20w/d's by 1 day.
Council maintains its processes so that it meets BCA accreditation every 2 years	Yes	Yes	IANZ review took place in late January 2016. No corrective action requests were issued, this being the second consecutive review where this has been achieved. Next IANZ review is set for January 2018
Earthquake prone buildings reports received	70%	63 %	Currently 143/227 known premises have been addressed. 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)	1	\$30,000
Industrial (covered farm yards, building demolition, warehouse and/or storage, factory, processing plant, bottling plant, winery)	2	\$37,000
Residential (new dwellings, extensions and alterations, demolition of building, swimming and spa pools, sleep-outs, garages, relocations, heaters, solid fuel heaters.	22	\$1,965,948
Other (public facilities - schools, toilets, halls, swimming pools)	3	\$337,000
Totals	28	2,369,948

2.1.1. Dangerous Buildings – South Coast

Last year Council wrote to the owners of 2 properties on the south coast, these being located at 1341 and 1596 Cape Palliser Road. Both properties had been subject to rapid erosion during storms that had affected the south coast at the time.

The two house structures had been examined and determined to be dangerous under the Building Act in that they posed a danger to people and property – the two houses involved were perched precariously on/partially over the edge of the sea cliffs.

A notice under section 124 (2) (b) and (c) of the Building Act 2004 was issued on 20 October 2015 to the owners requiring the removal or demolition of the two structures. The owners were given until 20 April 2016 to comply with the notice. At the same time use of the buildings was prohibited and warning signs were erected to advise the public to stay well clear.

Further inspections to determine whether the notices have been complied with are now planned for late April. If they have not been then further action will be required to ensure public safety.

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	Education programme targeting schools has been completed using the Christchurch City Council Dog Smart programme.
Complaints about roaming and nuisance dogs are responded to within 4 hours	100%	81%	K:\resource\Bylaw Officers\Registers\Animal Control Service request register.xls

2.2.1. Registration – new SoP category

Work has commenced on formulating a Special Owner Policy after Council requested it be investigated. The establishment of such a policy, if Council decides to proceed with it, would be timed to coincide with the 2017/18 registration and financial years.

This will allow sufficient time for all the new procedures to be considered and implemented, as well as making time available to make the necessary changes to the NCS system and registration documentation.

The financial impacts of adopting such a policy will also be able to be properly calculated. Experiences of other Council's with SoP's are being collated as well so that we can avoid making the same mistakes and pick up on the best practice solutions developed.

It is planned to bring a full report to the next meeting of Council on these matters.

INCIDENTS REPORTED	
Attack on Pets	3
Attack on Person	0
Attack on Stock	2
Barking and whining	6
Lost Dogs	4
Found Dogs	0
Rushing Aggressive	0
Wandering	18
Welfare	2
Total	36

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%	K:\resource\Bylaw Officers\Registers\Animal Control Service request register.xls
Council responds to complaints regarding animals within 40 hours	100%	100%	K:\resource\Bylaw Officers\Registers\Animal Control Service request register.xls
Council responds to complaints regarding animals within 48 hours.	100%	100%	K:\resource\Bylaw Officers\Registers\Animal Control Service request register.xls

INCIDENTS REPORTED	TOTAL
Stock	8

2.3.1. Roaming sheep

An incident involving a roaming sheep (Ram) was reported in the Dominion.

This ram had a Shrek like look (we like to think of it as Frek as it was captured in Featherston!), as it had not been shorn for some time.

The ram was "somewhat wild" and took 2 Police officers and Council's Bylaw officer to apprehend it once it was herded away from the corner of State Highway 2 and Wakefield Street and onto a nearby fenced site.

It was potentially a case where the best option might have been for the Police to destroy the animal on the spot and this was in fact planned for if on a last attempt, the animal had not been restrained.

On examining the restrained animal, staff had concerns for the welfare of the animal given the excessively long fleece and the recent very hot weather. At that stage there was no way of finding the owner so the animal was impounded.

The animal has since been claimed by a woman (she claims she was alerted by the publicity) who is resident in Featherston.

All costs of the capture and detention of the animal are being charged to the claimant and will be required to be paid prior to the return of the animal.

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 by Council that have been responded to	100%	100%	K:\resource\Health\Noise Control Complaints\Year Records 2010-2015.xls

AFTER HOURS NOISE CONTROL COMPLAINTS RECEIVED	YTD 1 JULY 15 TO 17 MARCH 16	PREVIOUS YTD 1 JULY 14 TO 17 MARCH 15	PERIOD 1 FEB 16 TO 17 MARCH 16	PREVIOUS PERIOD 1 FEB 15 TO 17 MARCH 15
Total	78	81	18	15

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 28 FEB 2016	PREVIOUS YTD 1 JULY 2014 TO 28 FEB 2015	PERIOD 1 FEB 2016 TO 28 FEB 2016	PREVIOUS PERIOD 1 FEB 2015 TO 28 FEB 2015
On Licence	23	18	1	1
Off Licence	20	17	0	0
Club Licence	3	1	0	0
Manager's Certificate	83	63	19	15
Special Licence	35	33	2	6
Temporary Authority	2	5	0	0

2.6 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
Premises are inspected in accord with regulatory requirements.	100%	100%	All premises inspected at renewal period

2.6.1. Bylaws

5 litter complaints were received from 1/2/16 to 17/3/16. No long grass notices were issued however 16 letters regarding overgrown trees and hedges were issued. 4 abandoned vehicles were reported. 6 general bylaw complaints were received.

Contact Officer: Murray Buchanan, Group Manager Planning and Environment

INFRASTRUCTURE AND SERVICES REPORT

1. Group Manager highlights

The department has had a busy 6 weeks with the completion of several renewal contracts and others under way. The reseal contract had received good rates and completed early. The Featherston town centre is underway and other works heading toward completion as we enter autumn and toward inclement weather.

The results from the two waste water consents were of particular note with an excellent result now finalised with the final conditions having been confirmed. I have looked at many of the other consent processes around the country and believe that we have received one, if not the best result nationally. While every consent is individual in its process and nature ours have now delivered some certainty in the way forward. We are now looking at how and what we can fast track to make even more progress on the two granted as well as the final one for Featherston in development. We met with the Featherston submitters to explain the move away from a membrane plant to the land disposal proposal and was greeted with some enthusiasm to see an all-round strategy for 4 plants move to land disposal.

We had an audit by the New Zealand Transport Agency (NZTA) on our internal systems over this period and also by the Office of the Auditor-General (OAG). The NZTA audit was very complementary on the systems and processes modified over the past few audits (6 years) with continuous improvement made in many areas. In particular the joint street lighting contract where all details and claims are now run out of the Road Asset and Maintenance Management software (RAMM) with the neighbouring councils. There is as always some areas for improvement and these are predominantly administrative in areas such as the naming of ledgers or updating some of the references in contracts to reflect new terms or documents.

With the changing in staff we hope to have a new Roding Manager soon and continue on with the good work done over the past 6 years. We have also brought in a graduate who is working on the water race reporting and is visiting all farmers along both water races to survey them on use and other aspects of the water race. This is an overdue condition in the consent and being done to comply with Greater Wellington Regional Council's (GWRC) conditions. The water races have several outstanding condition issues and a plan is in place to deal with them over the coming year. A major issue will be that of the headwork's complying to "instantaneous flows" when the river laise or lowers rapidly.

The One Network Road Classifications (ONRC) is still on-going and there have been some excellent discussions with Fulton Hogan and their national asset management department on the support available to us for free. The modelling and data use could be of benefit in future planning and will be shown at the next earliest convenience for council to view.

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	
		February	YTD	February	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 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	0.75 per 1000 connections (3 complaints)	0	3
The total number of complaints received by the local authority about drinking water pressure of flow per 1000 connections	<15	0	3.3 per 1000 connections (13 complaints)	0	13
The total number of complaints received by the local authority about continuity of supply per 1000 connections	<15	0.25 per 1000 connections (1 complaint)	3.3 per 1000 connections (13 complaints)	1	13
The total number of complaints received by the local authority about drinking water clarity per 1000 connections	<15	0.25 per 1000 connections (1 complaint)	2 per 1000 connections (8 complaint)	1	8
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	(1/2) 50%	-	2	31
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	(2/2) 100%	-	2	31
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	33/36 (92%)	-	36	228
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	36/36 (100%)	-	36	228
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

A water main renewal is planned for Featherston on Revans Street. The main is failing and has had a number of repairs. A tender has been sent to pre-selected contractors with the work expected in May – June 2016.

Stage 1 contract works which include the bore field and pipeline works as reported earlier are substantially complete.

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

Stage 2 Design and Documentation is not yet available but it is expected that this work will be able to be publicly tendered in early May 2016. Completion and commissioning of the new upgrade plant is expected before December 2016.

2.3 Water treatment plants

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

Martinborough Bore 4 has been refurbished in March and is back on-line and operating well.

2.4 Water reticulation

There were 33 reticulation repairs reported and rectified during the 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 4 accounts for blockage clearing or no water flow for the Moroa and Longwood network over the period.

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	
		February	YTD	February	YTD
Number of blockages per 1000 connections	<10	1 complaint	31 complaints	0.2 per 1000 connections (1 blockage)	7.7 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	-	-	0.2 per 1000 connections (1 overflow)	1.5 per 1000 connections (6 overflows)
Attendance time: from notification to arrival on site	< 1 Hr	-	-	2/2 (100%)	24
Resolution time: from notification to resolution of fault	< 4 Hrs	-	-	2/2 (100%)	34
% 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	1 per 1000 connections (4 complaints)	0	4
No. of complaints per 1000 connections received about sewage systems faults	< 15	0.2 per 1000 connections (1 complaint)	1.5 per 1000 connections (6 complaints)	1	6
No. of complaints per 1000 connections received about sewage system blockages	< 15	0.2 per 1000 connections (1 complaint)	31 7.7 per 1000 connections	1	31
No. of complaints per 1000 connections received about the response to issues with sewage	< 15	0	0.2 per 1000 connections (1 complaint)	0	1
Proportion of urgent waste water service requests responded to within 6 hours of notification	95%	2/2 100%	-	2/2 (100%)	34

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 2 pipeline blockages reported during the period.

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

There has been very little rain over the period so 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.

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	
		February	YTD	February	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%	26/26 (100%)	152/164 (93%)	26	164
Meet annual plan footpath targets	Yes				

6.2 Roding maintenance – Fulton Hogan

Sealed pavement repairs have been completed on Lake Ferry Road, White Rock Road and Longbush Road.

Pre-seal repairs for next year's reseal programme have commenced.

Unsealed road grading is being done on a need basis due to the extremely dry conditions of the pavement.

Officers are monitoring Fulton Hogan's programming and budget control. The programme until the end of the financial year is being put forward for approval.

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/ Roadmarking – Higgins

The annual remark of the district road-marking has been completed during March. Dry road pavements have assisted the early completion.

Next seasons reseal programme has been developed and has been forwarded to Higgins to enable seal design.

Pre-seal repairs have been identified and work has commenced.

6.4 Footpath renewals - Fulton Hogan

Concrete renewals in Featherston, Martinborough and Greytown including the pedestrian crossing ramps on State Highway 2 in Featherston and Greytown have been completed.

Hot-mix resurfacing in Greytown, Featherston and Martinborough is programmed for completion in April.

6.5 Other contracts

The Sealed Road Rehabilitation Contract for 0.688 km of Lake Ferry Road and 0.447km of Bidwills Cutting Road has been awarded to Higgins Contractors Ltd and commencement is expected in early April.

Whatarangi Cliff dropout reinstatement on Cape Palliser Road has been awarded to Fulton Hogan Ltd, and commencement is expected in early April.

Oxford Street lime footpath, kerb and channel and carriageway widening adjacent to the Martinborough Tennis Club has been awarded to Pope and Gray Contractors Ltd and commencement is expected in early April.

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

Work on the Town Square is under way, with the fence at the rear of the reserve completed, the first of the stone walls almost finished, and the site levelled and the first of the concrete laid.

7.2.2. Coastal reserves

The new toilets for Tora and Ngawi are still not installed, due to delays with the manufacturer's engineers providing the PS1 for the building consent. Officers met with Ngawi ratepayers to discuss the on-going problems with sewage disposal at Ngawi due to high camper numbers, and additional funding is being sought in the 2016/17 annual plan to replace the septic tank at the fire station hall.

7.3 Properties

7.3.1. Featherston

The painting of the library and information centre buildings is well under way. Quotes have been received for the replacement of the Featherston stadium roof, and a contract will be awarded shortly. Most of the plumbing pipework at the stadium has now been replaced – after several leaking pipes, it was determined that the pipework product used was Dux Quest, a failure-prone product from the 1980s. It has now been removed from the toilets and kitchen and replaced with a modern product.

7.4 Cemeteries

There was one burial in March, in Featherston.

7.5 Swimming Pools

Swimmer numbers for all pools February

	Greytown	Featherston	Martinborough
February swimmer numbers	2214	1085	1883
Concessions as % age of total swimmers	39%	40%	23%
Peak day – number of swimmers	07/02/2016: 178	28/02/16 : 93	13/02/16 : 154
Number of unattended days (no swimmers)	0	0	0

There were over 15,000 swimmers across the three pools between December and the end of February, a 17% increase on last season. Swimmer numbers were highest at Greytown pool, with 6611 swims recorded to the end of February. Martinborough had 6055 swims over the same period, while Featherston had 2464.

7.6 Events

7.6.1. Featherston

Completed events – Tri-Featherston – Card Reserve and Featherston Swimming Pool; Teddy Bears Picnic 6 March 2016; Featherston CommUNITY Concert and Picnic 19 March

Ongoing events – Farewell Zealandia – Forgotten Kiwi Songs from WWI – ANZAC Hall – 5 March to 25 April 2016)

Future events – school holiday programme, Card Reserve, April

7.6.2. Greytown

Completed events – 6 March 2016 – Greytown Country Market; Wairarapa Balloon Festival, Soldiers Memorial Park, Greytown

Future events – April Greytown Country Market at Stella Bull Park

7.6.3. Martinborough

Completed events – Brew Day, Martinborough; Wairarapa Balloon Festival, Martinborough Town Square; March 2016 – Martinborough Fair; Martinborough Round the Vines Fun Walk/Run; Playcentre in the Park – 7 March 2016 – Martinborough Square; Martinborough School Aquathlon – 11 March 2016 – Considine Park Swimming Pool

7.7 Libraries

The new BlueCloud Analytics system for statistical reporting out of the Kotui library management software has been introduced with some initial training. The system appears capable of some powerful and deep analysis but it will take a while working with it to see what worthwhile information can be produced.

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

Masterton District Council has provided 20 staff to join the Emergency Operations Centre. The team that have been nominated are not normally involved in core council functions during an emergency. They have been formally inducted and have undergone familiarisation with Civil Defence and will 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.

Carried out an assessment of facilities and any gaps in South Wairarapa. Ngawi, Ocean Beach and Wharekauhau Lodge were all assessed in March. Papawai Marae is next as this could provide a valuable welfare facility for Greytown. Other facilities already inspected include Tuhirangi Marae, Pirinoa Community Hall, Featherston Rugby Club and Featherston Community Centre.

Community Response Planning is underway for Martinborough. The first session will be held at the Lion's Den, 7.00pm Wednesday 20 April. This is open to the public and all community groups.

9. Appendices

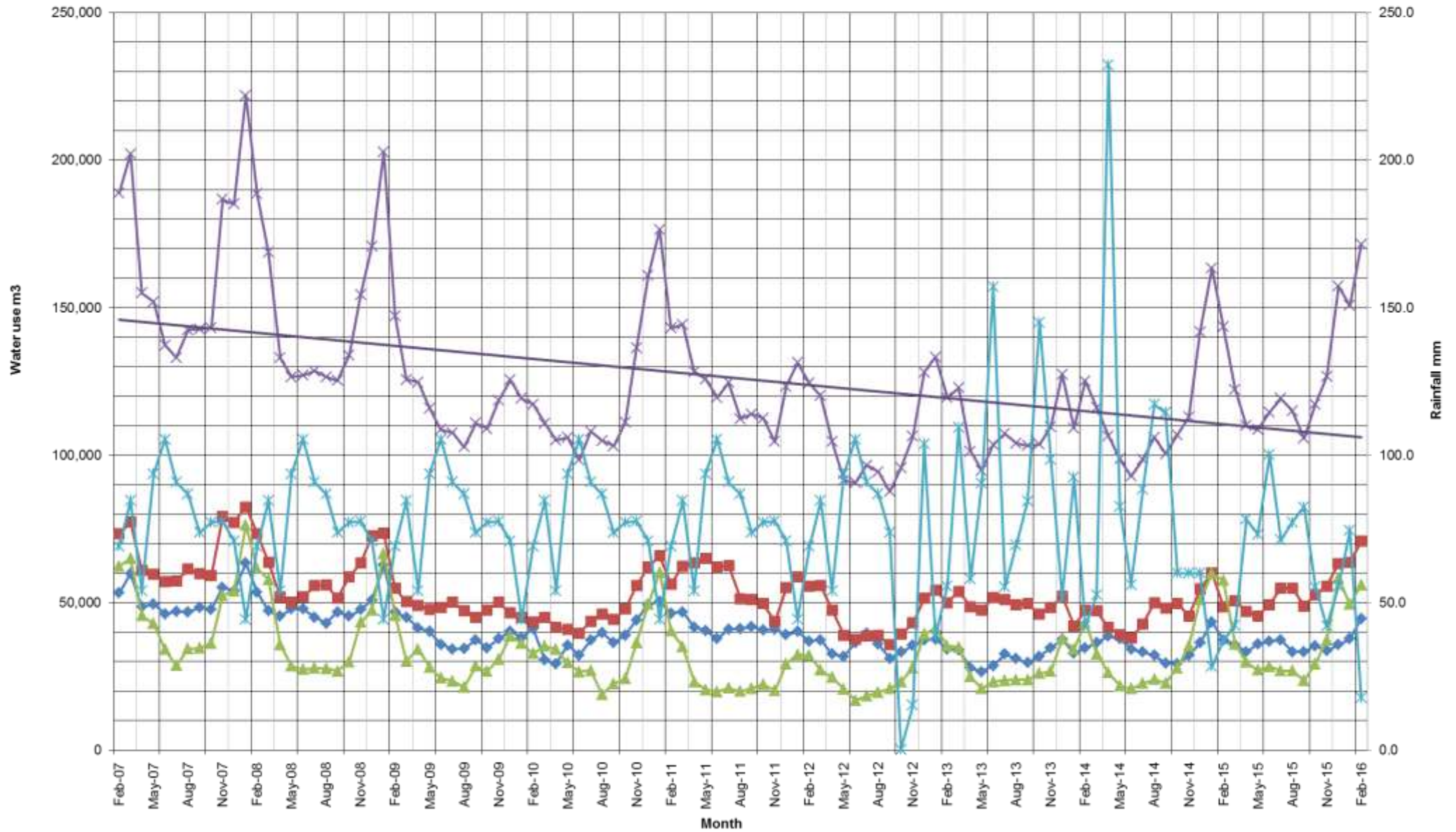
Appendix 1 - Monthly Water Usage

Appendix 2 - Waste Exported to Bonny Glen

Contact Officer: Mark Allingham, Group Manager Infrastructure and Services
Reviewed by: Paul Crimp, Chief Executive Officer

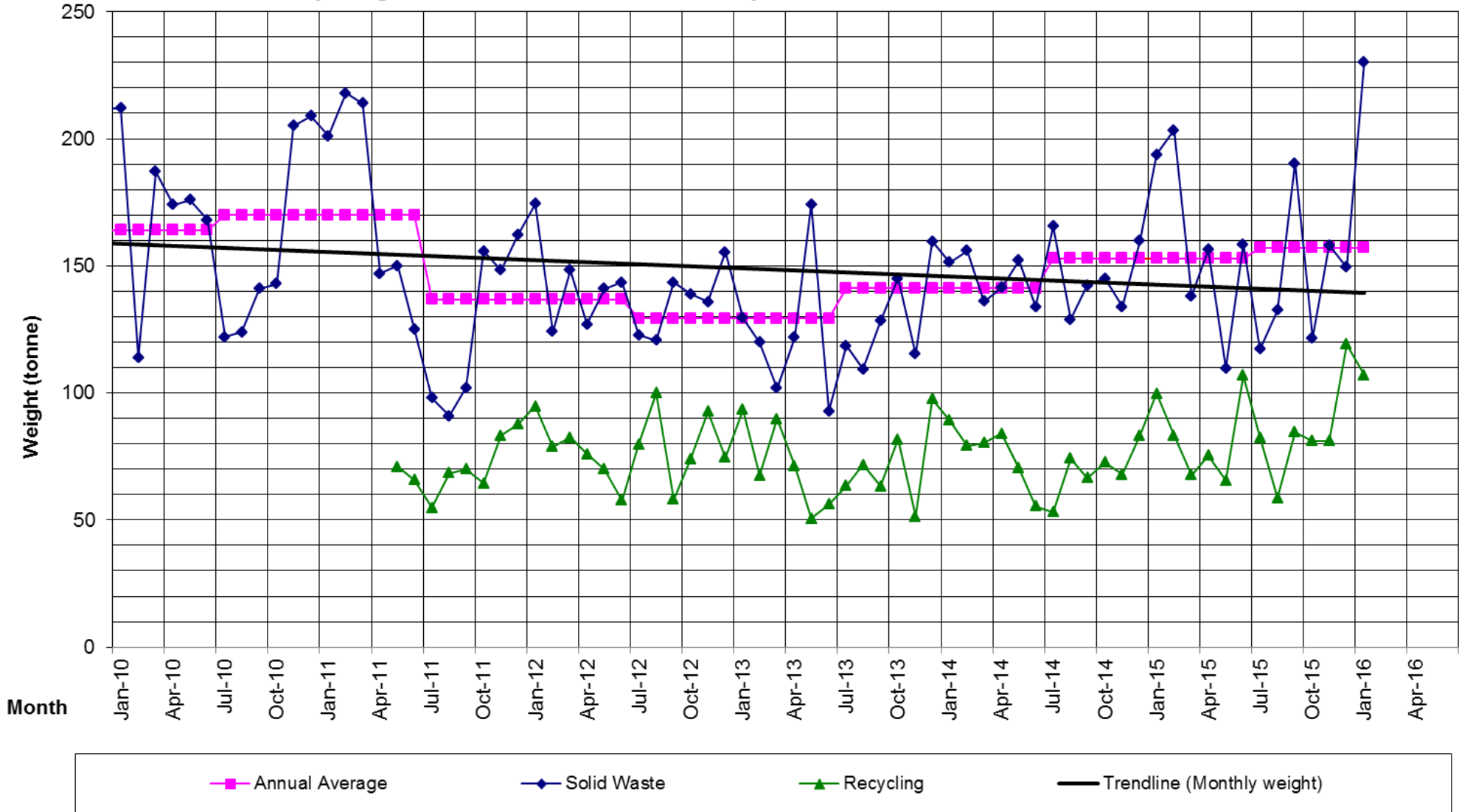
Appendix 1 - Monthly Water Usage

Water use South Wairarapa District Council



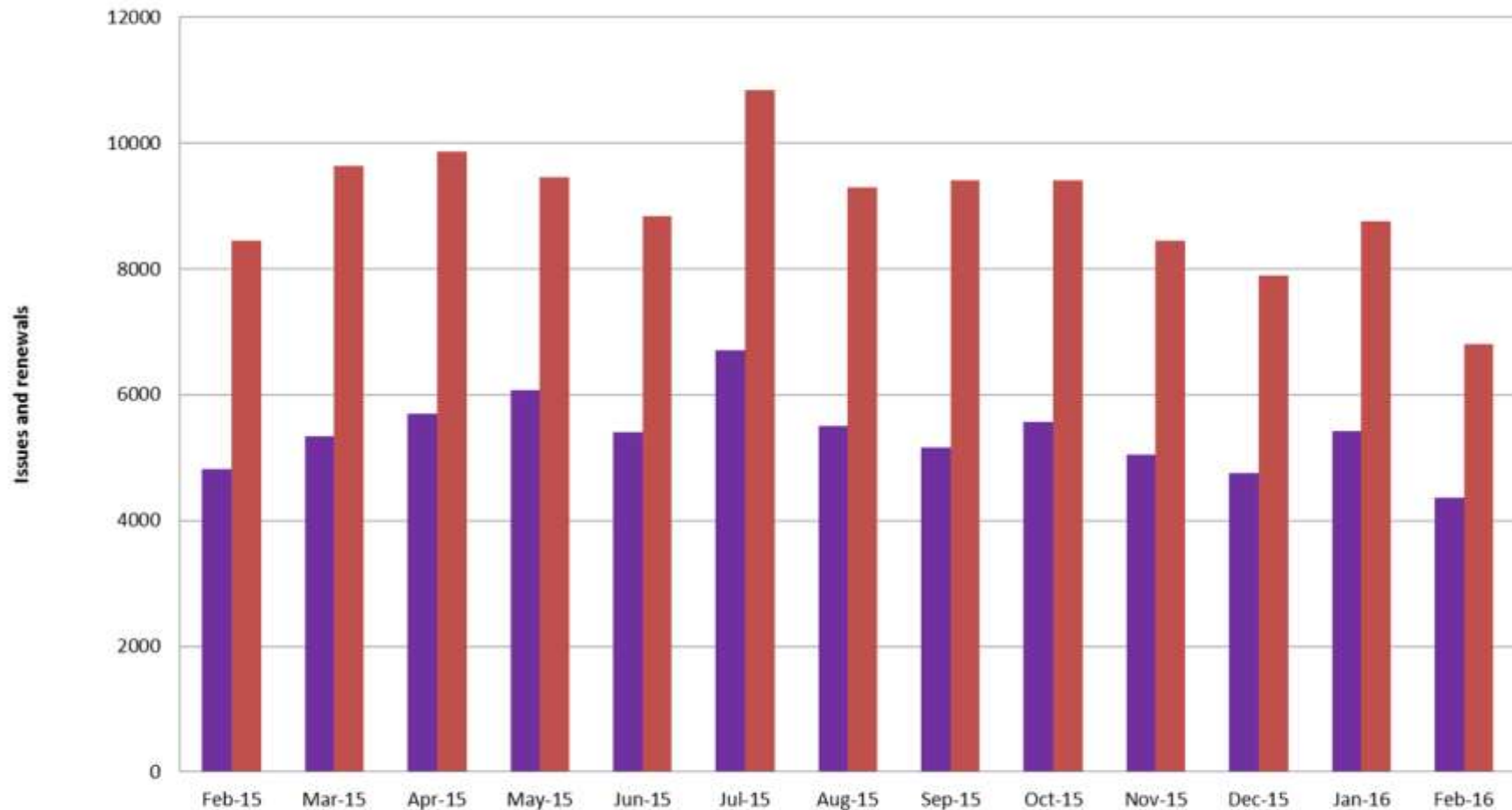
Appendix 2 -Waste Exported to Bonny Glen

Monthly weight of waste transferred to Bonny Glen



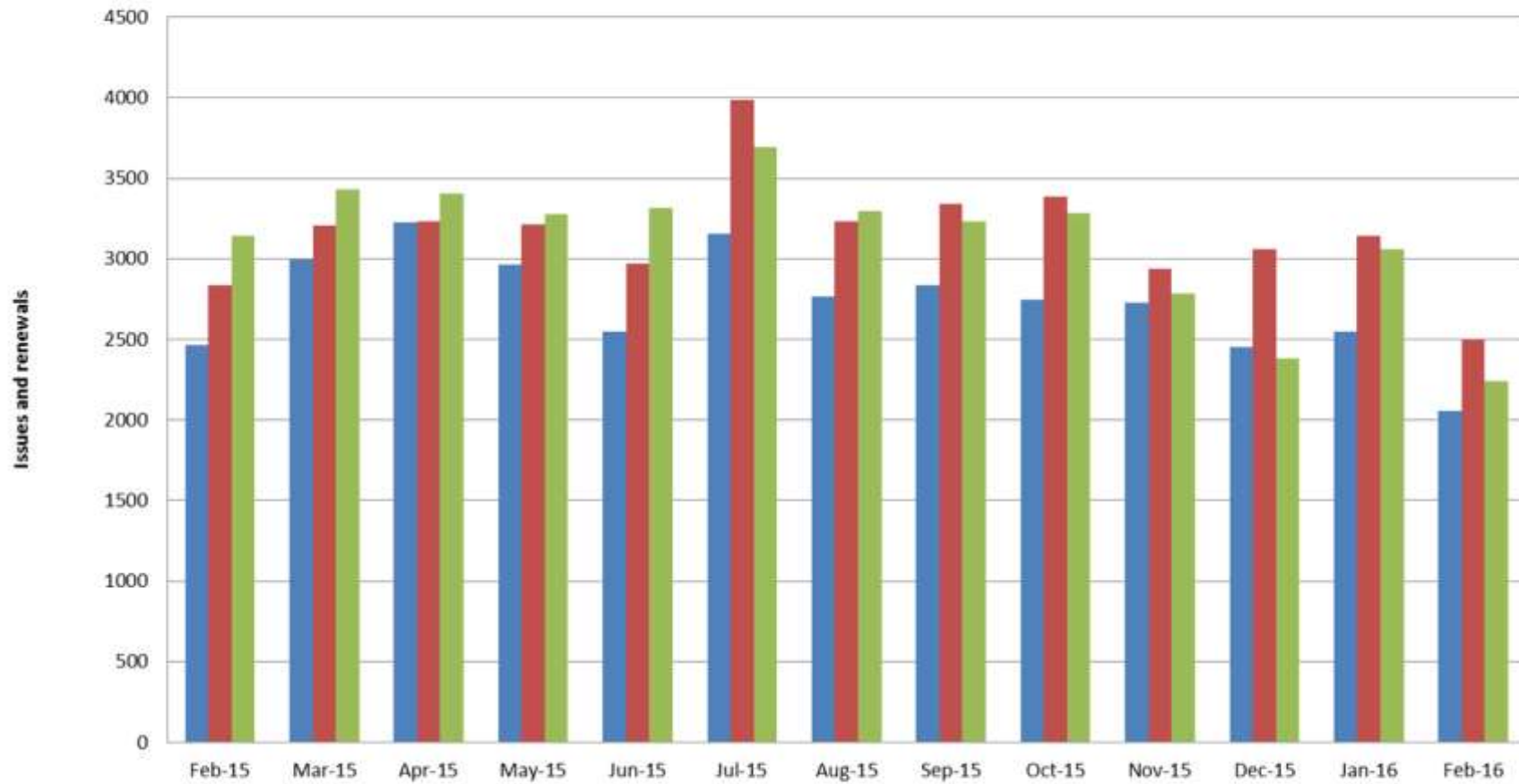
Appendix 3 – Library Statistics

Wairarapa Library Service - issues and renewals to February 2016



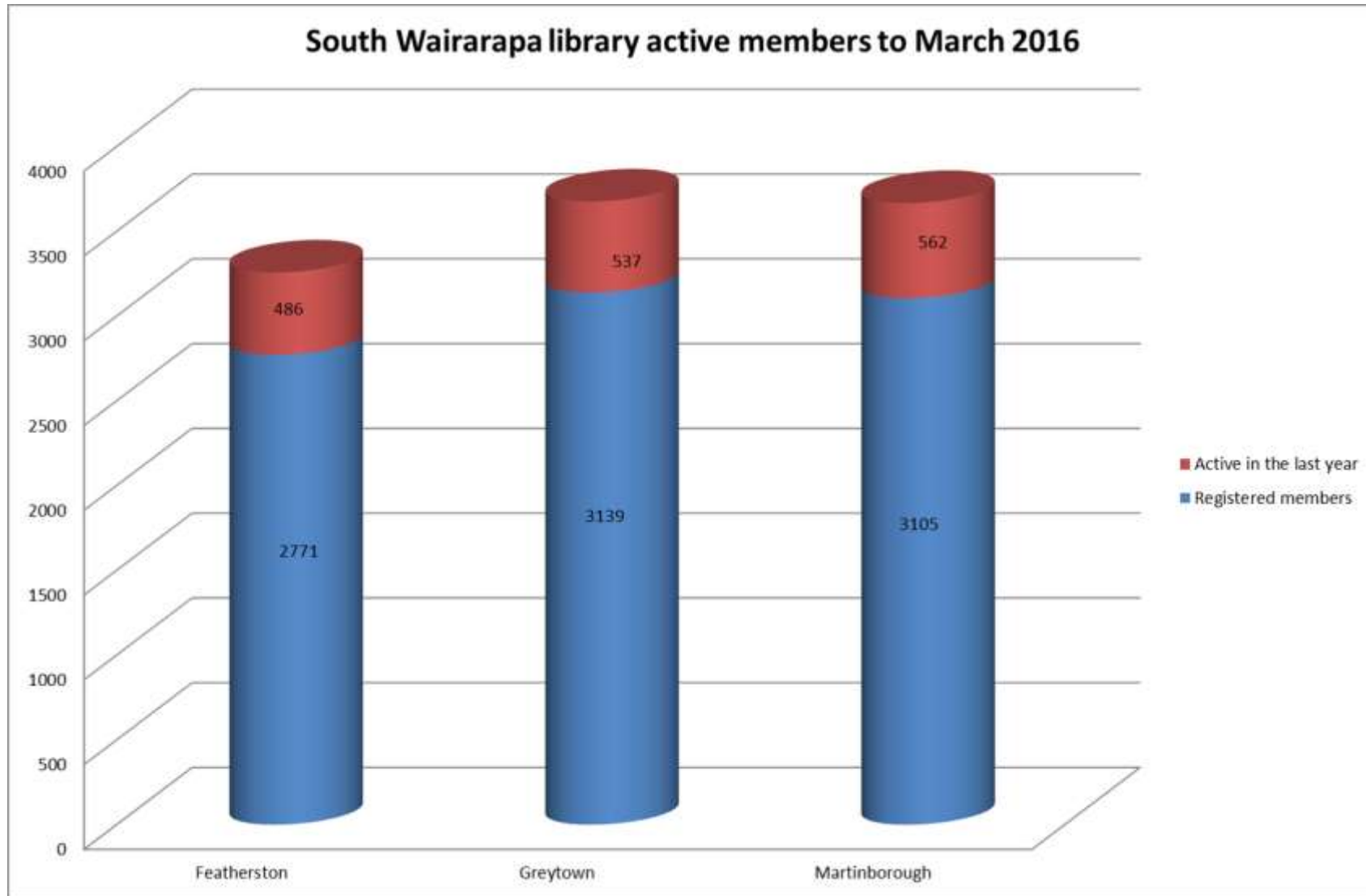
	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16
■ Carterton	4810	5341	5702	6063	5396	6702	5495	5161	5570	5042	4759	5422	4362
■ South Wairarapa	8442	9631	9865	9451	8836	10832	9291	9411	9414	8451	7893	8751	6794

South Wairarapa libraries - issues and renewals to February 2016



	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16
■ Featherston	2466	2994	3227	2963	2548	3152	2763	2838	2748	2728	2450	2550	2057
■ Greytown	2834	3206	3233	3212	2971	3985	3235	3343	3383	2936	3062	3143	2495
■ Martinborough	3142	3431	3405	3276	3317	3695	3293	3230	3283	2787	2381	3058	2242

South Wairarapa library active members to March 2016



MAORI STANDING COMMITTEE

2 MAY 2016

AGENDA ITEM 5.2

IWI REPRESENTATIVES

Purpose of Report

To inform the Maori Standing Committee of council's obligation to provide an Iwi representative for the Water race users group and Consent community liaison groups.

Recommendations

Officers recommend that the MSC:

1. *Receive the information.*
2. *Nominate representatives or suggest appropriate people to contact for the position. Ideally a single person to cover all three roles.*

1. Background

As part of each waste water treatment plant (WWTP) and water races consent, the council is required to form a community group that will consult with the council on planned actions.

Representatives are requested for the following groups:

- Greytown WWTP Community Liaison Group
- Martinborough WWTP Community Liaison Group
- Longwood/Moroa Water race users Group

2. Consents

2.1 Wastewater consents recently granted

The Consents for Greytown and Martinborough WWTP's period of submission and appeal has passed as of last week and Council is keen to start the preliminary work on the consent as soon as possible. The council is keen to look at further speeding up the process to bring works forward in the Annual Plan submission process.

In doing this we need to do several things, one of which is to form the liaison committees for each scheme,

Within three (3) months of the commencement of these consents, the "Consent Holder shall commence the process to establish a Community Liaison Group (CLG) in accordance with the Terms of Reference included as Schedule 7 to these consents"

The membership of the CLG shall be made up of a number of representatives from the community, including two members of the local community.

The CLG will be open to the following members for Greytown and Martinborough:

- Community Board (1 representative)
- Town residents (Any submitter and/or two resident representatives)
- South Wairarapa District Council (1 representative)
- Wellington Regional Council (1 representative)
- Kahungunu ki Wairarapa iwi (1 representative)
- Rangitane o Wairarapa iwi (1 representative)

The council is already taking steps to meet a number of the consent conditions and the formation of the group is a priority, including an appointment from each Iwi. To this end Council has also emailed both Kahungunu ki Wairarapa and Rangitane o Wairarapa to inform them of the desire to have representatives put forward towards the groups.

2.2 Water race

In addition to the new WWTP consents, council is developing a single water race users group on which we would like to have a representative for local Iwi. You may know the Greytown (Moroa) water race exits into and around the Papawai stream and we felt that if the representatives were the same for the WRUG as well as the WWTP committees it would help all the issues to be dealt with similarly.

2.3 Representative

A representative from Iwi will be well placed to fully engage with the group during discussions and put forward some of the cultural considerations. By being present for discussion, in comparison to reading a report later, the representative will be in place to influence solutions and also better gauge the general feelings within the group.

A representative from the MSC would also offer a good conduit for communications between the groups and an on-going contact for future plans, particularly around the discharge to water and land.

3. Discussion

3.1 Single representative

While it is not possible for a single representative to cover all positions, with a member of both Rangitane o Wairarapa iwi and Kahungungu ki Wairarapa iwi required for the WWTPs groups. One of the WWTP representatives could cover the Water Race Users Group (WRUG) as well.

It would be favourable to have a single representative to cover three of the positions, enabling that person to have a holistic view of the sites and provide a consistent viewpoint throughout. The groups will be considering similar issues at the three sites for freshwater discharges and alongside the council representative it would be beneficial to provide a consistent voice on the Iwi influences.

3.2 Financial Considerations

All roles are non-reimbursable.

3.3 Commitment

The exact format and timing of the meetings is yet to be decided, but it is anticipated that the group meetings shall be quarterly. The council shall also endeavour to have the meetings on a common day so as to minimise the time and travel required by representatives covering different groups.

4. Conclusion

Representatives are required as a condition of the WWTP and water race consents. These are required for the following groups:

- Greytown WWTP Community Liaison Group
- Martinborough Community Liaison Group
- Longwood/Moroa Water race users Group

If it is appropriate, can the Maori Standing Committee nominate representatives for these groups, a minimum of two, one from each of Kahungungu ki Wairarapa and Rangitane o Wairarapa.

Ideally one of the representatives would also be willing to act as an iwi representative for the Water Race Users Group to provide a strategic overview and a consistent approach.

Contact Officer: Lawrence Stephenson, Assets and Operations Manager

Reviewed By: Mark Allingham, Group Manager Infrastructure

MAORI STANDING COMMITTEE

2 MAY 2016

AGENDA ITEM 6.1

RESOURCE CONSENT 160027 - SUBDIVISION RESOURCE CONSENT 160034 - SUBDIVISION RESOURCE CONSENT 160035 - SUBDIVISION RESOURCE CONSENT 160043 - SUBDIVISION RESOURCE CONSENT 160044 - SUBDIVISION

Purpose of Report

To provide the Maori Standing Committee (MSC) with information about five recent subdivision consent applications 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 five (5) rural subdivision applications. Jenny Butler (160027), John & Edith Coulson (160034), Michael & Emily Butterick (160035), Graham Britton & Ian McCulloch (160043), Roddy Cameron & Adrienne Long (160044). The applications have been included in Appendix 1 - 5.

2. Discussion

RC160027 – 2 Lot Rural Subdivision

The application seeks resource consent to subdivide the balance parcel into two lots, as presented on the plan of proposal at Appendix A in the application.

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

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

RC160034 - 2 Lot Rural Subdivision and Amalgamation

The proposal involves subdividing the subject Certificate of Title into two Lots with Lot 2 being held together on the same Title with Pt Lot 1 DP 2940 and one certificate of title being issued for both parcels.

There are no interests on the Title that would be affected by this subdivision application.

The area is zoned Rural (Primary Production) and Rural Zone rules apply.

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

RC160035 – 4 lot Rural Subdivision

This is a joint application as the subject land straddles the South Wairarapa and Carterton District boundaries.

The application seeks resource consent to subdivide the properties, with the ultimate result being as follows:

- Lot 1 and 2, approximately 229.6 and 41.5 respectively, be held together, are to be sold.
- The balance of both underlying titles to be amalgamated back with the parcels within the parent titles and continue to be held by the applicant.

The area is zoned Rural (Primary Production) and Rural Zone rules apply.

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

RC160043 – 3 Lot Rural Subdivision

The application seeks resource consent to subdivide the subject property into three lots, as presented on the plan of proposal at Appendix A in the application.

The proposal is simply to create two additional lots that are to be offered for sale.

The area is zoned Rural (Primary Production) and Rural Zone rules apply.

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

RC160044 – 2 Lot Rural Subdivision

The application seeks resource consent to subdivide a 1.1 hectare lot from the eastern corner of the farm. This being for the purpose of being able to offer the substantial dwelling for sale without compromising the farm.

The proposed subdivision, including the critical amalgamation condition, is shown on Appendix A in the application.

The area is zoned Rural (Primary Production) and Rural Zone rules apply.

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

3. Conclusion

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.

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 160027 – Subdivision

Appendix 2 – Resource Consent Application 160034 – Subdivision

Appendix 3 – Resource Consent Application 160035 – Subdivision

Appendix 4 – Resource Consent Application 160043 - Subdivision

Appendix 5 – Resource Consent Application 160044 – Subdivision

Contact Officer: Chris Gorman, Senior Resource Management Planner

Reviewed By: Murray Buchanan, Group Manager Planning and Environment

Appendix 1 – Resource Consent Application 160027

Ref: 1619
Contact: Phillip Adamson
Date: 10 March 2016

To: South Wairarapa District Council
PO Box 6
MARTINBOROUGH

Attention: Planning Department

Proposed Subdivision –Butler – Bidwills Cutting Road - Greytown

Please find enclosed an application for a two lot subdivision of the above.

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

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

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

Wellington | Karori | Porirua |

Wairarapa

RESOURCE CONSENT APPLICATION

J M Butler



Proposed 2 Lot Subdivision
Bidwell's Cutting Road
Greytown

March 2016

AS 1619

PROPOSAL SUMMARY

To	South Wairarapa District Council
Proposal	2 lot subdivision
Applicant	Jenny Marie Butler
Location	Bidwell's Cutting Road, Greytown
Zoning	Rural (Primary Production) Zone
Legal Description	Lot 2 DP 449800 CT 570780 (yet to issue) (Current Certificate of Title WN313/234)
Activity Status	Discretionary Activity Dispensation sought for the proposed boundary to be within 25m of the existing dwelling and 5m of shed, unsealed right of way and reduced road frontage
Address for Service	Jenny Butler C/ Adamson Shaw PO Box 696 MASTERTON Attn: Phillip Adamson

Location diagram

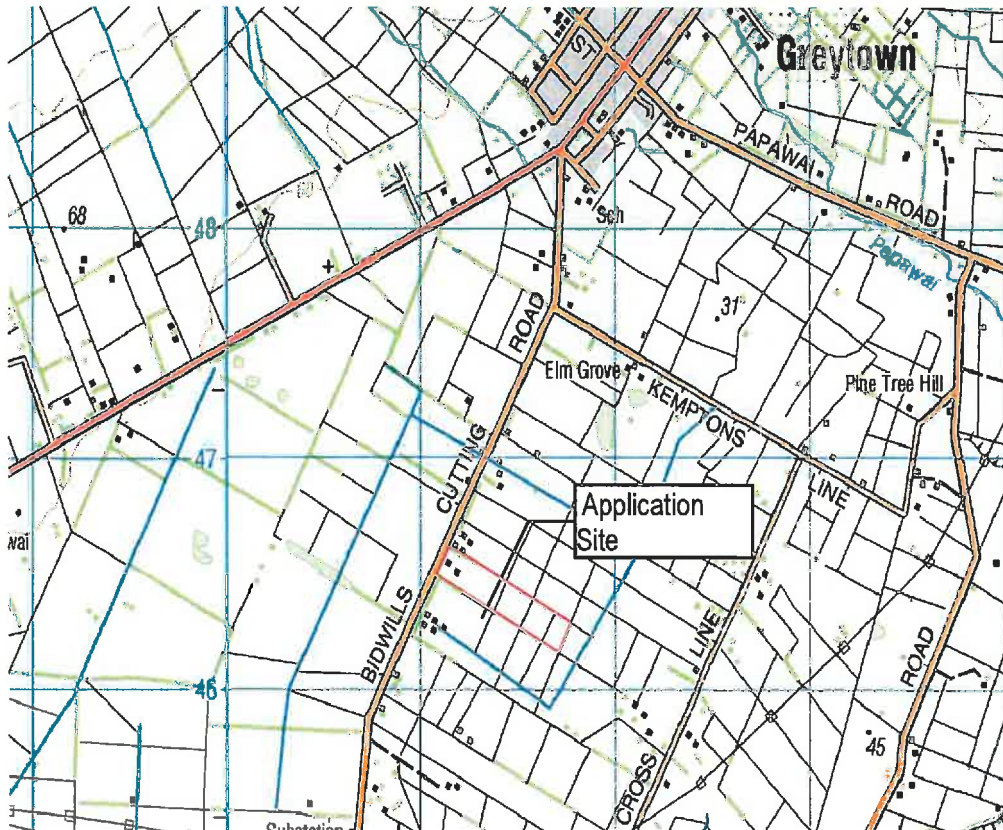


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1 INTRODUCTION

Pursuant to Section 88 of the Resource Management Act 1991 (the Act), Jenny Marie Butler applies to the South Wairarapa District Council for subdivision resource consent. 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 proposal is described in detail in this document and shown on Adamson Shaw Scheme Plan, AS 1619 SC-01, attached at [Appendix A](#).

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 Greytown.

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 Consent to undertake a Discretionary Activity is required.

Consultation has been carried out with the South Wairarapa District Council prior to submission of this application to confirm the “reasoning” behind the layout of the proposal. While the lot numbers resulting from this and the previous application meet the Controlled Activity provisions of the District Plan, in this instance the properties frontage width, yard clearances and unsealed right of way, trigger the Discretionary Activity provisions of the District Plan. See explanation regarding the proposal in 4.1 and 4.2 below.

3 SITE DESCRIPTION

3.1 LEGAL DESCRIPTION

The parcel being subdivided is legally described as that “Shown Coloured Green Deposited Plan 6820” held within CT WN313/234, being 9.9760 ha. This being the parent title that has since been subdivided with the new certificates of title are yet to issue. The land to be subdivided as per this application is as follows

- Lot 2 DP 449800 – 9.5461 hectares – CT 570780 (yet to issue)

DP 6820 shows the parcel as being Lot 1.

There are no registrations on certificate of title WN313/234, other than a mortgage.

CT 570780 will have rights of way and services easements registered plus an easement over the water race along the frontage. See LT 449800 attached at Appendix B

A search copy of the above Certificate of Title is attached at Appendix B.

3.2 PHYSICAL DESCRIPTION

The application site is a rural property fronting Bidwell's Cutting Road located approximately 2 km south-west of the Bidwell's Cutting Road / State Highway Two intersection. Bidwell's Cutting Road is classified as a District Arterial Road in the District Plan.



Photograph 1: Aerial Photograph of the original full site



Photograph 2: Looking south from drive into second paddock back from the road

The site being subdivided has previously had the cottage at the front subdivided from the rectangular block with title yet to issue, but will issue prior to this proposal progressing.

Site features include

- rural buildings and sheds immediately behind the cottage site at the front
- a section of the Moroa water race runs parallel to the road and has had an easement defined over it that will register as a part of the title issue for the cottage lot subdivision
- a new dwelling has been constructed in the northern corner of the property. This dwelling is to be incorporated within Lot 3
- full standard rural services for the new dwelling within lot 3.
- shelter planting
- flat vacant pasture
- open drain through the rear part of the property

To the best of our knowledge there are not any other 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.

4 PROPOSAL DESCRIPTION

4.1 OVERVIEW

This application seeks resource consent from the South Wairarapa District Council to subdivide the balance parcel into two lots, as presented on the plan of proposal at Appendix A.

The basis of the proposal is as follows and as has been discussed with the South Wairarapa District Council

- Prior to the cottage being subdivided at the front the block always had the capability to accommodate a three lot subdivision
- 9.9760 ha – Two 1 ha lots and a balance of 7.9 ha
- the balance not being further sub-divisible as it would not meet the 4 ha minimum threshold
- the first stage was to subdivide off the cottage and construct a new dwelling on the balance
- the potential of the underlying block, into three, has always been acknowledged and still stands. It is also noted that the original plan has not deposited
- this proposal creates a lot incorporating the new dwelling that is of a size to ensure that the balance land, Lot 4, is less than 8 hectares. This is to ensure that with the 4 hectare ongoing minimum area threshold that it can not be further subdivided as if it was greater than 8 hectares the original title/proposal would yield more than the three permissible lots

- the blocks balance frontage is 72 metres. This being less than the Controlled Activity standard of 100m and Restricted Discretionary 90 metres. It is noted that this frontage width was addressed as a part of the original subdivision approval
- it is understood that as a part of addressing this non compliant frontage that Council would like any built development to be set back in the balance land, Lot 4.
- this set back is logical and mitigates the impact of dwellings “lined up” close to the road
- The proposal is to restrict built development to no closer to the road than the second paddock back, ie: not closer than 90 metres
- Dispensation sought for the proposed boundary to be within 25m of the existing dwelling.
- Dispensation sought for an unsealed right of way

The proposed subdivision is shown on Adamson Shaw Scheme Plan AS 1619 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
3	1.74 ha	Smaller rural allotment incorporating a new dwelling Accessed via right of way that requires formation/upgrading to Council standard, fully serviced Lot contains an existing dwelling with right of way over proposed Lot 4. Dispensation sought for the proposed boundary to be within 25m of the existing dwelling and 5 metres of the existing shed
4	7.80 ha	Balance vacant parcel. Subject right of way to be created that will serve both Lot 4 and to the dwelling within lot 3

4.3 ACCESS AND SERVICING

Proposed Lot 3 is fully serviced. Presently Lot 3 is accessed by way of an unsealed drive. The drive is proposed to be covered by a right of way for the benefit of lots 3 and 4 and will require formation/upgrading. It is not proposed that this drive be sealed and the applicant who resides in the new dwelling within lot 3 has gained the consent of the cottage owner at the front, who uses the present short section of right of way, for it to remain unsealed. See letter at Appendix C.

Overhead electricity is extended into the property, as are telephone services. It is

understood that both have capacity to service lot 4 and are available from the road/right of way.

The dwelling has a new effluent disposal system servicing it with the balance land lot 4 of a size and configuration that can easily accommodate a system associated with any proposed built development.

Stormwater is disposed of on site within the boundaries of the proposed allotments.

4.4 FINANCIAL CONTRIBUTIONS

Financial contributions (roading and reserves) will be required for the one additional saleable allotment created as part of this proposal.

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 58), the application site is located within the Rural (Primary Production) Zone.

5.3 DISTRICT PLAN

As required by the Act, the Proposed 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'.

We assess the proposed Subdivision against the District Plan's subdivision rules below;

Controlled Activity Standards	Proposal's Compliance
Rule 20.1.2(b)(i)1 <u>Minimum Lot Area</u> <i>- Where CT issued before 26th August 2006, no minimum lot area applies for a lot containing an existing dwelling provided the balance lot has a minimum lot area of 4ha</i>	<i>Complies</i> <i>CT issued in 1924</i> <i>See 4.1 above re yield comments</i>

Controlled Activity Standards	Proposal's Compliance
Rule 20.1.2(b)(i)1 <u>Frontage</u> -100m	Does not Comply
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>	Does not Comply <i>Proposed that right of way not be sealed</i>
Rule 20.1.2(d) <u>Two or more rear lots shall share a single vehicle access</u>	Complies
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	Complies <i>Each proposed lot contains a building area</i>
Rule 20.1.2(h) <u>Landuse standards</u> - Each lot shall demonstrate compliance with Rural (Primary Production) Zone.	Does Not Comply <i>The proposed boundary is less than 25m from the existing dwelling and 5m from the existing shed</i>
Rule 20.1.2(i) <u>Servicing</u> - To be in accordance with NZS:4404	Complies <i>All servicing will be to Council requirements</i>
Rule 20.1.2(j) <u>Financial Contributions</u> - To be in accordance with Section 23	Will Comply <i>One roading and reserves contribution to be levied</i>

The above table shows that the proposed subdivision does not comply with all of the Controlled Activity standards of the District Plan..

Non compliance with 20.1.2(c) and (d) moves the proposal to Restricted Discretionary, while non compliance with 20.1.2(h) also Restricted Discretionary and 20.1.2(b) non compliance moving to Discretionary. As "all other standards for Controlled Activities" are not met when considering each item in isolation then the overall proposal must be considered as a

Discretionary Activity.

5.4 ACTIVITY STATUS

The assessment of the District Plan's standards in the preceding section shows that the application to subdivide the subject site must be assessed as a **Discretionary 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.

Given that the proposed subdivision meets the District Plan's area provisions and that mitigation measures have been proposed to address the frontage not meeting the 90 or 100 metre minimums, that the set back reductions are internal and that the effected party consents to an unsealed drive, it has been concluded that the proposal will have less than minor effects on rural amenity.

6.3 REVERSE SENSITIVITY EFFECTS

The proposal does introduce the opportunity for the independent sale of one or both of the lots. The layout is relatively “close” and we would recommend that the standard reverse sensitivity consent condition be imposed by Council and carry forward to the subsequent titles.

6.4 ACCESS EFFECTS

The existing structure and standard of Bidwell's Cutting Road is formed and sealed to a standard which is more than capable of dealing with traffic from the proposed subdivision.

The existing access and sight distances along Bidwell's Cutting Road are satisfactory and the existing drive is formed to a standard suitable for its proposed shared use. The extension of the drive/right of way does require upgrading but as noted/requested, sealing is not desired.

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

The site is not contained within a flood hazard area or are there any earthquake fault lines or zones in close proximity and potential natural hazards, other than severe weather events have not been identified.

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.

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/documentated 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

- 2 sites are registered on the SLUR in the immediate environment. SN/08/041/02 to the east and SN/08/002/02 to the north. Both well clear of the subject/area under consideration
- that there is nothing that “triggers” that further assessment is required
- that the proposal is minor, 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 subdivision consents should be sufficient to ensure that the subdivision is completed in a manner that is consistent with Council’s vision for the 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 subdivision is a Discretionary Activity with any potential effects being internal and limited to the applicant and consenting neighbour (drive sealing). We do not anticipate that there are any other parties which are potentially affected by this proposal.

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 11 March 2016

Appendix A

Plan of Proposed Subdivision

AdamsonShaw >



DRAFT PLAN
 Not yet approved by the
 South Wairarapa District Council

Project
 LOTS 3 & 4 BEING PROPOSED
 SUBDIVISION OF LOT 2 DP 449800

Site
 CT Reference: 570780
 Local Authority: SOUTH WAIRARAPA
 Physical Address: 193 BIDWILLS CUTTING ROAD

Client
 JEN BUTLER

Disclaimer / Legal
 This Scheme 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 Scheme Plan are subject to final Land Transfer Survey.

AdamsonShaw >
 SURVEYING | PLANNING | LAND DEVELOPMENT

411 Queen Street P 06 370 0027 F 06 378 2009
 PO Box 696 Email: enquire1@adamsonshaw.co.nz
 Masterton 5040 Web: www.adamsonshaw.co.nz

Date: 22-2-16 Scale (A3 Original) 1: 2 500

Project No	Drawing No	Revision
1619	SC - 01	

Appendix C

Neighbours Consent

AdamsonShaw >

29 February 2016

Russell Hooper
Resource Management Planner
South Wairarapa District Council
P O Box 6
Martinborough

Dear Russell

193 Bidwills Cutting Road

As the new owner of the front house at 193 Bidwills Cutting Road, I bought the section knowing that there was a house built behind us, sharing the same driveway and that the back section could be subdivided.

I am happy with the gravel/metal driveway that currently exists, and would prefer it not be sealed.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Daniel Ahipene', written in a cursive style.

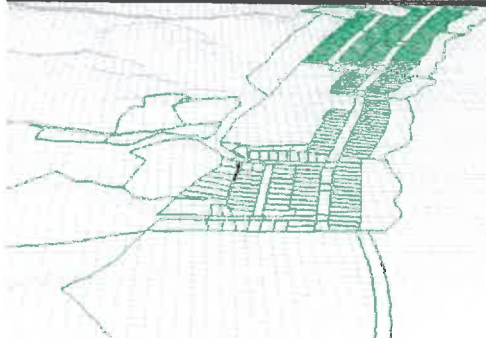
Daniel Ahipene

Appendix 2 – Resource Consent Application 160034

RECEIVED

22 MAR 2016

Resource Consent Application for:



JC and EM Coulson

312 Underhill Road
Greytown

South Wairarapa District Council

2 Lot Rural Subdivision and amalgamation



**TOMLINSON &
CARRUTHERS
SURVEYORS LTD**

**REGISTERED SURVEYORS &
LAND DEVELOPMENT CONSULTANTS**

16 Perry Street,
PO Box 246 Masterton,
New Zealand

Tel: 64-6-370 0800
Fax: 64-6-370 0810

Website: www.tcsurvey.co.nz

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**To the best of my knowledge the information given in this
report is accurate and correct**



Tomlinson and Carruthers Surveyors Ltd

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

1. SUMMARY

Our Ref	16-027
Date	21 March 2016
Consent Type	Subdivision - Rural
Applicant	JC and EM Coulson
Proposal	2 Lot Rural Zone Subdivision and amalgamation
Location	312 Underhill Road
Legal Description	Part Lot 1 DP 2940 contained in Certificate of Title WN814/27
Zone	Rural Primary Production Zone – Wairarapa Combined District Plan

Activity Status

Wairarapa Combined District Plan

Under the Plan, Resource Consent is required prior to any subdivision of land (Rule 20).

The application has been assessed as a Controlled Activity under Rule 20.1.2(b)(i).



2. SITE DESCRIPTION

The application site is located on Underhill Road and is approximately 5.8kms straight line distance to the east of Featherston town centre.

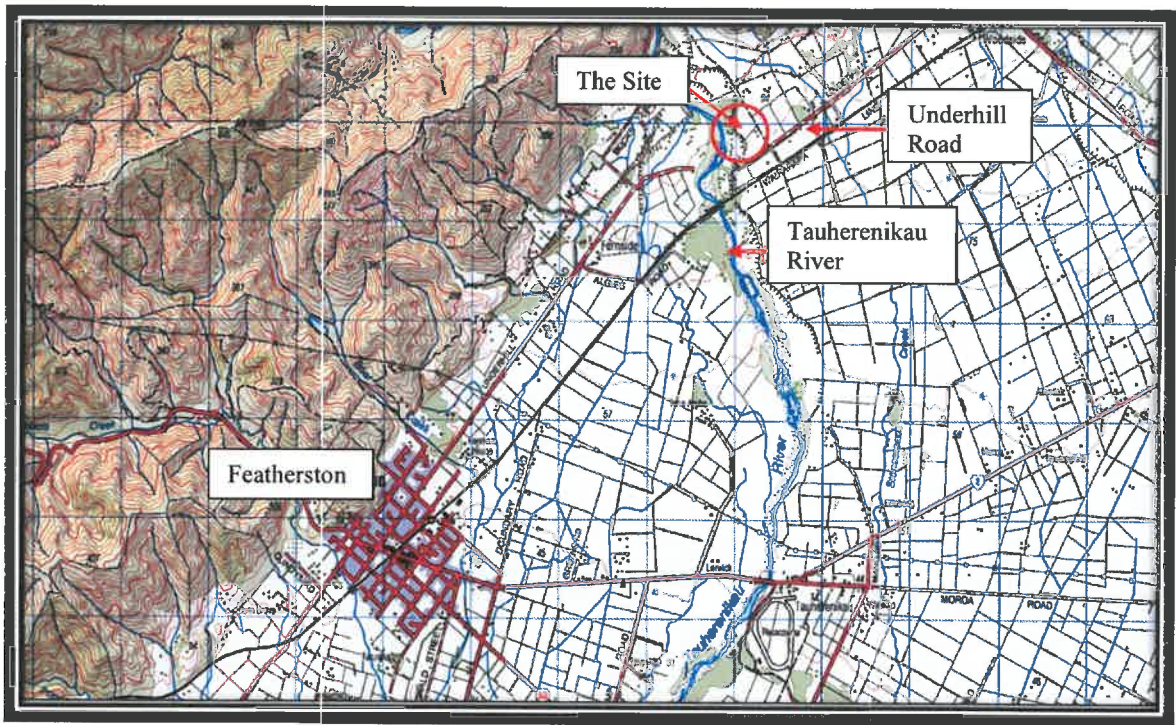
The area is zoned Rural reflecting the mainstream activities of primary production and key characteristics such as open spaces and predominance of vegetation.

The application site has an area of 5.9 hectares more or less contained within one existing Certificate of Title. The site is in pasture and fenced in accordance with its primary production usage. The topography of the site consists of mainly flat areas with some minor undulations. There are no built structures within the subject site.

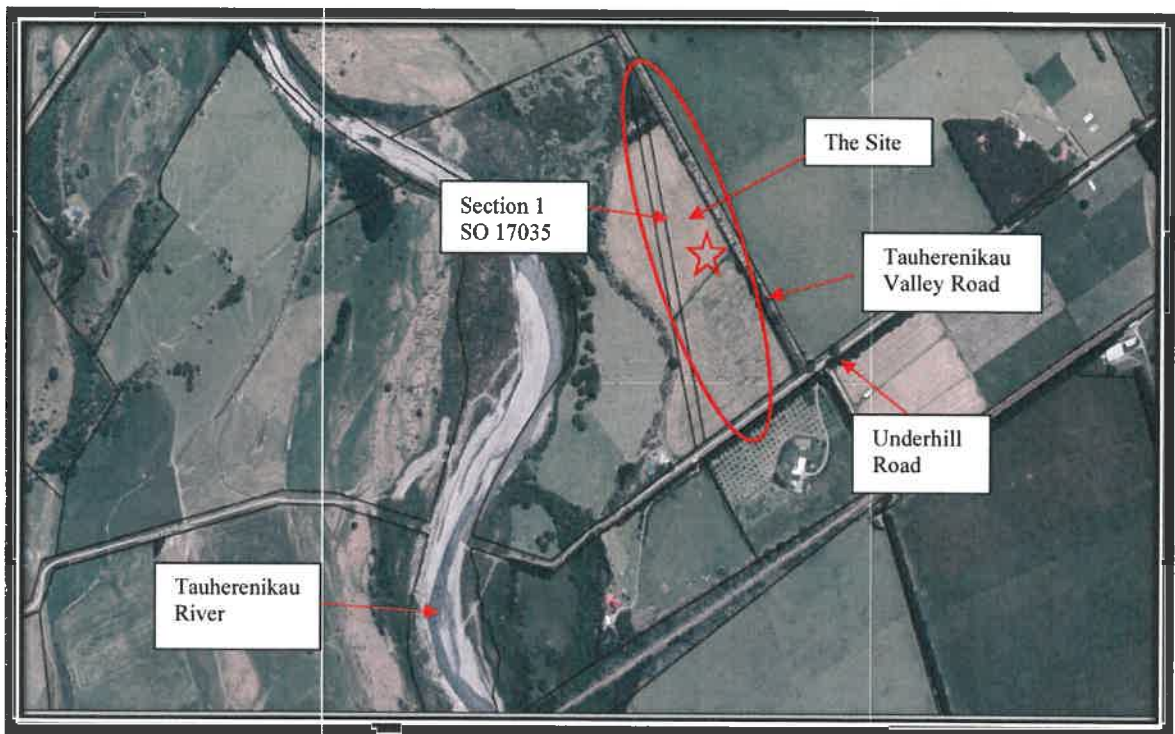
The subject property has frontage onto the northern side of Underhill Road which is of metal formation. Tauherenikau Valley Road is largely unformed but forms the north eastern boundary of the site. There are existing farm purpose entrances and access into the property from both of these roads. Adjacent to the site on the western boundary is a slither of land that was an unformed paper road we understand that it is owned by the Department of Conservation.

The surrounding area is dominated by similar rural farming properties and lifestyle properties with residential activity. The Tauherenikau River is situated to the west of the site. This river is listed in the Plan for natural, conservation, natural hazards, recreational, access and water quality values. The Tararua Forest Park provides an impressive back drop to the property.

Please view the scheme plan (at the front of the application or as an attachment to the email), the site location and aerial maps on the following pages for further information.



Location Coulson Corner of Underhill and Tauherenikau Valley Roads Courtesy of WCD Viewer



Aerial Coulson Corner of Underhill and Tauherenikau Valley Roads Courtesy of WCD Viewer



3. LEGAL DESCRIPTION

The site is located at 312 Underhill Road and is legally described as Part Lot 1 DP 2940 contained in Certificate of Title WN814/27

There are no interests on the Title that would be affected by this subdivision application.

All necessary and relevant interests will be included on the new Certificates of Title.

4. THE PROPOSAL

Please refer to the attached scheme plan for further details.

The proposal involves subdividing the subject Certificate of Title into two Lots with Lot 2 being held together on the same Title with Pt Lot 1 DP 2940 and one certificate of title be issued for both parcels:

Lot	Area
Lot 1	1.0ha
Lot 2	4.9ha

Final Lot areas are subject to physical survey.

Proposed Lot 1 will have an area of 1 hectare and is currently in pasture. This Lot will be available for further rural residential development. There are areas suitable for a building platform and associated garaging and structures. Power and phone services are available from the main lines within Underhill Road. There is adequate area to dispose of sewage and excess stormwater via onsite disposal methods. The sewage disposal system for any new dwelling will be engineer designed and will form part of the building consent process. Potable water supply will be via roof collection and tank storage as is common practice in the rural environment.

Access to Lot 1 will be via a newly constructed entrance onto Underhill Road and it is suggested that this occur at time of building consent to ensure that the crossing is constructed in an appropriate position. There is sufficient room within the lot for turning circles to be achieved and safe and efficient vehicle movements to and from the respective property.

Proposed Lot 2 is separated by what was a paper road from the parent/balance Lot which gives reason to these two lots being amalgamated together and held in one Certificate of Title. This Lot is in pasture according to the primary production uses with no anticipated change or further development. This Lot is intended to continue to be farmed as part of the larger farming operations.



5. NOTIFICATION ANALYSIS (S95A-95F RMA)

The new notification provisions of the Resource Management Act 2009 are in sections 95 to 95F. There is no longer a presumption that a Council must publicly notify a resource consent application unless the proposal meets certain tests (either that the application relates to a controlled activity, or the effects are minor).

Under section 96A the Council has discretion whether to publicly notify an application for resource consent if:

- The Council decides under section 95D that the activity will have or is reasonably likely to have adverse effects on the environment that are more than minor, or
- If the applicant requests it, or
- If a rule or national environmental standard requires it.

The application is assessed as a controlled activity and the potential effects of granting this consent are considered to be minor - please refer to the assessment below. Thus leading to the conclusion that notification of this application is not necessary.

6. ASSESSMENT OF ENVIRONMENTAL EFFECTS

The assessment of Effects on the Environment has been prepared in accordance with the Fourth Schedule of the Resource Management Act 1991 and the relevant assessment criteria in the District Plan.

The application is considered to create no more than minor effects. The area is zoned Rural under the Combined Wairarapa District Plan reflecting the mainstream of land based activities in the surrounding area. The proposed activity is entirely appropriate and consistent in comparison to the existing land use patterns and rural residential activity of the area.

The subject site is situated in an area that is characterised as being medium to larger primary production farming with some lifestyle and residential components interspersed mainly situated along the road corridor. The Tararua Forest Park provides a back drop to the property.

The site is near to the Tauherenikau River as mentioned which is listed as a significant waterbody in the District Plan. This proposal will have less than minor effects on the river. Any new dwelling constructed and associated activities within Lot 1 is located some distance away from the River.

The application consists of the potential of one new residential dwelling being constructed on the site with their associated services and structures over time. All sewage and stormwater systems will be designed by an appropriately qualified person and form part of the building consent process.



Residential development is a necessary and complementary activity in the rural environment and is not considered to significantly affect the current rural character and amenity values of the area.

Visual impact is often measured from public viewing places and in this situation it is Underhill Road. The visibility of the new dwelling on Lot one is not anticipated to be significant or out of character as mentioned but will be noticed by passing traffic. The subdivision complies with the rules and standards for the rural environment indicating that residential development of this nature is considered to be appropriate and complementary to the overall framework. It is envisaged that landscaping and other garden components will be part of any residential development and these aspects assist the dwelling and other structures to sit into the existing environment.

Access to Lot one will be via a newly constructed entrance onto Underhill Road and it is suggested that the construction of this vehicle crossing occur at time of building consent to ensure that the crossing is in an appropriate position. There is sufficient room within the proposed lot for turning circles to be achieved and safe and efficient vehicle movements to and from the site.

Lot 2 will continue to be farmed as part of the larger farming operations. This Lot will be amalgamated with the balance/parent Lot which is directly adjacent to the Tauherenikau River. No residential development or change of activities is anticipated for this Lot.

No other environmental effect has been identified.

7. STATUTORY CONSIDERATION

The relevant statutory provisions that have been considered for this application are the Resource Management Act 1991(RMA), the Regional Policy Statement (RPS) and the Wairarapa Combined District Plan.

7.1 Regional Plans

Policy Statement (RPS)

The Wellington Regional Policy Statement (RPS) became operative on the 24th of April 2013. The RPS is designed to achieve the purpose of the RMA by providing an overview of the resource management issues for the region, and stating the policies and methods required to achieve the integrated management of the region's natural and physical resources.

Of particular relevance to this application are Objective 22 which seeks a well-designed and sustainable regional form and Policy 56 which seeks to manage development in rural areas by considering whether:

- (a) the proposal will result in a loss of productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for



- existing production activities, including extraction and distribution of aggregate minerals;
- (b) the proposal will reduce aesthetic and open space values in rural areas between and around settlements.

The proposal will create an additional certificate of title to facilitate rural residential living. Lot 2 is to be amalgamated with the parent/balance and held on one certificate of title. The proposal is not anticipated to significantly reduce the productive capability of the area. The small one hectare Lot will enable small scale primary production activities to occur and Lot 2 will continue to be farmed as part of the larger farming operation. The land is predominantly flat with some undulations and currently in pasture – no land use change is anticipated given the rural zoning of the area.

The future residential development on Lot 1 is consistent with the area which is characterised by a mix of traditional sized farms interspersed with smaller lifestyle blocks. The addition of residential development from this proposal will have at most minor effects on the aesthetic and open space values of the neighbourhood.

Proposed Natural Resources Plan

The Proposed Natural Resources Plan was notified on the 31st of July 2015. Of consideration here is Rule 75 which control discharges to land and specifically for onsite septic waste systems.

Any system for sewage and stormwater disposal for new dwellings located within the proposed Lots will be designed by an appropriately qualified person and will form part of the building consent process taking into account all relevant requirements.

7.2 Wairarapa Combined District Plan (the Plan)

The application for subdivision of the subject Title has been assessed under the Wairarapa Combined District Plan and the relevant assessment criteria contained in Section 22 of the Plan.

The proposal to subdivide has been assessed as a Controlled Activity under Rule 20.1.2(b)(i) of the Plan. This Rule is specific to rural subdivision within the Rural Primary Production Zone which this property is located within. The application complies with the minimum area requirements for this zone.

The proposal involves subdividing the subject Certificate of Title into two Lots with Lot 2 being held together on the same Title with Pt Lot 1 DP 2940 and one certificate of title be issued for both parcels:

Lot	Area
Lot 1	1.0ha
Lot 2	4.9ha



Final Lot areas are subject to physical survey.

The main thrust of the required areas in the rural zone is to maintain the rural open space characteristic and amenity and to ensure adverse effects, including reverse sensitivity effects, are appropriately avoided, remedied, or mitigated.

Consideration of the proposal against the objectives and policies of the Plan indicates that allowing this subdivision will not compromise the integrity of the Plan or the impact on the rural character and amenity.

The land is currently used for primary production activities and this is anticipated to continue given the areas of the Lots and the zoning. Residential development is a complementary component of the rural environment and so will not be out of character.

Proposed Lot 1 is intended for rural residential development and will provide for a new dwelling, associated structures including waste water disposal systems. The new lot boundaries will adequately contain the associated services such as the sewage disposal field. Sewage and stormwater will be disposed of onsite as is common practice in the rural environment with the actual method to be designed by an appropriately qualified person as part of the building consent process.

Water supply will be by roof collected rainwater tanks as is common practice in areas without reticulated water systems. Power and phone are available from the main lines located more or less along Underhill Road.

Lot 1 has frontage onto Underhill Road where a new vehicle crossings located at an appropriate position will be constructed when the building platform is confirmed. This is requested to be a s221 consent notice on the Title.

It is envisaged that landscaping and garden components will be an integral part of the residential establishment providing amenity for the residents and helping to incorporate the new dwellings into the landscape of the area.

Overall the proposal meets the required rules and performance standards under the relevant sections of the Plan and is considered to be consistent with the objectives and policies of the District Plan.

There is one existing Certificate of Title and the application will result in one additional Certificate of Title therefore financial contributions are applicable.

7.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011

The proposed subdivision seeks consent to create two Lots one will have its own individual Title and the other Lot will be amalgamated with the parent/balance Lot and one new Title be issued for both.



Proposed Lot 1 will have an area of 1 hectare and is intended for further rural residential development.

The proposed subdivision area has no sites of contaminated soil identified in the GWRC Land and Soil Monitoring map overlay or the District Plan.

Due to the zoning being Rural Primary Production and the existing primary production use of the land, and the anticipated continuation of this type of land use, no significant risks to human health are likely to arise as a result of the proposed subdivision.

8. CONCLUSION

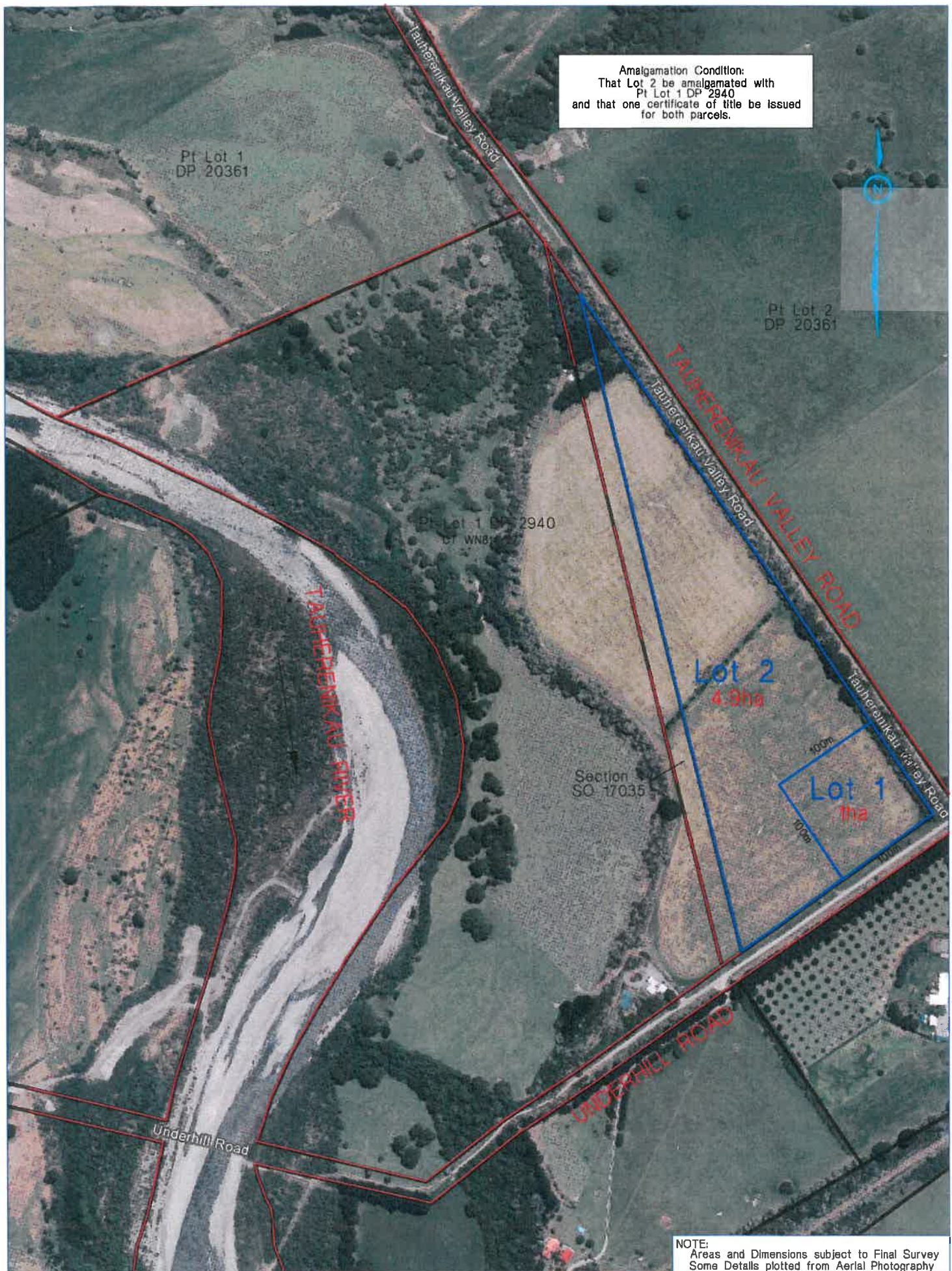
The application consists of a 2 lot rural subdivision with one lot being amalgamated with the balance/parent Lot and the other intended for further rural residential development. Primary production activities are anticipated to continue on the subject property.

The proposal is consistent with the purpose and principles of the Resource Management Act 1991, the objectives and policies of the Regional Policy Statement, the Wairarapa Combined District Plan including the relevant assessment criteria and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.

No party has been identified as being potentially adversely affected by the proposal and it is considered that the proposal will have no more than minor effects on the environment.

Accordingly it is suggested that the application be granted with appropriate conditions as discussed in the body of the application.

Amalgamation Condition:
 That Lot 2 be amalgamated with
 Pt Lot 1 DP 2940
 and that one certificate of title be issued
 for both parcels.



NOTE:
 Areas and Dimensions subject to Final Survey
 Some Details plotted from Aerial Photography

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PROPOSED SUBDIVISION OF
Pt Lot 1 DP 2940

Prepared for:	Mr Coulson
Drawn Date:	Feb 2016
Compiled in:	WN814/27
Territorial Authority:	SWDC
Scale: 1:3000 @ A3	Ref #: 16-027 Rev 1

Appendix 3 – Resource Consent Application 160035

RESOURCE CONSENT APPLICATION

Butterick Family Trust

Proposed 4 Lot Subdivision
Summer Hill & Rocky Hill Roads
Te Wharau
CARTERTON



PROPOSAL SUMMARY

To	Masterton District Council
Proposal	4 lot subdivision
Applicant	Butterick Family Trust
Location	Summer Hill & Rocky Hill Roads, Te Wharau, Carterton
Zoning	Rural (Primary Production) Zone – Part of proposal within “Outstanding landscapes & Outstanding Natural Features”
Legal Description	Certificate of Title WN30/198 – 926.3254 hectares - Subdivision Certificate of Title WN20A/807 – 468.6552 hectares – Subdivision Certificate of Title WN31D/4 – Rights of Way over proposed Certificate of Title 9245 – Rights of Way over proposed
Activity Status	Discretionary Activity
Address for Service	Butterick Family Trust 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), Butterick Family Trust (as representative) apply to the South Wairarapa and Carterton District Council for subdivision resource consent. 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 applicants, as a part of family farm holdings, own Certificates of Title WN30/198 and WN20A/807 totalling 1394.9806 hectares
 - The proposed subdivision is of parts of these two titles
 - Three new titles will issue as a result of the subdivision
- The Crown, “Her Majesty the Queen” owns Certificate of Title 9245, over which the applicants seek to secure a short length of right of way
- An adjoining property on the eastern boundary, held by Certificate of Title WN31D/4, has a short length of track/road through it linking to Rocky Hill Road. A right of way over this in favour of the applicant is proposed

The proposal is described in detail in this document and shown on Adamson Shaw Scheme Plan, AS 1614 SC-01 Rev A, attached at [Appendix A](#).

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 Masterton.

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 Consent to undertake a Discretionary Activity is required.

3 SITE DESCRIPTION

3.1 LEGAL DESCRIPTION

This proposed subdivision is of some of the parcels held within the following Certificates of Title

- CT WN20A/807 – Multiple Parcels – 468.6552 hectares
- CT WN30/198 – Multiple Parcels – 926.3254 hectares

Rights of Way are proposed over short lengths of track/road within the following Certificates of Title

- CT 9245 – Lots 1,3,5 DP 302340 – 413.5091 hectares
- CT WN31D/4 – Section 330, 332 & 375-378 Pahaoa District & Lot 1 DP 20659 – 534.9830 hectares

There are various Registrations on the underlying Certificates of Title. These include Mortgages, Forestry Rights and a Right of Way. It is understood that these will all remain and automatically transfer to the subsequent Titles that will issue.

Search copies of the above Certificates of Title and registrations are attached at [Appendix B](#).

3.2 PHYSICAL DESCRIPTION

The application site is rolling to steep sheep and beef country very typical of the east coast land in the lower north island. There are large areas of bush and scrub with a significant area of bush within the proposed Lot 2 and adjoining Sec 286A Pahaoa District, on the southern side of the unformed legal road. Both of these bush areas are controlled by way of District Plan identification as both “Outstanding Landscapes & Outstanding Natural Features”.

There is a dwelling at the end of Summer Hill Road and little other site development of this large rugged rural property.

There are not any known or documented fault lines or zones either within or in close proximity to the subject farms.

There are not any known or documented Selected Land use Register (SLUR) sites either within or in close proximity to the subject farms.

To the best of our knowledge there are no 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.

4 PROPOSAL DESCRIPTION

4.1 OVERVIEW

This application seeks resource consent from the South Wairarapa and Carterton District Councils, the proposal straddles the District Boundary, to subdivide the properties. The ultimate result being as follows:

- Lots 1 and 2, approximately 229.6 and 41.5 respectively, be held together, are to be sold
- the balance of both underlying titles to be amalgamated back with the parcels within the parent titles and continue to be held by the applicant. As per the Amalgamation Conditions set out on the Plan of Proposal at Appendix A, 1614 SC-01 Rev A.

The proposed subdivision is shown on Adamson Shaw Scheme Plan AS 1614 SC-01 Rev A 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
1	229.6 ha	Vacant steep pasture and scrub. Borders Rocky Hills Sanctuary Reserve to the east, access road/track to the north and the Pahaoa River along its southern boundary Accessed from the road/track through the property, over which a right of way is proposed To be amalgamated with Lot 2
2	41.5 ha	Steep bush block that is within the "Outstanding Landscapes" and "Outstanding Natural Features" as per the District Plan Maps Accessed from the road/track through the property, over which a right of way is proposed To be amalgamated with Lot 1
3	258.0 ha	Balance of Part Lots 1 & 2 Section 290, within CT WN30/198. To be amalgamated back with the balance of CT WN30/198
4	233.6 ha	Balance of Part Lots 1 & 2 Section 286, within CT WN20A/807 To be amalgamated back with the balance of CT WN20A/807

4.3 ACCESS AND SERVICING

Access through the properties, which includes access to the proposed Lots 1 and 2 is via a well formed track/road that runs between Summer Hill and Rocky Hill Roads. This track has been in existence for many years and includes two short sections that are outside of the applicants properties, over which it is proposed rights of way will be created. This is in addition to rights of being proposed over the entire road.

The two sections outside of the applicants land are

- across the north western corner of the Rocky Hills Sanctuary Reserve, approximately 250 metres long. This is through clear pasture that it still farmed
- between the north eastern boundary of the applicants property and Rocky Hill Road. This is across neighbouring land that is within CT WN31D/4. Approximately 300 metres in length

The track will continue to be used in its present form with the subsequent Rights of Way to be registered reflecting the "agricultural" use and lack of necessity for any upgrading.

No services are required to be extended to or developed within the subject property.

4.4 FINANCIAL CONTRIBUTIONS

Financial contributions (roading and reserves) will be levied as one additional certificate of title will result.

- START - 2 Underlying Titles subject to the subdivision – WN30/198 and WN20A/807
- 1 Title to issue for Lot 3 and the balance of WN20A/807
- 1 Title to issue for Lot 4 and the balance of WN30/198
- 1 Title to issue for Lots 1 and 2
- FINISH - 3 Titles result

It is anticipated that the capped contribution of \$7500 plus GST for Roading and Reserves will be levied against the amalgamated Lots 1 and 2, being the additional certificate of title resulting from the proposal.

5 PLANNING CONSIDERATIONS

5.1 ZONING

Under the District Plan (Map 26), the application site is located within the Rural (Primary Production) Zone, with approximately 100 hectares of the 1395 hectares having an "Outstanding Landscapes & Outstanding Natural Features" overlay.

5.2 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'. We consider it useful to assess the proposed subdivision against the District Plan's rural zone subdivision rules and have done so below;

Controlled Activity Standards	Proposal's Compliance
Rule 20.1.2(b)(i)2 <u>Minimum Lot Area</u>	<i>Complies</i>
Rule 20.1.2(b)(i)1 <u>Frontage</u> - no minimum	<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>

Controlled Activity Standards	Proposal's Compliance
Rule 20.1.2(d) <u>Two or more rear lots shall share a single vehicle access</u>	Complies
Rule 20.1.2(e) <u>Building area</u> <i>- Each lot must contain a 12m x 15m building area meeting landuse standards for dwellings which can satisfactorily dispose of effluent</i>	Complies
Rule 20.1.2(h) <u>Landuse standards</u> <i>- Each lot shall demonstrate compliance with Rural (Primary Production) Zone permitted activity standards.</i>	Complies
Rule 20.1.2(i) <u>Servicing</u>	Complies <i>No changes or servicing required</i>
Rule 20.1.2(j) <u>Financial Contributions</u> - To be in accordance with Section 23	Complies <i>One Roading and Reserves Contribution to be levied</i>
Rule 20.1.2(k) <u>Esplanade Reserve/Strip</u>	Complies NA

This proposal meets the subdivision standards for a Controlled Activity. However under the Discretionary Activity Rules 20.1.5 (l) (v), (vi), (vii) the proposal moves to Discretionary Activity Status and must be processed accordingly.

- (v) *The allotment is within an Outstanding Landscape listed in Appendix 1.1;*
- (vi) *Contains an Outstanding Natural Feature listed in Appendix 1.2;*
- (vii) *Contains all or part of a site of a Significant Natural Area listed in Appendix 1.3, except if the Significant Natural Area is wholly contained in a Conservation Lot under Rule 20.1.2(q);*

5.3 ACTIVITY STATUS

The assessment of the District Plan's standards in the preceding section shows that the application to subdivide the subject site must be assessed as a **Discretionary 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 for 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 with 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 proposed allotments are of a size and configuration that are in compliance with the Controlled Activity provisions of the District Plan. Natural Landscape features and the recognised significance of the area necessitates appropriate consideration of associated factors. This has been done and department of Conservation comment has been requested.

As the proposal is boundary and ownership related and that to the best of our knowledge that no site development is proposed, it has been concluded that the proposal will have less than minor effects on rural character and amenity.

6.3 EFFECTS FROM NATURAL HAZARDS

Consideration has been given to the potential for this proposal to increase the risk or effect of any natural hazard within the site or beyond. It was concluded that the proposal, subject to the lots being development in a complying and acceptable manner, do increase the risks associated with natural hazards.

There are not any known hazards that will impact upon the proposal or the proposal have any impact upon.

Earthquakes and extreme weather events can never be predicted but rules and accepted land use practices relating to development generally control factors that are unknown at this stage.

It has been concluded 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.

6.4 ACCESS EFFECTS

The existing Summer Hill and Rocky Hill Roads are of a structure and standard that is considered adequate to continue to service the subject and neighbouring properties. The proposal will not create any discernible pressure on the peripheral roading network or internal tracking/roading.

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

6.5 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.

The appropriate party that must be consulted regarding this proposal has been identified as the Department of Conservation. History of the area, significance of the landscape, District Plan provisions and the Rocky Hills Sanctuary Reserve adjoining, all contribute to a level that makes comment from the Department of Conservation essential. See 9 below. This is in addition to consent being required for the proposed right of way over Crown Land.

Prior to receipt of Department of Conservation comment, overall, this assessment shows that the actual and potential effects of the proposed subdivision on the environment will be no more than minor.

6.6 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
- Consideration of the HAIL list
- Identification of any key matters and report on those key items in this application
- Consideration of the scale and purpose of the proposal relative to the extent of the land holding and land to be retained by the current owners

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

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

It is envisaged that the standard conditions Council normally applies to subdivision consents should be sufficient to ensure that the subdivision is completed in a manner that is consistent with Council’s vision for the 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 subdivision meets the Controlled Activity standards. However natural landscape features and acknowledgement, by way of District Plan “Special Features” identification, trigger Discretionary Activity provisions of the District Plan and the proposal must be processed accordingly.

The appropriate party, The Department of Conservation, has been consulted and comment requested from them regarding the proposal. It is not anticipated that there will be any concern due to the nature of the subdivision and that it is not proposed for the purpose of encouraging or facilitating any site development beyond which is not already controlled.

Comment has been sought from the Department of Conservation. This comment would have ideally been received prior to the completion and submission of the application but it has yet to be received. Due to time constraints on the applicant the application is submitted for processing to begin and Department of Conservation comment will follow.

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 that any potential 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

Appendix A

Plan of Proposed Subdivision

AdamsonShaw >

A 11-3-16 LOTS 1 & 3 BOUNDARY ALTERED

DRAFT PLAN
Not yet approved by the
Carterton District Council

Project

LOTS 1-4 BEING PROPOSED SUBDIVISION OF PT SBDN 2 SEC 289, PT SBDN 1 SEC 290, PT SBDN 2 SEC 286 PAHAOA DISTRICT AND EASEMENTS OVER SECS 294, 286A, 376 & PT SBDN 1 SEC 286 PAHAOA DISTRICT AND LOT 5 DP 302340

Site

CT Reference: WN30/198, WN20A/807, 9245 & WN31D/4

Local Authority: CARTERTON & SOUTH WAIRARAPA

Physical Address: SUMMER HILL ROAD - TE WHARAU

Client

TBC

Disclaimer / Legal

This Scheme 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 Scheme Plan are subject to final Land Transfer Survey.

AdamsonShaw
SURVEYING | PLANNING | LAND DEVELOPMENT

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Date

12-2-16

Scale (A3 Original)

1:25 000

Project No

1614

Drawing No

SC-01

Revision

A

AMALGAMATION CONDITIONS:
LOTS 1 & 2 HEREON AND SEC 286A PAHAOA DISTRICT SHALL BE HELD TOGETHER AND ONE COMPUTER FREEHOLD REGISTER TO ISSUE FOR ALL PARCELS.
BALANCE LOT 3 HEREON & PT SUBDN 1 SEC 289 & SEC 294 PAHAOA DISTRICT SHALL BE HELD TOGETHER AND ONE COMPUTER FREEHOLD REGISTER TO ISSUE FOR ALL PARCELS.
BALANCE LOT 4 HEREON & PT SUBDN 1 SEC 287 PAHAOA DISTRICT SHALL BE HELD TOGETHER AND ONE COMPUTER FREEHOLD REGISTER TO ISSUE FOR ALL PARCELS.



Appendix 4 – Resource Consent Application 160043

RESOURCE CONSENT APPLICATION

GA & LJ Britton & IA McCulloch

Proposed 3 Lot Subdivision
Bidwell's Cutting Road
Greytown



PROPOSAL SUMMARY

To	South Wairarapa District Council
Proposal	3 lot subdivision
Applicant	GA & LJ Britton & IA McCulloch
Location	Bidwell's Cutting Road, Greytown
Zoning	Rural (Primary Production) Zone
Legal Description	Lot 2 DP 41237 - CT WN13B/1427 – 7.8412 hectares
Activity Status	Restricted Discretionary Activity
Address for Service	GA & LJ Britton & IA McCulloch C/ Adamson Shaw PO Box 696 MASTERTON Attn: Phillip Adamson

Location diagram

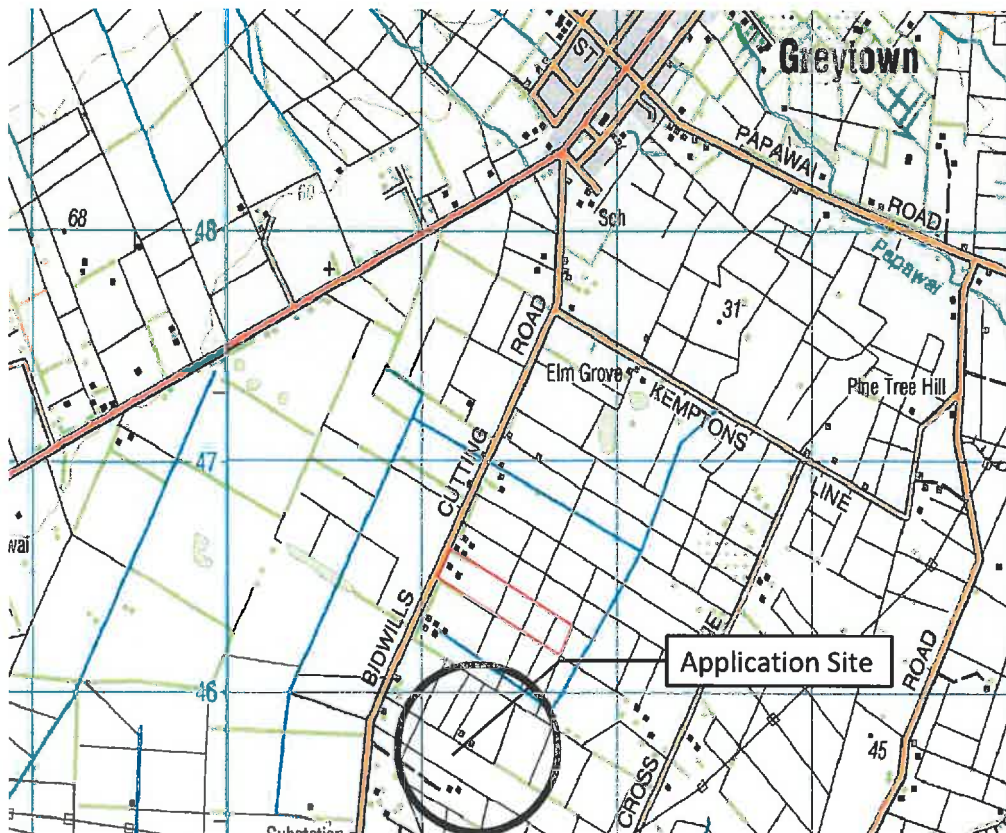


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1 INTRODUCTION

Pursuant to Section 88 of the Resource Management Act 1991 (the Act), GA & LJ Britton & IA McCulloch applies to the South Wairarapa District Council for subdivision resource consent. 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 proposal is described in detail in this document and shown on Adamson Shaw Scheme Plan, AS 1627 SC-01, attached at [Appendix A](#).

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 Greytown.

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 Consent to undertake a Restricted Discretionary Activity is required.

3 SITE DESCRIPTION

3.1 LEGAL DESCRIPTION

The parcel being subdivided is legally described as

- Lot 2 DP 41237 – 7.8412 hectares – CT WN13B/1427

Registrations on the subject title are as follows:

- 5148813.3 Mortgage
- 8533767.1 Mortgage Variation

A search copy of the above Certificate of Title is attached at [Appendix B](#).

3.2 PHYSICAL DESCRIPTION

The application site is a rural property fronting Bidwell's Cutting Road located approximately 2.7 km south-west of the Bidwell's Cutting Road / State Highway Two intersection. Bidwell's Cutting Road is classified as a District Arterial Road in the District Plan.



Photograph 1: Sheds on northern boundary of Lot 3, photo taken from drive



Photograph 2: Looking west across Lot 1 from drive

The property is flat standard pasture typical of the immediate and wider area

Site features include

- dwelling, sheds and curtilage at the south eastern end of Lot 3
- rural buildings and sheds adjacent to the northern boundary of Lot 3, see

Photograph 1 above

- small shelter stock sheds along the south western boundary of Lot 1 and 3
- concrete “strip” drive through much of the site to the dwelling
- metal formation drive from Bidwills Cutting Road within the access leg into the bulk of the property
- Bidwills Cutting Road is well formed and sealed
- intensively farmed smaller rural holding
- dwelling within Lot 3 fully serviced to rural standard and no changes are required
- services available for extension to the two additional proposed lots
- peripheral shelter planting



Illustration 1: SLUR sites as per GWRC records

Illustration 1 above, indicates registered, potentially contaminated, site positions relative to the subject property. There are not any in close proximity, the closest being the Sub Station to the south. See additional assessment at 6.7 below.



Illustration 2: Fault Line/Zone records

Illustration 2 above, shows the closest known/documented Fault Line to the Te Maire Fault some distance to the south east of the site.

To the best of our knowledge there are not any other 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.

4 PROPOSAL DESCRIPTION

4.1 OVERVIEW

This application seeks Resource Consent from the South Wairarapa District Council to subdivide the subject property into three lots, as presented on the plan of proposal at Appendix A.

The proposal is simply to create two additional lots that are to be offered for sale. The subdivision being very much inkeeping with the scale of development in the immediate area and in compliance with the Controlled Activity lots size requirements.

The factor that moves the status of the proposal from Controlled to Restricted Discretionary is

- Arterial Status of Bidwills Cutting Road that dictates the recommended sight distances at the entrance. See 4.3 and 6.4 below.

The proposed subdivision is shown on Adamson Shaw Scheme Plan AS 1627 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
1	1.44 ha	<p>Flat vacant smaller rural block</p> <p>To be accessed via right of way over Lot 3</p> <p>Services to be extended from Bidwills Cutting Road, as required</p> <p>Right of way to be upgraded to Council standard</p> <p>Entrance requires upgrading</p>
2	1.19 ha	<p>Flat vacant smaller rural block</p> <p>To be accessed via right of way over Lot 3</p> <p>Services to be extended from Bidwills Cutting Road, as required</p> <p>Right of way to be upgraded to Council standard</p> <p>Entrance requires upgrading</p>
3	5.21 ha	<p>Dwelling, multiple sheds, access leg to Bidwills Cutting Road</p> <p>Fully serviced</p> <p>Access leg to be right of way with Lot 3 being the Servient Tenement</p> <p>Entrance requires upgrading</p> <p>Approximately one half of the access well formed concrete strips. Access over this section of drive to remain exclusively for Lot 3</p>

4.3 ACCESS AND SERVICING

The proposed Lot 3 is fully serviced, including well formed access to a suitable standard, as required at present. The length of common access for the three lots requires upgrading to Council standard.

Services are extended to the dwelling within Lot 3 and will be extended to Lots 1 and 2 as necessary. Much of this work to be in satisfaction of anticipated Consent Conditions.

Presently the entrance formation is not quite up to standard for its present use, see Photograph 5 below. As a part of this proposal the entrance will be upgraded to the standard required to service the three lots and to the Arterial Road entrance standard.

Sight distances to the south west from the entrance do not meet the District Plan recommended requirements as per Appendix 5 and "RTS 6 Guidelines for Visibility

Driveways". Council have been consulted and detailed measurements surveyed to assess the implications. Pre application approval to the current entrance position has been provided by Council Engineers during an on site meeting. See further assessment under 6.4 below.

4.4 FINANCIAL CONTRIBUTIONS

Financial contributions (roading and reserves) will be levied against the two additional saleable allotments created by this proposal.

It is envisaged that these will be levied at the capped level of \$7500 plus GST per additional certificate of title.

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 58), the application site is located within the Rural (Primary Production) Zone.

5.3 DISTRICT PLAN

As required by the Act, the Proposed 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'.

The proposed Subdivision is assessed against the District Plan's subdivision rules below;

Controlled Activity Standards	Proposal's Compliance
<p>Rule 20.1.2(b)(i)1</p> <p><u>Minimum Lot Area</u></p> <p>– Where CT issued before 26th August 2006, no minimum lot area applies for a lot containing an existing dwelling provided the balance lot has a minimum lot area of 4ha</p> <p>– 2. Where the Certificate of Title for the site being subdivided was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008, up to two lots may have a minimum lot area of 1 hectare provided they have a minimum average lot area of 2 hectares.</p>	<p>Complies</p> <p>CT issued in 1974</p>

Controlled Activity Standards	Proposal's Compliance
<p>Rule 20.1.2(b)(i)1</p> <p><u>Frontage</u></p> <p>-100m</p>	<p>Complies</p> <p><i>NA, see 20.1.2(d) below</i></p>
<p>Rule 20.1.2(c)</p> <p><u>Compliance with District-wide permitted activity land use standards for Roads, Access, Parking and Loading in Section 21.1.25</u></p>	<p>Does not Comply</p> <p><i>Sight distances at entrance</i></p>
<p>Rule 20.1.2(d)</p> <p><u>Two or more rear lots shall share a single vehicle access</u></p>	<p>Complies</p>
<p>Rule 20.1.2(e)</p> <p><u>Building area</u></p> <p>- Each lot must contain a 12m x 15m building area meeting landuse standards for dwellings which can satisfactorily dispose of effluent</p>	<p>Complies</p>
<p>Rule 20.1.2(h)</p> <p><u>Landuse standards</u></p> <p>- Each lot shall demonstrate compliance with Rural (Primary Production) Zone.</p>	<p>Complies</p> <p><i>The proposed boundary is less than 25m from the existing dwelling and 5m from the existing shed</i></p>
<p>Rule 20.1.2(i)</p> <p><u>Servicing</u></p> <p>- To be in accordance with NZS:4404</p>	<p>Complies</p> <p><i>All servicing will be to Council requirements</i></p>
<p>Rule 20.1.2(j)</p> <p><u>Financial Contributions</u></p> <p>- To be in accordance with Section 23</p>	<p>Complies</p> <p><i>Two roading and reserves contribution to be levied</i></p>

The above table shows that the proposed subdivision does not comply with all of the Controlled Activity standards of the District Plan..

Non compliance with 20.1.2(d) moves the proposal to Restricted Discretionary. As "all other standards for Controlled Activities" are not met when considering each item in isolation then the overall proposal must be considered as a **Restricted Discretionary Activity**.

5.4 ACTIVITY STATUS

The assessment of the District Plan's standards in the preceding section shows that the application to subdivide the subject site must be assessed as a **Restricted Discretionary 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.

Given that the proposed subdivision meets the District Plan's area provisions and that mitigation measures have been proposed to address the sight distances, which are existing, it has been concluded that the proposal will have less than minor effects on rural amenity.

6.3 REVERSE SENSITIVITY EFFECTS

The proposal introduces the opportunity for the independent sale of all of the three lots and the layout is relatively “close”. We recommend that the standard reverse sensitivity consent condition be imposed by Council and carry forward to the subsequent titles.

6.4 ACCESS EFFECTS

The existing structure and standard of Bidwell's Cutting Road is formed and sealed to a standard which is more than capable of dealing with traffic from the proposed subdivision.



Photograph 3: Concrete drive within Lot 3 to the dwelling



Photograph 4: Metal drive from Bidwills Cutting Road

Tracking through the District Standards and Rules for the activity takes the path of 20.1.2(c) to 21.1.25, as per the table in 5.3 above, to Appendix 5 of the District Plan and subsequently to “RTS 6 Guidelines for Visibility Driveways”. These Guidelines recommend a sight distance on an Arterial Road in the 100 km/hr environment of 250 metres.

The actual existing sight distance has been measured to be 161 metres. To enhance this existing situation and address the Restricted Discretionary Activity Status it has been concluded that an upgrade of the entrance to the “Type B” standard in the District Plan will achieve a more desirable outcome than endeavouring to increase the visibility distance across adjoining land.



Photograph 5: Existing entrance to the property at the Bidwills Cutting Road frontage

Given the above, noting the existing situation and proposed improvement it has been concluded that any adverse traffic and access effects arising from the proposed development will be no more than minor.

6.5 EFFECTS FROM NATURAL HAZARDS

The site is zoned Rural Primary Production and is clear of known Flood Management Areas, Faults Zones or other known natural hazards. Other than severe weather and earthquakes additional hazards have not been identified.

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.

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

- subject land is well clear of registered SLUR sites
- no knowledge of concerning land use within or in close proximity to the site
- that there is nothing that "triggers" that further assessment is required

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 subdivision consents should be sufficient to ensure that the subdivision is completed in a manner that is consistent with Council's vision for the 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 subdivision is a Restricted Discretionary Activity with any potential effects relating to the position of the entrance. An assessment of the sight lines has been done and recommended measures to mitigate the sight line shortfall have been proposed. Council have been consulted with regard to this and approved in principal, subject to the full assessment of the application.

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 8 April 2016

Appendix A

Plan of Proposed Subdivision

AdamsonShaw >

DRAFT PLAN
 Not yet approved by the
 South Wairarapa District Council

Project
LOTS 1 - 3 BEING PROPOSED
SUBDIVISION OF LOT 2 DP 41237

Site
 CT Reference: WM13B/1427
 Local Authority: SOUTH WAIRARAPA DISTRICT
 Physical Address: 273 BIDWILLS CUTTING RD, GTN
 Client:
GA BRITTON

Disclaimer / Legal
 This Scheme 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 Scheme Plan are subject to final Land Transfer Survey.

AdamsonShaw >
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Date
 11-3-16
Scale (A3 Original)
 1: 2000

Project No
 1627
Drawing No
 SC - 01
Revision



Appendix 5 – Resource Consent Application 160044



RESOURCE CONSENT APPLICATION

RW Cameron & AM Long



Proposed 2 Lot Subdivision
"Springrock"
Longbush Road
Martinborough

April 2016

AS 1631

PROPOSAL SUMMARY

To South Wairarapa District Council
Proposal 2 lot subdivision
Applicant RW Cameron & AM Long
Location "Springrock" Longbush Road, Martinborough
Zoning Rural (Primary Production) Zone
Legal Description Lot 4 DP 466405 CT 624275

Activity Status Discretionary Activity
The proposal does not comply with the yield rules. To address CT 624277 is to be amalgamated with the farm and the smaller title "credit" transferred to the main house.

Address for Service RW Cameron & AM Long
C/ Adamson Shaw
PO Box 696
MASTERTON
Attn: Phillip Adamson

Location diagram

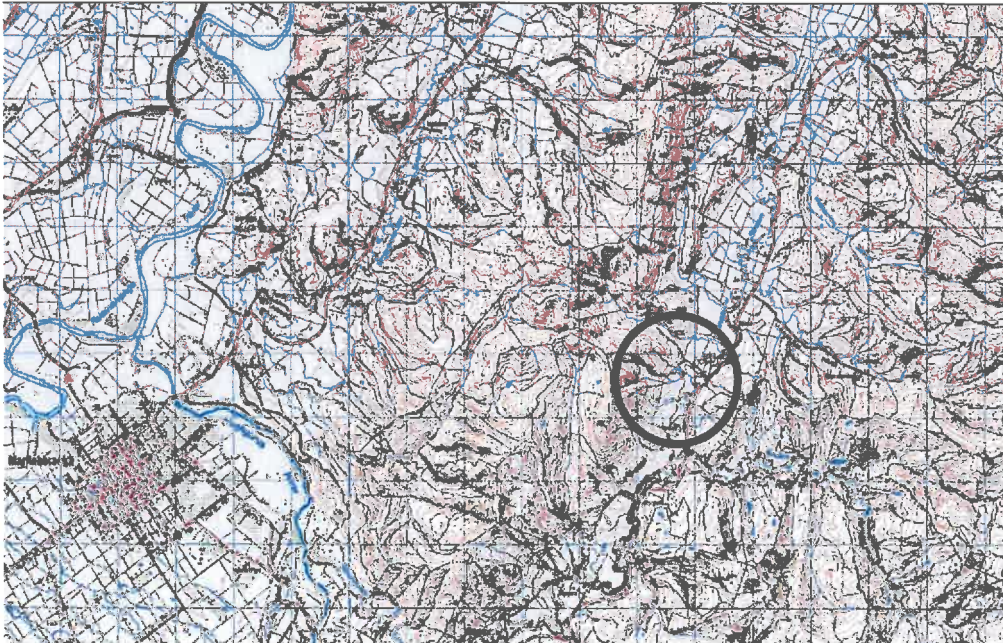


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1 INTRODUCTION

Pursuant to Section 88 of the Resource Management Act 1991 (the Act), RW Cameron & AM Long apply to the South Wairarapa District Council for subdivision resource consent. 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 proposal is described in detail in this document and shown on Adamson Shaw Scheme Plan, AS 1631 SC-01, attached at [Appendix A](#).

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 Greytown.

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 Consent to undertake a Discretionary Activity is required.

Consultation has been carried out with the South Wairarapa District Council prior to submission of this application to confirm the reasoning behind the layout of the proposal. The previous subdivision of the property in 2010 - 2013 exercised the rights to create two smaller lots. This proposal is presented to “swap” an existing title of 1.5949 hectares around the old family home on the property to one that incorporates the curtilage of the newer dwelling on the farm.

3 SITE DESCRIPTION

3.1 LEGAL DESCRIPTION

The parcel being subdivided is legally described as:

- Lots 1 & 4 DP 466405 – 528.6300 hectares – CT 624275

There are multiple registrations on certificate of title 624277, noted as follows:

- B013914.1 Open Space Covenant – clear of the proposal

- 5516271.4 Consent Notice – matters relating to an earlier 2003 subdivision, that sold land for vineyard development, all of which appear to have been addressed.
- 5516271.7 Subject easement – to remain
- 5747441.1 Forestry Right – unaffected, will remain
- 8880360.1 Climate Change Notice
- 8920775.1 Climate Change Notice
- 9517366.11 Esplanade Strip – to remain and addresses esplanade matters
- 9517366.13 Subject easement – to remain
- 9538805.1 – Mortgage
- 10184393.7 Appurtenant easement – to remain
- 10360682.1 easement conditions variations

The certificate of title being relinquished and the allotment defining it to be amalgamated, as per the amalgamation condition on the plan face, at Appendix A is legally described as:

- Lot 3 DP 466405 – 1.5949 hectares – CT 624277

Only Consent Notice 9517366.8 as registered is not within the above documents

- 9517366.8 Consent Notice – relate to reverse sensitivity and will no longer be applicable

Search copies of the above Certificates of Title and Registrations are attached at [Appendix B](#).

3.2 PHYSICAL DESCRIPTION

The application site is located in the Longbush Valley fronting Longbush Road, a part of which extends into the property. The entrance to the property is approximately 1500 metres south of the Mahupuka / Longbush Road intersection. The property is a conventional hill country property that at present is leased to a neighbour and farmed in conjunction with the neighbours property.



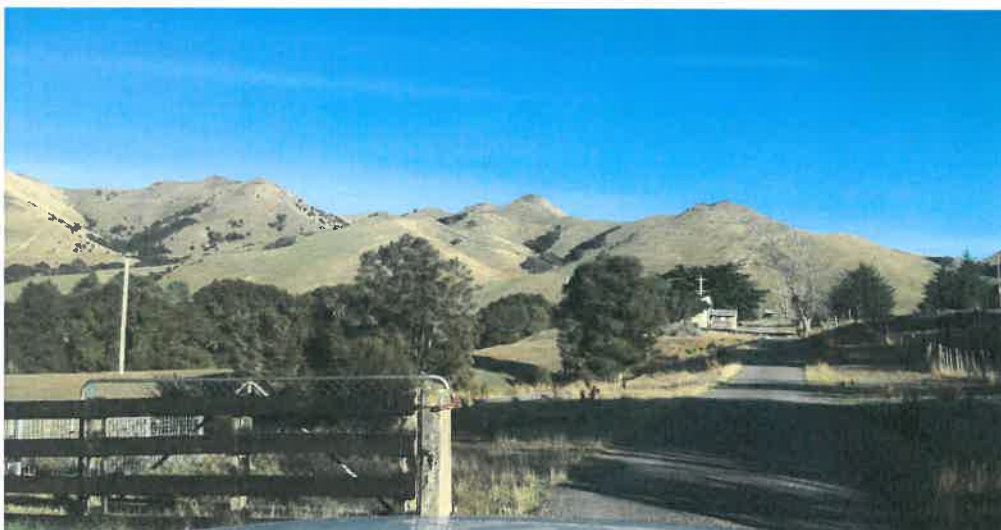
Photograph 1: Dwelling within Lot 1

The subject of the application is the proposed Lot 1. This is approximately 1.1 hectares and includes a substantial well developed dwelling, garaging, pool, access, gardens and peripheral planting. An esplanade Strip was previously created along the boundary of the Whangaehu Stream that borders the site to the south.

The lot is fully serviced to the accepted rural standard and once on a smaller block will provide an outstanding property to be offered to the market.

The balance of the proposal site remains unchanged and will continue to be farmed as at present.

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 Operative and Proposed Planning Maps do not identify any such features.



Photograph 2: "Springrock"

4 PROPOSAL DESCRIPTION

4.1 OVERVIEW

This application seeks resource consent from the South Wairarapa District Council to subdivide a 1.1 hectare lot from the eastern corner of the farm. This being for the purpose of being able to offer the substantial dwelling for sale without compromising the farm.

The traditional family home that was previously placed on a separate title will be amalgamated back with the farm and occupied accordingly.

The proposed subdivision, including the critical amalgamation condition, is shown on Adamson Shaw Scheme Plan AS 1631 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
1	1.1 ha	<p>Substantial well developed dwelling, garaging, pool, access, gardens and peripheral planting. An esplanade Strip was previously created along the boundary of the Whangaehu Stream that borders the site to the south.</p> <p>Accessed via legal road that runs off Longbush Road</p> <p>Fully serviced, no works or upgrading required</p>
2	489.2 ha	<p>Balance farm</p> <p>Plus existing amalgamation of Lot 1 DP 466405 and proposed amalgamation of lot 3 DP 466405</p> <p>Fully serviced, no works or upgrading required</p> <p>Esplanade Strips along the Whangaehu Stream already in place</p>

4.3 ACCESS AND SERVICING

All access and servicing is existing, was assessed as a part of the previous subdivision and no works or upgrading is required.



Photograph 3: Entrance and drive to Lot 1



Photograph 4: Entrance and drive to Lot 3 DP 466405

4.4 FINANCIAL CONTRIBUTIONS

Financial contributions (roading and reserves) will not be levied as no additional certificates of title will be created.

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 application site is located within the Rural (Primary Production) Zone.

5.3 DISTRICT PLAN

As required by the Act, the Proposed 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'.

We assess the proposed Subdivision against the District Plan's subdivision rules below;

Controlled Activity Standards	Proposal's Compliance
<p>Rule 20.1.2(b)(i)1</p> <p><u>Minimum Lot Area</u></p> <p>- Where CT issued before 26th August 2006, no minimum lot area applies for a lot containing an existing dwelling provided the balance lot has a minimum lot area of 4ha</p>	<p>Does not Comply</p> <p>Complies</p> <p>CT issued in 2013</p> <p>See 2 & 4.1 above re "swapping" of the small lot entitlement</p>
<p>Rule 20.1.2(b)(i)1</p> <p><u>Frontage</u></p> <p>-100m</p>	<p>Complies</p>
<p>Rule 20.1.2(c)</p> <p><u>Compliance with District-wide permitted activity land use standards for Roads, Access, Parking and Loading in Section 21.1.25</u></p>	<p>Complies</p>
<p>Rule 20.1.2(d)</p> <p><u>Two or more rear lots shall share a single vehicle access</u></p>	<p>Complies</p>
<p>Rule 20.1.2(e)</p> <p><u>Building area</u></p> <p>- Each lot must contain a 12m x 15m building area meeting landuse standards for dwellings which can satisfactorily dispose of effluent</p>	<p>Complies</p> <p>Each proposed lot contains a building area</p>
<p>Rule 20.1.2(h)</p> <p><u>Landuse standards</u></p> <p>- Each lot shall demonstrate compliance with Rural (Primary Production) Zone.</p>	<p>Does Not Comply</p> <p>The proposed boundary is less than 25m from the existing dwelling, approx 11 m. the boundary follows established development and is internal to the proposal</p>
<p>Rule 20.1.2(i)</p> <p><u>Servicing</u></p> <p>- To be in accordance with NZS:4404</p>	<p>Complies</p> <p>All servicing is existing</p>

Controlled Activity Standards	Proposal's Compliance
Rule 20.1.2(j)	<i>Complies</i>
<u>Financial Contributions</u>	<i>Nil to be levied</i>
- To be in accordance with Section 23	

The above table shows that the proposed subdivision does not comply with all of the Controlled Activity standards of the District Plan..

Non compliance with all of the Controlled Activity provisions, in the case, moves the proposal to a **Discretionary Activity**.

5.4 ACTIVITY STATUS

The assessment of the District Plan's standards in the preceding section shows that the application to subdivide the subject site must be assessed as a **Discretionary 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 to facilitate a restructure of titles and boundaries within the property

and is in effect, a Boundary Adjustment. No additional development is required or proposed to give effect to the proposal and accordingly it has been concluded that the proposal will have less than minor effects on rural amenity.

6.3 REVERSE SENSITIVITY EFFECTS

The proposal does introduce the opportunity for the independent sale of the proposed Lot 1, that is within a working farm environment. As this layout is relatively “close” we recommend that the standard reverse sensitivity consent condition be imposed by Council and carry forward to the subsequent titles.

6.4 ACCESS EFFECTS

The existing structure and standard of Longbush Road and the Legal Road that fronts the proposed Lot 1 is formed and sealed to a standard which is more than capable of dealing with traffic from the proposed subdivision.

No development is proposed or required as a part of the proposal and it has been concluded that any adverse traffic and access effects arising from the proposed development will be no more than minor.

6.5 EFFECTS FROM NATURAL HAZARDS

The site is not contained within a Flood Management Area and there are not any earthquake fault lines or zones in close proximity to the site. Potential natural hazards, other than severe weather events and earthquakes have not been identified.

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.

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

- no registered sites in close proximity
- the bulk of the property use will remain farmed as at present
- the dwellings and curtilage will continue to be occupied as at present
- the entire property will remain occupied in a similar manner to at present
- that there is nothing that "triggers" that further assessment is required
- that the proposal is minor, 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 subdivision consents should be sufficient to ensure that the subdivision is completed in a manner that is consistent with Council’s vision for the 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 subdivision is a Discretionary Activity with any potential effects being internal and limited to the applicant. The Activity Status has been addressed and discussed, pre application, with Council. As noted the proposal is effectively a boundary adjustment and no other parties are potentially affected by this proposal.

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 8 April 2016

Appendix A

Plan of Proposed Subdivision

AdamsonShaw >

DRAFT PLAN
 Not yet approved by the
 South Wairarapa District Council

Project
 LOTS 1 & 2 BEING PROPOSED
 SUBDIVISION OF LOT 4 DP 466405

Site
 CT Reference: 624275
 Local Authority: SOUTH WAIRARAPA DISTRICT
 Physical Address: LONGBUSH RD, LONGBUSH

Client
 R CAMERON

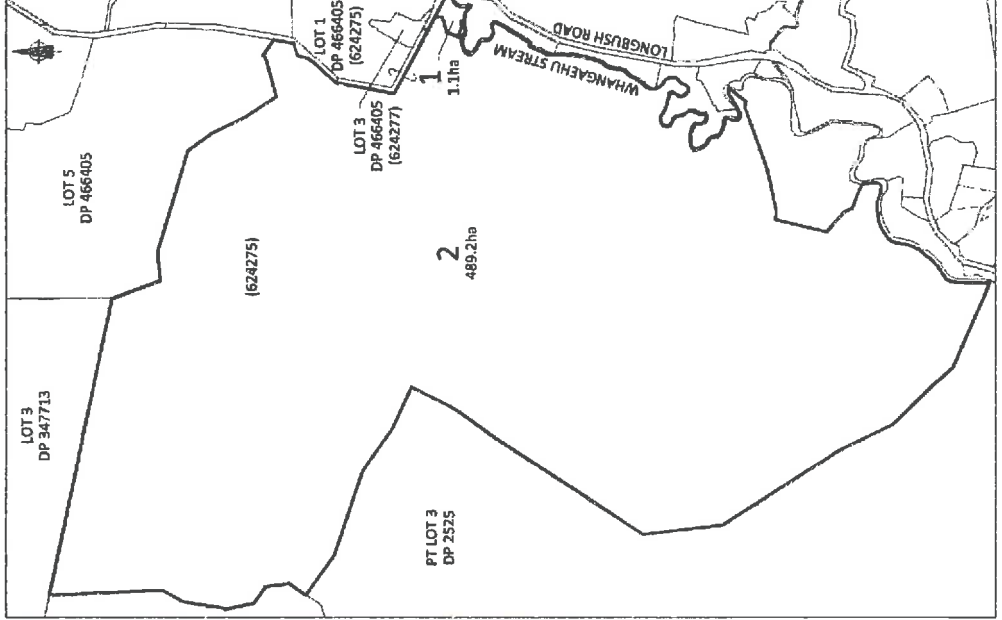
Disclaimer / Legal
 This Scheme Plan has been prepared for the purpose of gaining Resource Consent pursuant to Section 88 of the Resource Management Act 1991. Adamson Shaw accepts no responsibility for its use for any other purpose. The areas and dimensions shown on this Scheme Plan are subject to final Land Transfer Survey.

AdamsonShaw
 SURVEYING | PLANNING | LAND DEVELOPMENT

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 Email: enquire1@adamsonshaw.co.nz
 Web: www.adamsonshaw.co.nz

Date
 24.3.2016
 Scale (A3 Original)
 AS SHOWN

Project No
 1631
Drawing No
 SC - 01
Revision



SCALE 1:20 000 @ A3



SCALE 1:1000 @ A3

AMALGAMATION CONDITION:
 LOT 2 HERON AND LOTS 1 & 3 DP 466405 SHALL BE
 AMALGAMATED AND ONE COMPUTER FREEHOLD
 REGISTER TO ISSUE FOR ALL PARCELS

21 March 2016

Tēnā koe

BLOCK OFFER 2016 CONSULTATION OUTCOMES

On 3 September 2015, New Zealand Petroleum & Minerals (NZP&M) invited you to provide a response on behalf of your iwi or hapū on the proposal for the Block Offer 2016 tender. The Minister of Energy and Resources, Hon Simon Bridges, has considered the responses received and announced the final areas to be included in Block Offer 2016 on 21 March 2016.

I would like to update you on the outcome of consultation and the next steps for Block Offer 2016.

Summary of Block Offer 2016 consultation

Consultation for Block Offer 2016 closed on 30 October 2015. We invited responses from iwi, hapū and local authorities. The Government acknowledges the role of iwi and hapū as kaitiaki, and that kaitiakitanga is an active process shared by all, including central and local government.

We received 33 responses on the Block Offer 2016 proposal – 17 from affected iwi and hapū and 16 from local authorities (including regional, district and city councils). In addition, five responses were received from individuals. In the case of individual responses NZP&M notes the matters raised but only considers iwi and hapū matters towards the final outcome. We have reviewed the responses and made recommendations to the Minister.

In general, the purpose of consultation is to identify any culturally significant areas that need to be protected (for example, areas that are not protected by other legislation). These sites may be removed or, conditions may be put on activities in the areas to protect them. Any potential environmental impact will be managed by existing health, safety and environmental regulatory processes, such as the Resource Management Act consent process. Exclusion requests should identify areas that need to be protected because they are not already provided for within the broader framework of legislative, regulatory and operational provisions for sites of cultural sensitivity. This ensures that the potential impact of oil and gas exploration on these areas is managed. If an area of land is already adequately protected by existing legislation, for example, the Resource Management Act 1991, the Conservation Act 1987 or the Historic Places Act 1993 the Minister may keep that area of land in the Block Offer.

There are a number of general themes that were evident in the responses received following consultation for Block Offer 2016. NZP&M considers that the broader legislative and regulatory framework actively protects sites of cultural significance and addresses the concerns about the health, safety and environmental impacts of petroleum exploration activity.

NZP&M has also committed to engaging with iwi, hapū and local authorities during the block offer process. Permit holders are encouraged to engage with iwi and hapū through their annual engagement report. The wider public is consulted later in the process, when permit holders apply for resource or marine consents.

Under the Crown Minerals Act and the minerals programmes for petroleum and minerals, we consult with all relevant iwi and hapū in relation to certain permit activity.

In addition to statutory commitments, NZP&M officials seek to be available to meet with iwi affected by permit activity, to listen to their concerns and interests, and, where appropriate, to raise these with permit holders. The engagement process is not to intend to end at the completion of the block offer process but instead to be an ongoing process that sees active participation by both government and industry.

The Crown Minerals Act 1991 states all Tier One permit holders need to report annually on their engagement with iwi/hapū whose rohe includes some or all of their permit area, or who otherwise may be directly affected by their permit. The purpose of the report is to encourage permit holders to engage with relevant iwi/hapū in a positive and constructive manner and to enable NZP&M to monitor progress in this regard.

Responses from iwi, hapū and councils also indicated a desire for more direct benefits from petroleum activity to local communities and economies. The Government uses taxes, royalties and levies to help pay for infrastructure and services that benefit all New Zealanders.

Block Offer 2016

A number of areas were selected for Block Offer 2016, the final map is below. You can click on our permit webmaps for more details.

- [Proposed Block Offer 2016 release areas](#)

Block Offer 2016 was launched on 21 March 2016 and petroleum companies have until 7 September 2016 to submit a bid, or bids, for an exploration permit. Permits are expected to be granted from December 2016.

More information about the Block Offer consultation and the Minister's announcement, including maps of each release area and the Invitation for Bids, is available on our website www.nzpam.govt.nz.

If you have questions or concerns please feel free to contact us:

Freephone: 0508 263 782

Email: contactNZPAM@mbie.govt.nz

Heoi anō,



Josh Adams

**National Manager Petroleum
New Zealand Petroleum & Minerals**