



MAORI STANDING COMMITTEE

**Agenda
30 November 2015**

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 30 November 2015 at 6.30pm.

MEMBERSHIP OF THE COMMITTEE

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

PUBLIC BUSINESS

1. APOLOGIES:

2. PUBLIC PARTICIPATION/PRESENTATIONS:

2.1 None advised

3. ACTIONS FROM PUBLIC PARTICIPATION/PRESENTATION:

4. MAORI STANDING COMMITTEE MINUTES:

4.1 Maori Standing Committee Minutes – 19 October 2015

Pages 1-3

4.2 Action items from previous meetings

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5. OPERATIONAL REPORTS – COUNCIL OFFICERS:

5.1 Officers' Report

Pages 5-39

6. RESOURCE CONSENTS

6.1 Resource Consent 150120 - Subdivision

Pages 40-96

7. MEMBER ITEMS FOR DISCUSSION

7.1 Cape Palliser - Interpretative Sign Trail; Mr Hawkins to discuss with members

Pages 97-102

7.2 Improved Signage to Papawai Marae; Mr Roera to discuss

8. CORRESPONDENCE

8.1 Inwards

From Anne Firmin, Kohunui Marae, to Paul Crimp, South Wairarapa District Council

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8.2 Outwards

To Ngaere Webb, from Suzanne Clark, South Wairarapa District Council

Pages 104-110

9. GENERAL BUSINESS



Maori Standing Committee

Minutes 19 October 2015

- Present:** Michael Roera (chair), Terry Te Maari, Johnny Shaw, Trevor Hawkins, 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 8:20pm except where expressly noted.
- In Attendance:** Amiria Te Whaiti (Papawai Marae Trustee) and Robyn Ramsden (Neighbourhood Support).

PUBLIC BUSINESS

Mr Roera welcomed guests to the meeting.
Mr Shaw opened with a karakia.

1. APOLOGIES

MSC RESOLVED (MSC 2015/40) to receive apologies from Horipo Rimene, Cr Brian Jephson and Johni Rutene.

(Moved Te Maari/Seconded Shaw)

Carried

2. PUBLIC PARTICIPATION/PRESENTATIONS

2.1 Robyn Ramsden, Neighbourhood Support

Mrs Ramsden introduced herself and outlined her role as the Community Development Coordinator for Neighbourhood Support in Featherston. Mrs Ramsden was developing a community directory and asked for support in connecting and raising the profile of Maori groups in Featherston.

3. ACTIONS FROM PUBLIC PARTICIPATION/PRESENTATIONS

3.1 Neighbourhood Support

Mr Shaw invited community groups to utilise Hau Arika Marae.

4. MAORI STANDING COMMITTEE MINUTES

4.1 Maori Standing Committee Minutes – 7 September 2015

MSC RESOLVED (MSC 2015/41) that the minutes of 7 September 2015 were a true and correct record.

(Moved Te Maari/Seconded Shaw)

Carried

DISCLAIMER

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

4.2 Action items

Mr Crimp reported that moving road names was not feasible. If a new road was built then the Maori Standing Committee could consider suitable names to recognise the Te Miha family.

MSC RESOLVED (MSC 2015/42) to receive the action items.

(Moved Hawkins/Seconded Te Maari)

Carried

5. OPERATIONAL REPORTS – COUNCIL OFFICERS

5.1 Officers' Report

Mr Roera was disappointed that the waste water consent hearings were not held at marae or in the community. Members discussed the proposed asset ownership transfer of a Department of Conservation cycleway, rates arrears on multi ownership Maori land and new OSH regulations which would take effect from April 2016.

MSC RESOLVED (MSC 2015/43) to receive the Officers' Report.

(Moved Roera/Seconded Shaw)

Carried

5.2 Schedule of Ordinary Meetings

MSC RESOLVED (MSC 2015/44):

1. To receive the information.
2. To adopt the 2016 schedule of ordinary meetings for Council, community boards and committees.
3. To set a regular meeting time of 6:30pm for 2016.

(Moved Cr Robertson/Seconded Te Maari)

Carried

5.3 Maori Policy

Mr Crimp discussed the Maori Policy with members and advised that it could be reviewed at any time e.g. after treaty settlements.

6. MEMBER ITEMS FOR DISCUSSION

6.1 Misspelling of 'Remutaka' on the Crossing Monument

Cr Robertson reported that the spelling printed on the monument is the correct spelling at this time and reflected the spelling of the Rimutaka Hill in 1915. Correspondence was sent to iwi explaining why the current spelling would be used on the monument. If the NZ Geographic Board accepts the proposal to change the spelling, then a story panel can be displayed at the summit explaining the change. The Committee agreed with how this would be progressed.

6.2 South Coast Cycle Track Pou Proposal

Given budgetary constraints the Committee agreed to progress the original concept of a story board trail starting with a panel at the Palliser Lighthouse in Ngawi. Once the story board trail had progressed, pou could be added to enhance the trail subject to funding being available.

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MSC NOTED:

- 1. Action 619: Progress a story, including pictures for the Palliser Lighthouse/Ngawi area and bring back to the next MSC meeting for review; Trevor Hawkins

7. CORRESPONDENCE

7.1 Inwards

From Britton Broun, Ministry of Business, Innovation and Employment received 7 October 2015

From Ginny Leggett, NZ Geographic Board received 28 September 2015

7.2 Outwards

To Tim Porteous, Greater Wellington Regional Council, from Committee Secretary on behalf of Maori Standing Committee, dated 11 September 2015

MSC RESOLVED (MSC 2015/45) to receive the inwards and outwards correspondence.

(Moved Hawkins/Seconded Roera)

Carried

8. GENERAL BUSINESS

Mr Roera tabled an invitation to Te Mana o Te Wai Wananga to be held on 31 October 2015 and invited members.

Mr Roera hoped the Treaty Trust would place a pou at Otaruaia.

Mr Crimp discussed Papawai land swap progress with members and the potential economic development to the region from having the gliding club base at Papawai.

MSC NOTED:

- 1. Action 620: Email MSC members and advise where self-contained toilets are planned for future installation; M Allingham

Mr Shaw closed with a karakia.

Confirmed as a true and correct record

.....Chairperson

.....Date

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**Maori Standing Committee
Action Items
From 7 October 2015**

Ref #	Meeting	Date	Action Type	Responsible Manager	Action or Task details	Status	Notes
55	MSC	9-Feb-15	Action	Paul	Review land ownership at Papawai of a long skinny strip of land leased by Betty Howie, looked after by SWDC and owned by Horiana Manihera (Carleen Te Tau's mother)	Open	
271	MSC	4-May-15	Action	Paul	Liaise with the Group Manager Planning and Environment to scope out the value of the building permit required for Papawai Marae and whether it would be the best use of the in-kind contribution to Marae	Open	
546	MSC	7-Sep-15	Resolution	Murray	Put a system in place following rural subdivision consent where GWRC is notified of changes so that any future water consents are assessed against correct subdivision information	Actioned	In general other Council's are informed of decisions we make. However, it is not Council's responsibility to do so, rather an applicant is required to inform a consent agency of all relevant matters affecting an application through the AEE which must be prepared. This would include appropriate and up to date land descriptions.
619	MSC	19-Oct-15	Action	Trevor Hawkins	Progress a story, including pictures for the Palliser Lighthouse/Ngawi area and bring back to the next MSC meeting for review	Open	Item included in agenda
620	MSC	19-Oct-15	Action	Mark	Email MSC members and advise where self-contained toilets are planned for future installation	Open	

MAORI STANDING COMMITTEE

30 NOVEMBER 2015

AGENDA ITEM 5.1

OFFICERS' REPORT

Purpose of Report

To report to Council on general activities since the last meeting.

Recommendations

The Chief Executive Officer recommends that Council:

1. *Receive the information.*

CHIEF EXECUTIVE

1. Executive Summary

The adoption of the Annual Report on 28 October signals the end of a long year with the Audit New Zealand team onsite for a number of weeks, reviewing both the Annual Report and Long Term Plan. A significant amount of background material is required to be prepared to allow the audit teams to carry out their work.

Consultation, hearings, and a decision made in relation to the targeted rate for the Waihinga Centre. Work now starts in relation to the resolution from that meeting, considering next steps.

Evidence and discussions have been finalized in relation to the resource consent application for the Greytown Wastewater treatment plant application.

Work continues in relation to implementing the necessary steps to achieve compliance with the health and safety legislation, which becomes operative in April 2016.

Finally, Colin Wright retired from his chief executive role at Carterton District Council, a position Colin has held for many years. Colin has been involved in local government in the Wairarapa for close to three decades and his wealth of knowledge will be missed.

2. Governance/Leadership/Advocacy

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

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

2.1 Wairarapa Governance Review Working Party

The working party noted that while the Wairarapa was a separate workstream for the Local Government Commission, little progress had been made.

Contact with the Commission will be made to ascertain progress and whether any additional information is required.

The Commission, including chair Sir Wira Gardiner, met with Council late in October to have an open discussion on SWDC thoughts and the Commissions approach – and timings – for the reviews underway.

The Commission also presented to the combined Council meeting, where a process was outlined to move forward. This process included Greater Wellington Regional Council.

3. Strategic Planning and Policy Development

3.1 Meetings/Conferences

3.1.1. Chief Executive Forum

Three regional Chief Executive forums have been held. Two of these were in relation to governance discussions described above.

The “normal” forum provided an update on Transmission Gully, LGC update, Spatial Planning update.

An interesting presentation on Kapiti Coast DC implementation of water meters was made. Water supply (or the lack thereof) is a real problem for KCDC and the implementation of water meters has allowed deferral of significant capital expenditure (pipework, bores, water storage) following identification of both private and council infrastructural water leaks.

3.1.2. Mayoral Forum

One Mayoral Forum was held and I am sure this will be covered in Her Worship’s report. As indicated above governance matters were high on the agenda.

3.2 Wastewater Consents

The Greytown wastewater resource consent hearing is set down for Tuesday 17 November and hopefully this will be similar to Martinborough and take only the one day.

Finalising evidence and preparing a joint SWDC/GWRC statement of outstanding matters is invaluable in allowing the Commissioners to focus on the key points.

We are still awaiting the outcome of the Martinborough consent, which I believe is delayed until the Greytown hearing.

3.3 Financial Statements

Financial Statements for the period ended 31 October will be tabled.

3.4 Local Government Funding Agency (LGFA)

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

There is a reasonable amount of documentation required and it is hoped this will be collated in time for consideration at this meeting.

3.5 Decisions Required

3.5.1. Pain Farm Expenditure

Martinborough Community Board resolved:

MCB RESOLVED (MCB 2015/62):

1. That subject to agreement by absent members of the Community Board, to recommend to Council that \$5,000 be distributed to the Martinborough Tennis Club from Pain Farm funds to assist with the costs associated with replacing two turfs and installing lights for the benefit of the community.

(Moved Cornelissen/Seconded Colenso)

Carried

2. Action: Seek a quorum vote on distribution of Pain Farm funds to the Martinborough Tennis Club and advise the CEO; Lisa Cornelissen

The expenditure falls within the Pain Farm Expenditure Guidelines. A quorum of positive votes was gained per point 2. Council ratified the recommendation.

3.5.2. Appointment to Maori Standing Committee

A letter was received from Kohunui Marae nominating Francis John McNally-Te Maari as their representative.

The nomination was ratified.

3.6 Other

Discussions are progressing with the **land swap** at our Greytown site. It is unsure how long this process will take as there are various groups to liaise with and matters to be resolved. This land swap is **"like for like"** and will result in both ourselves and Papawai Ahu Whenua trust ending up with contiguous and more useable blocks of land.

Allied to this the hanger for the **gliding** club is well underway. While this is not an SWDC project, it is an initiative we are committed to assisting where able and was one of the benefits we identified in purchasing the Papawai land.

Costs were finally received for the **Featherston Town Square**. These were somewhat higher than anticipated. The working group discussed the costs and after some refinement we instructed the consulting engineer to call for quotes, ensuring local suppliers were able to participate in this process. Site works should commence shortly.

The **Waihinga centre** consultation process has been completed, Council will meet with the steering group shortly as resolved by the Council following three hearings.

A number of discussions have been held regarding **civil defence** with a view to understanding the new structures and response procedures. These are on-going.

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

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

3.7 Rates Arrears (Incl. GST)

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

Additional information was requested and is presented below:

AREA	ZONE	No. PROPERTIES	ARREARS	OUTSTANDING	TOTAL
Featherston	Urban	154	\$ 89,384.59	\$ 59,194.73	\$ 148,579.32
Featherston	Commercial	10	\$ 2,916.88	\$ 3,928.06	\$ 6,844.94
Greytown	Urban	64	\$ 41,506.85	\$ 25,626.53	\$ 67,133.38
Greytown	Commercial	10	\$ -	\$ 6,625.53	\$ 6,625.53
Martinborough	Urban	77	\$ 39,348.80	\$ 31,374.13	\$ 70,722.93
Martinborough	Commercial	4	\$ 6,529.00	\$ 3,734.56	\$ 10,263.56
Rural		253	\$ 95,996.77	\$ 92,088.32	\$ 188,085.09
TOTAL		572	\$ 275,682.89	\$ 222,571.86	\$ 498,254.75

While the number of outstanding accounts is up slightly, the total value continues to fall. This is because we have received most of the demands from the banks, which are of a higher amount, and there are outstanding amounts from installment 1 of the 2015/16 year, which is generally a lower amount.

4. Corporate

4.1 Occupational Health and Safety

Major Consulting have commenced implementation of the approved plan to ensure compliance with our obligations. The new legislation comes into force April 2016 and we will have completed implementation by then.

A health and safety committee has been appointed as required and this group have had an initial meeting. This committee is important to ensuring H & S is and remains important to us.

4.2 LGOIMA Requests

DATE	TOPIC OF INFORMATION REQUEST	REQUEST RESPONSE
30 September 15	Any costs associated with section 12 of the Resource Management Amendment Act 2013	No costs
13 October 15	Details of notable trees	Details provided
20 October 15	Details of costings relating to the Town Hall project.	Details provided
22 October 15	Documentation that records the location change of Alloa Gun Club	
29 October 15	Details of contracts with SLG Group and other consultants/advisers relating to Town Hall project	
3 November 15	No of parking tickets issues and fines collected.	Nil

Contact Officer: Paul Crimp, Chief Executive Officer

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	RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Ratepayers and residents satisfied with the District as a "better" place to live	65%	71%	NRB Survey
Ratepayers and residents satisfied with the image of the closest town centre shown as "satisfied"	65%	92%	NRB Survey

Proposed Natural Resources Plan Submission - WRC

Preparing the submissions on the proposed Natural Resources Plan proved to a significant logistical and work effort. Staff drawn from all three Wairarapa Councils, along with two consultants, have developed and lodged a two stepped submission with the Wellington Regional Council.

The first section responds to the "principles" and thrust of the proposed NRP. A main concern highlighted, was the sheer number and detail of rules in the plan and the lack of justification for that extremely regulatory approach. Costs implicit in meeting these new rules have been raised and the "tone" or "tenor" of the document has been questioned.

The second section covers the more detailed points of concern, and focusses on specific clauses and provisions and how they work.

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%	92.31%	NCS
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)	100%	100%	NCS

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. In general consent numbers this year have tracked at last years levels (45 YTD 2015/16 vs 48 previous year)

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	

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)	0	0	No complaints received to date. All Lim's completed correctly.
My non-urgent LIM is processed within 10 days	100%	100%	

Consequent to the fee adjustments made this year, there has been a notable switch back to non-urgent Lim's. Workloads have continued to rise overall however (as noted below), this putting additional pressures on officers responsible for inputting data and undertaking the processing of Lim's.

TYPE	YTD 1 JULY 15 TO 31 OCTOBER 15	PREVIOUS YTD 1 JULY 14 TO 31 OCTOBER 2014	PERIOD 1 OCTOBER 15 TO 31 OCTOBER 15	PREVIOUS PERIOD 1 OCTOBER 14 TO 31 OCTOBER 14
Standard LIMs (Processed within 10 working days)	83	49	34	17
Urgent LIMs (Processed within 5 working days)	20	35	10	18
Totals	103	84	44	35

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%	97.30%	NCS – Continued monitoring of processing days. Due to staff shortages processing contractors have been used to maintain service levels.
Council maintains its processes so that it meets BCA accreditation every 2 years	Yes	Yes	IANZ review 2016
Earthquake prone buildings reports received	100%	143/227	The government is proposing to make changes where by the assessments will need to be completed by a certain time. The government is currently working on this.

One BC has gone over time by 2 days, hence the 97.3% timeframe record. This consent was processed externally.

TYPE	NUMBER	VALUE
Commercial (shops, restaurants, rest home – convalescence, restaurant /bar / cafeteria / tavern, motel, commercial building demolition - other commercial buildings)	4	\$871,200.00
Industrial (covered farm yards, building demolition, warehouse and/or storage, factory, processing plant, bottling plant, winery)	5	\$91,000.00
Residential (new dwellings, extensions and alterations, demolition of building, swimming and spa pools, sleep-outs, garages, relocations, heaters, solid fuel heaters.	25	\$2,183,890.00
Other (public facilities - schools, toilets, halls, swimming pools)	3	\$497,130.00
Totals	37	\$3,643,220.00

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	6	Education programme targeting schools is in progress using the Christchurch City Council Dog Smart programme.
Complaints about roaming and nuisance dogs are responded to within 4 hours.	100%	100%	

The new (as of July) Bylaws position and officer, have been undertaking the in-school dog education programme. The 3 school visits have been very well received by the children and praised by school staff as being both highly engaging and informative.

INCIDENTS REPORTED	
Attack on Pets	1
Attack on Person	0
Attack on Stock	0
Barking and whining	2
Lost Dogs	8
Found Dogs	0
Rushing Aggressive	2
Wandering	17
Welfare	2
Unregistered	0

The dog control vehicle has recently been replaced. As part of setting up the vehicle, **new "Animal Control" signage has been developed for the vehicle**, including the use of reflectorized lettering and hazard stripes. This is in recognition of the requirement to work at night from time to time, particularly for stock incidents but also for dog incidents. In addition staff

have been investigating for purchase “on person” video cameras. This is again for safety, but also for recording staff interaction with members of the public who may dispute events or what is advised by staff. The first camera is expected to be in use in the next few weeks with a second planned for later in the financial year if the first proves successful.

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%	
In cases where multiple stock escapes (more than 1 occasion) have occurred from a property, taking enforcement action against the property owner.	100%	100%	

INCIDENTS REPORTED	TOTAL
Stock	6

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
% of calls received by Council that have been responded to within 1.5 hours.	100%	100%	

AFTER HOURS NOISE CONTROL COMPLAINTS RECEIVED	YTD 1 JULY 15 TO 31 OCT 15	PREVIOUS YTD 1 JULY 14 TO 31 OCT 14	PERIOD 1 OCT 15 TO 31 OCT 15	PREVIOUS PERIOD 1 SEPT 15 TO 30 SEPT 15
Total	27	36	10	12

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.

ALCOHOL LICENCE APPLICATIONS PROCESSED	YTD 1 JULY 15 TO 31 OCTOBER 15	PREVIOUS YTD 1 JULY 14 TO 31 OCTOBER 14	PERIOD 1 OCTOBER 15 TO 31 OCTOBER 15	PREVIOUS PERIOD 1 OCTOBER 14 TO 31 OCTOBER 14
On Licence	7	5	6	2
Off Licence	8	7	2	2
Club Licence	1	1	0	0
Manager's Certificate	28	36	6	15
Special Licence	14	18	12	14
Temporary Authority	0	2	0	1

Note: Previous YTD and period figures unavailable due to reporting errors with NCS

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
Premise have appropriate FMP in place and meet the risk based standards set out in the Plan.	100%	100%	All premises inspected at new or renewal application.

Food Act 2014.

The new Food Act 2014 comes into force on 1 March 2016. Regulations are currently being drafted and are expected to be completed by December 2015. The Ministry of Primary Industries MPI and all territorial authorities become Registration Authorities. New Businesses will be required to comply with the new Act from 1 March 2016. Existing businesses will transition at different times between 2016 and 2018.

Higher risk premises will be required to operate under more stringent food safety requirements. Lower risk premises will operate under National Programmes which are still being developed.

What we have been doing:

1. Education. All food premises have been sent the link to the MPI tool **for food businesses "where do I fit"**. The link has also been put on Councils website. This tool helps food businesses identify what they will need to do to comply with the new Act
2. Data requirements for the new MPI system. Councils is currently working through the requirements /systems required for the registration system and for transferring data to MPI.
3. Fees Framework. Council will need to have in place a fees framework for the new system.

4. Training. In addition to earlier seminars and training undertaken, staff are attending a two day workshop over 12-13th November with the Ministry of Primary Industry covering:
- Communicating the requirements of the Act to food businesses
 - Auditing procedures and training - a focus on developing necessary technical capability and audit skills
 - Developing a fees framework (not the actual fees but how to set the framework)
 - Recognition requirements to verify in the competitive markets (National Programmes and Custom Food Control Plans)
 - Food Safety Officer competency requirements

2.6.1. Bylaws

TREES	VEHICLES	RUBBISH	CAMPING	MISCELLANEOUS	LONG GRASS
5	1	1	0	2	1

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

INFRASTRUCTURE AND SERVICES GROUP

1. Group Manager highlights

There has been the finalisation of evidence for the Greytown Waste Water Consent. The consent hearing is programmed for 17 November. As yet there has still been no determination on the Martinborough consent.

The Investment Logistical Mapping process for the Featherston Cycle trail had the first meeting and the conclusion meeting is to be held on the 18 November. This distilled the issues into two main problems being safety and funding. While there was a lot of discussion on many other benefits **they were considered "value adding" in the project. The project under council funding will be starting physical construction in November.**

The Regional Transport Planning, Programming and Governance workshop explored the ways that existing regional planning is currently undertaken, including the interaction between central government priorities and local transport planning. Three particular challenges were identified for regional transport planning and programming:

1. Translating regional transport visions and priorities into local transport decisions in a way that is efficient and fit-for-purpose
2. For the transport system to work effectively there is a need for continuing investment in relationships to ensure constructive, effective but also efficient relationships between each council and NZTA (This interface exists across many NZTA specialist groups and functions)
3. Delivering consistent service levels across networks including:
 - a. The application of minimum standards (and approaches to risks) in road design and related services
 - b. How to fund and deliver local community desires to raise standards above the minimums.

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	
		MONTH	YTD	MONTH	YTD
The average consumption of drinking water per day per resident within the territorial authority	<400 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 KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
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	0.25 per 1000 connections (1 complaint)	0	0.25 over 1000 connections (1 complaint)
The total number of complaints received by the local authority about drinking water pressure of flow per 1000 connections	<15	0.5 per 1000 connections (2complaints)	1.5 per 1000 connections (6 complaints)	2	6
The total number of complaints received by the local authority about continuity of supply per 1000 connections	<15	0.5 per1000 connections (1 complaint)	0.5 per1000 connections (2 complaints)	1	2
The total number of complaints received by the local authority about drinking water clarity per 1000 connections	<15	0.5 per1000 connections (1 complaint)	0.5 per1000 connections (2 complaint)	1	2
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	(2/2) 100%	-	2	6
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	6
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	14/19 (73%)	-	19	62
Resolution of non-urgent call-outs: from the time that the local authority receives notification to the time that service personnel confirm	< 5 working days	16/19 (84%)	-	19	62
Fire hydrants tested annually that meet NZ Fire Service Code of Practice	20%				
The % of real water loss from the local authority's networked reticulation system identified by establishing and measuring night flow	<20%				

2.2 Services

2.2.1. Water supply capital improvements Featherston

Stage one is progressing well and will be substantially complete by Christmas. Stage Two works to commence in the New Year.

2.3 Water treatment plants

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

2.4 Water reticulation

There were 17 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 3 accounts for blockage clearing or no water flow for the Moroa and Longwood network over the period. One blockage at the inlet from Waiohine River stopped flow for about 36 hours.

3. Waste water

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

3.1 Key Performance Indicators

WASTE WATER KEY PERFORMANCE INDICATORS	TARGET 2015/16	COMPLAINTS		INCIDENTS	
		MONTH	YTD	MONTH	YTD
Number of blockages per 1000 connections	<10	7 complaints	16 complaints	1.7 per 1000 connections (7 blockages)	3.98 per 1000 connections (16 blockages)
Ratepayers and residents satisfaction with waste water services	70%	Annual survey	Annual survey	Annual survey	Annual survey
Number of dry weather sewerage overflows per 1000 connections	<10	-	-	0.7 per 1000 connections (3 overflows)	0.7 per 1000 connections (3 overflows)
Attendance time: from notification to arrival on site	< 1 Hr	-	-	3/6 (50%)	13
Resolution time: from notification to resolution of fault	< 4 Hrs	-	-	5/6 (83%)	13
% of resource consent conditions complied with to mainly complying or better*	90%				
No. of abatement notices	<2				
No. of infringement notices	0				
No. of enforcement notices	0				
No. of convictions	0				
No. of complaints per 1000 connections received about sewage odour	< 15	0.2 per 1000 connections (1 complaint)	0.7 per 1000 connections (3 complaints)	1	0.7 per 1000 connections (3 complaints)
No. of complaints per 1000 connections received about sewage systems faults	< 15	0	0	0	0
No. of complaints per 1000 connections received about sewage system blockages	< 15	7 1.7 per 1000 connections	16 4 per 1000 connections	3	11
No. of complaints per 1000 connections received about the response to issues with sewage	< 15	0	0	0	0
Proportion of urgent waste water service requests responded to within 6 hours of notification	95%	-	-	3/3 (100%)	11

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. Owner is reviewing pre-treatment technologies to treat waste.

3.3 Waste water reticulation

There were 3 pipeline blockages reported during the period.

3.4 Hardie Grove, Featherston wastewater pipeline renewal

This work started on 22 October 2015; however equipment issues have caused delays. Project will be finished by Christmas.

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	1	1	0	0
No. of habitable floors affected per flooding event per 1000 properties connected	0	0	0	0	0
No. of abatements 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	0.2 per 1000 connections (1 complaint)	0.99 per 1000 connections (4 complaints)	1	4

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 13.7% for August	-	-	-
% 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	
		MONTH	YTD	MONTH	YTD
Using the RAMM measurement system, average smooth travel exposure on urban roads to be 85% and rural roads 95% with maximum variation of 5%	95%				
Ratepayers and residents fairly/very satisfied with the roads	78				
5% of sealed roads are resealed each year subject to availability of NZTA subsidy	100%				
The pavement condition index as measured by the NZTA pavement integrity index	95%				
The number of crashes causing injuries is reduced	Group and control average				
The number of fatalities and serious injury crashes on the local road network	<7				
Ratepayers and residents are satisfied with footpaths in the district	68%				
Availability of footpaths on at least one side of the road down the whole street	87%				
Footpath Condition rating 95% compliant with SWDC AMP Standard	95%				
The % of customer service requests relating to roads and footpaths responded to within 48 hours	95%	24/24 (100%)	59/61 (97%)	24	61
Meet annual plan footpath targets	Yes				

6.2 Roothing maintenance – Fulton Hogan

Climatic events over this period have created flooding and land movement issues on White Rock, Hinekura, Tora, Te Awaiti and Western Lake Roads in which Fulton Hogan responded to with urgency.

Sealed pavement digouts were completed on Lake Ferry, Kahutara, Ponatahi and Bidwills Cutting Roads.

Moiki Road had an iron and timber retaining wall installed due to under road dropout. This was undertaken urgently due to agricultural contractors requiring confidence of being able to access.

Drainage improvements have commenced along Tora Road. This is necessary to improve performance due to increased traffic flow to the coast.

Chemical spraying of rural signs and markers have been completed. Water table spraying has commenced.

Rural berm mowing has been programmed for the end of November. This has been brought forward due to the predicted weather and the fire risk of the mowing operation.

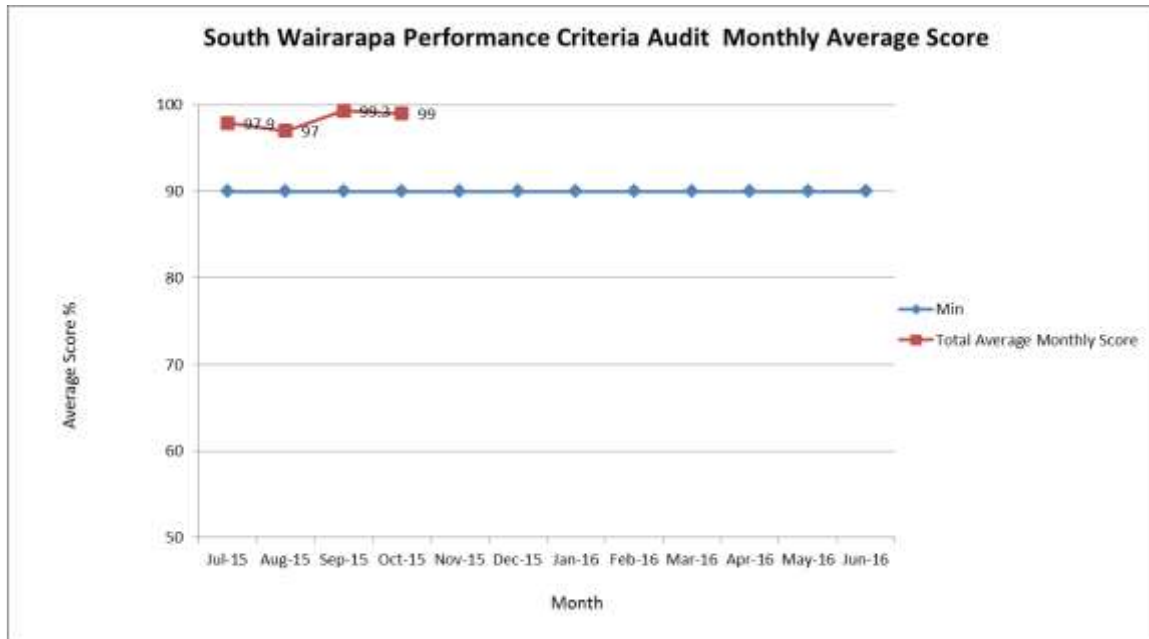
Pre-seal repairs have been completed along Cape Palliser Road. White Rock Road has been completed.

High grass shoulders were removed along Pahuatea, Hinekura, Cannock Roads as pre-seal repairs and to improve drainage within the network.

During October 89.66km of unsealed roads were graded, 518m² of sealed road digouts, 1929 m² of sealed carriageway levelling, 1.22km of sealed road edgebreak, 452km of rural road had markers and post sprayed during October.

Additional NZTA emergency work funding has been approved for reinstatement of Cape Palliser Road at Whatarangi Cliffs. Works are in the design stage with works programmed in the new year.

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



6.3 Reseals - Higgins

Higgins has submitted their design for the roads and streets programmed for the sealing season. The designs are currently being audited and budgets checked. Works are programmed to be completed before the end of the year.

The table below outlines the initial 2015/2016 sealing programme.

Road ID	Road Name	Start	End	Length	Width	Sealed Area
283	AWHINA DRIVE	0	49	49	6	294
283	AWHINA DRIVE	49	84	35	6.5	228
36	BIRDWOOD ST	286	378	92	7	644
36	BIRDWOOD ST	378	488	110	7	770
36	BIRDWOOD ST	488	600	112	7	784
37	BRANDON ST	517	554	37	9	305
37	BRANDON ST	554	663	109	9	899
37	BRANDON ST	663	887	224	10.3	2114
37	BRANDON ST	887	1108	221	12.2	2471
37	BRANDON ST	1108	1114	6	6	33
243	CANNOCK RD	0	61	61	5	305
243	CANNOCK RD	3261	3390	129	4.6	593
243	CANNOCK RD	3767	3836	69	4	276
203	CAPE PALLISER RD	2849	3010	161	5.6	902
203	CAPE PALLISER RD	3010	3020	10	5.6	56
203	CAPE PALLISER RD	3020	3548	528	5.6	2957
203	CAPE PALLISER RD	3548	3568	20	6.5	130
203	CAPE PALLISER RD	10293	10468	175	6.5	1138

203	CAPE PALLISER RD	10468	10608	140	6.5	910
203	CAPE PALLISER RD	14017	14348	331	6.2	2052
203	CAPE PALLISER RD	14348	14778	430	6.2	2666
203	CAPE PALLISER RD	30741	30789	48	8.4	403
203	CAPE PALLISER RD	30789	30949	160	8.4	1344
203	CAPE PALLISER RD	30949	31170	221	8.9	1967
203	CAPE PALLISER RD	31170	31204	34	8.1	275
77	COLOGNE ST	0	196	196	8.8	1725
77	COLOGNE ST	196	220	24	8.8	211
77	COLOGNE ST	220	461	241	8.8	2121
77	COLOGNE ST	461	508	47	8.8	414
77	COLOGNE ST	508	696	188	8.8	1654
77	COLOGNE ST	696	764	68	8.8	598
77	COLOGNE ST	764	997	233	8.8	2050
10	HASTWELL ST	0	116	116	11.6	1346
263	HINAKURA RD	8382	8559	177	6.3	1115
263	HINAKURA RD	8559	8958	399	6.3	2514
224	KAIWAKA RD	0	59	59	4.4	260
16	KURATAWHITI ST	117	731	614	8.5	5219
202	LAKE FERRY RD	17079	17697	618	7.2	4450
202	LAKE FERRY RD	17697	17733	36	7.2	259
202	LAKE FERRY RD	17733	18682	949	7.2	6833
202	LAKE FERRY RD	18682	18683	1	7.2	7
202	LAKE FERRY RD	18683	19127	444	7.2	3197
56	LUDLAM ST	0	234	234	9.8	2293
98	NEW YORK ST	0	237	237	7.8	1849
98	NEW YORK ST	237	482	245	7.8	1911
223	NGAPOTIKI RD	0	90	90	5.1	459
168	PAHAUTEA RD	0	134	134	5.7	764
168	PAHAUTEA RD	4303	6359	2056	5.8	11924.8
261	PONATAHI RD	3560	5190	1630	6.5	10595
261	PONATAHI RD	5190	7345	2155	6.5	14008
109	STRASBOURGE ST	233	237	4	8.5	34
109	STRASBOURGE ST	237	241	4	8.5	34
109	STRASBOURGE ST	241	353	112	6.6	739
109	STRASBOURGE ST	353	494	141	6.6	931
109	STRASBOURGE ST	494	500	6	8.5	51
259	WESTERN LAKE RD	990	1462	472	5.6	2643
265	WHITE ROCK RD	44289	44851	562	4.6	2585
265	WHITE ROCK RD	47631	47760	129	6.2	800
265	WHITE ROCK RD	47760	47916	156	6.2	967
265	WHITE ROCK RD	53998	54090	92	5.1	469
				16381		111545.8

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

Featherston got off relatively lightly in the recent period of high winds. The only issues were at the children's playground, where a hanging branch had to be removed from a tree, and where most of the bark fall surface had to be collected from the car park **at the doctors' surgery and replaced in the playground**. Card Reserve is being prepared for the Featherston cluster schools' athletic day on 9 November.

Confirmation of pricing has been received for the trimming of the Card Reserve hedge on the corner of Underhill Road. There is a high cost associated with this because the work has to be done around power lines. Although this work was agreed to in the LTP, we delayed implementation until the warmer weather to minimise the impact of the power outage on nearby residents. We are awaiting confirmation of the date for the work from the arborist.

The Department of Conservation will construct a new car park at the Lake Domain over the next week. This is part of the Wairarapa Moana

programme, which has already seen attractive new signage go up at Lake Domain and other locations. The car park will be on the eastern side of the Domain, at the footbridge.

7.2.2. Greytown

The fence on the East Street side of Stella Bull Park was damaged when a tree fell down on it in August. The tree has since been removed and a new one planted. The fence was an old wire fence which dated from the days when the park was a paddock. It will be replaced in the next couple of weeks with a wooden rail fence similar to the one at Considine Park. Stella Bull Park is now home to the Greytown Country Market, which takes place on the first Sunday of each month between October and April. City Care staff have worked with the market organiser, and the members of the Friends of Sarah and Stella Group, to ensure that the park remains in optimum condition throughout. The first two market days have been very popular and it has been great to see the park decorated with stalls and bunting, and full of people.

7.2.3. Martinborough

The merry-go-round in the children's playground has now been removed. A decision about a replacement piece of equipment will not be made until the situation with the Waiyinga Centre or alternative is clearer.

Council has granted approval for Martinborough Rugby Club to continue to use a section of Coronation Park on New York Street as an overnight stay area for self-contained camper vehicles. The Club will need to seek registration as a campground for self-contained vehicles for this area. It will only be available to members of the New Zealand Motor Caravan Association, and donations from the campground will go towards funding Martinborough junior rugby.

7.2.4. Coastal reserves

Amenities and City Care staff have been involved in the annual planning session for the summer season at the south coast reserves. The new toilet for north Tora is being manufactured now and should be in place before Christmas. There are still issues with the septic system at the Ngawi toilets, and this will be the subject of a separate paper to Council.

7.3 Properties

7.3.1. Featherston

The work on the Anzac Hall building is largely complete, with the last of the interior painting being done inside the clerestory windows. The installation of the new roof and flashings has got rid of the historic leaks, however a couple of new leaks have emerged and are being investigated. The next stage of work will be on the paving around the building.

Replacement windows are being manufactured for the rotten sash windows in the Information Centre porch. Both the Information Centre and the Library are being inspected to identify any necessary repairs before the

buildings are repainted. The repainting is expected to be completed before Christmas. The proposed colour scheme takes its colours from the Featherston public toilet colour scheme which was created by local resident Campbell Moon. At the time, it was agreed this colour scheme would be used the next time the Library and Information Centre were painted. The finished colours will look like the image below (only better painted!)



Featherston Community Board has approved the storage extension to the Menz Shed, and the colour scheme for the building when painted will be similar to the Library. A Memorandum of Understanding will be signed between the Council, the Community and the Menz Shed to confirm the on-going relationship between the three parties.



7.3.2. Greytown

A new tenant has been found for one of the upstairs offices at Greytown Town Centre, and we expect to have the lease signed and the new tenant move in by the end of the month.

7.3.3. Martinborough

The Martinborough Town Hall sustained damage in the high winds, with an exterior panel on the west face of the stage tower being smashed. The debris has been removed, and the tower is water-tight from the inside. For health and safety reasons we will have to use scaffolding to make the repair, so we commissioned a local drone pilot to fly his camera drone over the roof to see what other work might need to be done up there while the scaffolding is up. There is a surprising amount of rubbish on the roof, not all of which could have been blown up there by the wind!

7.4 Community housing

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

A unit at Burling flats became available in September and was offered to people currently on the waiting list, none of whom were interested in it. An application was received last week which meet the SWDC Community Housing Eligibility and is now being processed for a tenant to move in next week. It was a good opportunity while the flat was vacant to repaint the kitchen and do some general maintenance work.

The six monthly flat inspections have been completed, and City Care staff are in the process of completing the maintenance work that came out of these inspections i.e. tap threads, painting touch-up and oven element temperature controls etc. The tenants were very positive and happy in their flats. There is a good atmosphere of community in our pensioner housing, with residents keeping an eye out for each other, and some competitive gardening happening at Cicely Martin flats.

7.5 Cemeteries

Enquiries and the purchasing of plots continued in September/October, with people making future plans on where they wish to be buried. There have been a few enquiries on when the cemeteries database will be available "live" on the internet. Although the data has been transferred from the old system to NCS, a programme of data checking still needs to be carried out.

7.5.1. Featherston

There was one ashes interment in a wall in October.

7.5.2. Greytown

There was one burial in September; one ashes burial and one placement of ashes in a wall in October.

7.5.3. Martinborough

There were two burials in September. There was one ashes burial in the Services section in October, and two memorial plaques placed in ashes walls.

7.6 Swimming pools

Work is well underway to prepare the pools for the summer 2015/16 season. The season will open on 28 November 2015, and close on 11 March 2016. Opening hours have been adjusted slightly so that they are the same for all three pools, and these changes will also enable us to keep the pools open until 7.30pm on Friday nights. All pools are expected to open on time. Amenities staff have met with City Care and CLM management to work through plans for the season. **Most of last season's** lifeguards are returning and we are looking forward to catching up with them at their induction.

7.6.1. Featherston pool

The main pool at Featherston is full, and now only requires cleaning and dosing to have it ready for opening day. The lifeguard office has been tidied up and the changing rooms are being painted. The actual cause of the leak from the tiny tots double pool has now been identified and a plan developed to solve the problem – we hope to have these pools available for use this season after not being able to use them for the previous two seasons.

7.6.2. Greytown pool

The main pool at Greytown is empty, with the lane markings due to be repainted next week, before refilling is done. Temporary lane markings were done in order to get the pool open after its re-fit last season, and

these have not lasted. Changes are also being made to the new pool ladders. The whole pool surrounds and grandstand has been water-blasted and the changing rooms have been tidied up.

7.6.3. Martinborough pool

Martinborough's main pool is full and only requires dosing to ready it for opening day. The pool surrounds and grandstand roof at Martinborough have also had a clean-up.

7.7 Events

7.7.1. Featherston

Completed events – 16-18 October - Booktown

Future events – Christmas parade and Christmas market

7.7.2. Greytown

Completed events – 4 October and 1 November – Greytown Country Market

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

7.7.3. Martinborough

Completed events – 24 October – Alice in Wonderland in Martinborough Square, Kokomai Festival

Future events – November – Toast Martinborough; February and March 2016 – Martinborough Fair

7.8 Libraries

A joint meeting of the Carterton and South Wairarapa library managers was held on 16 October, and these are planned for every three months in future. The Wairarapa Library Service Committee signed off the reviewed and revised library policies at its meeting on 23 October, and these will go to the Policy and Finance Committee on 18 November. A strategic meeting of all Kotui managers is being held at National Library on 18 November to look at future planning for the Kotui network. The three library managers are looking forward to participating in a Kotui Infoshare day being held at Palmerston North on 24 November, where Kotui users will be able to discuss issues and tips about using the system. Planning is well underway for the summer reading programmes in the three libraries; the changes to the funding of these programmes will have no impact this year and a full programme is expected.

Martinborough library staff are making good progress in weeding the books stored at the Cork Street building in order to make way for the Menz Shed taking over the building. Menz Shed members have made some custom shelving for the children's area.

All three libraries have contributed books to Hawera Intermediate School, which lost its library and administration block to a fire a few weeks ago.

8. Civil defence and emergency management

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

8.1 Key Performance Indicators

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

8.2 Wellington Regional Emergency Management Office (WREMO)

8.2.1. Update

- WREMO operated a stand at the Wairarapa A&P Show on 31 October and 01 November. This was manned by Ruth Locker and Darryl McCurdy.
- Just over 21% of the South Wairarapa population registered for Shake Out 2015.
- An emergency preparedness workshop was held in Featherston at Turret House in conjunction with Arthritis NZ and Mobility Wairarapa.
- Planning is underway for community response planning workshop for Community Board members with a view to commencing community CRP meetings starting in the New Year.
- A Civil Defence training exercise will be held on 24 November, based out of the Emergency Operations Centre (EOC) in Masterton. This will be based on a Wairarapa-wide storm scenario. This will consolidate the 13 x EOC staff learnings from the 2015 training program.
- WREMO staff will be attending a NIWA seminar on predicted El Nino impacts on the region.

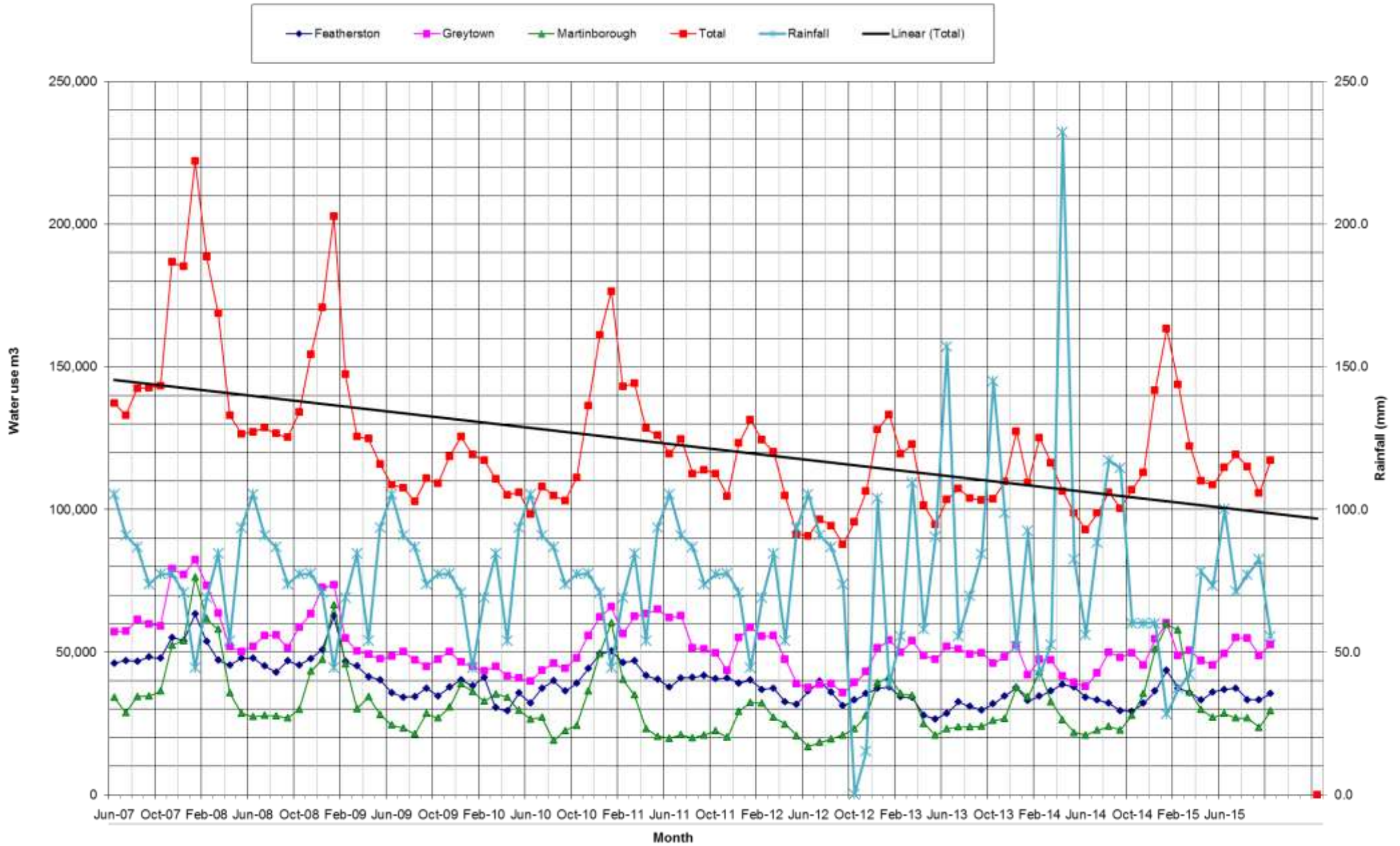
9. Appendices

- Appendix 1 Monthly water usage
- Appendix 2 Waste exported to Bonny Glen
- Appendix 3 Library statistics

Contact Officer: Mark Allingham, Group Manager Infrastructure and Services

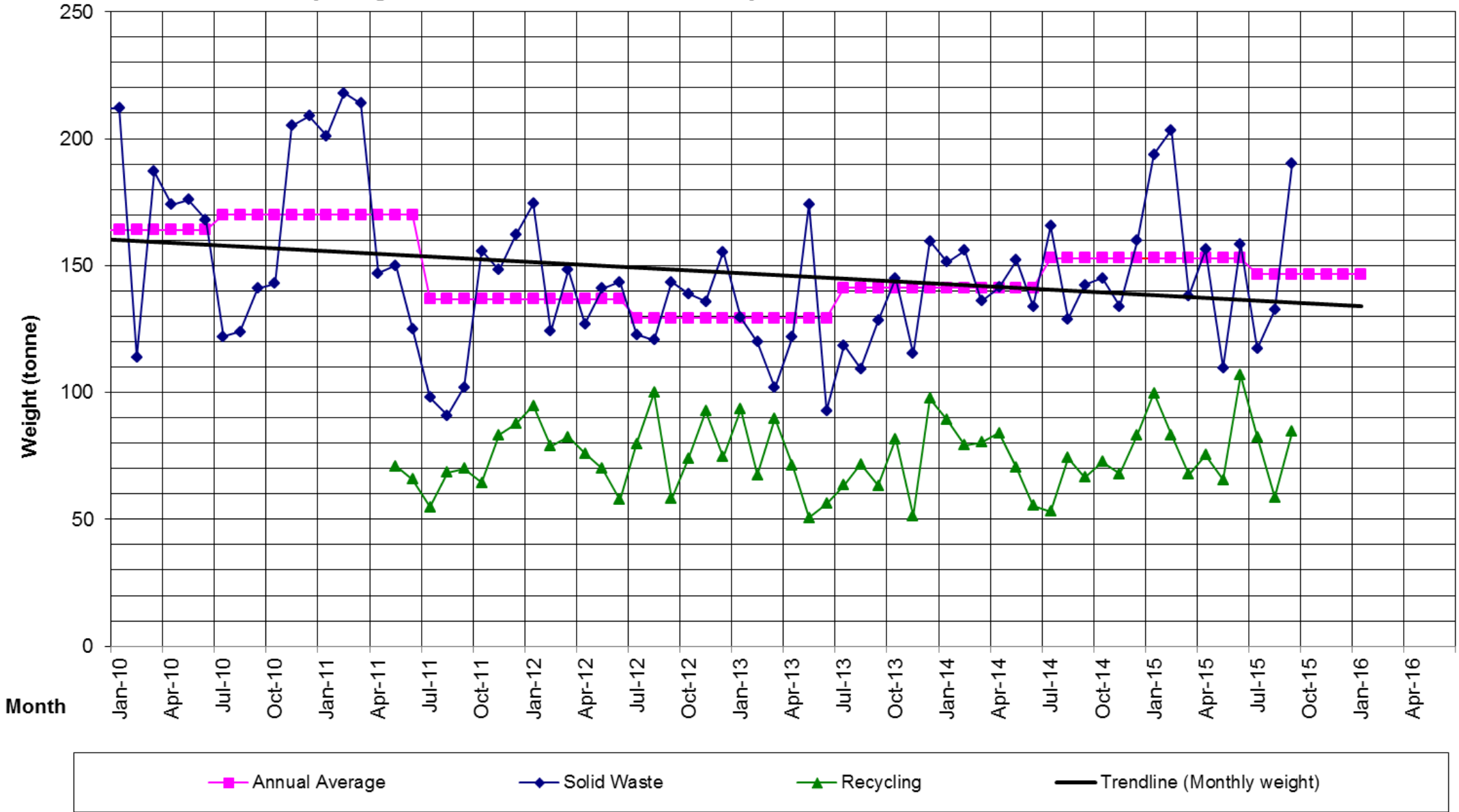
Appendix 1 - Monthly water usage

Water use South Wairarapa District Council



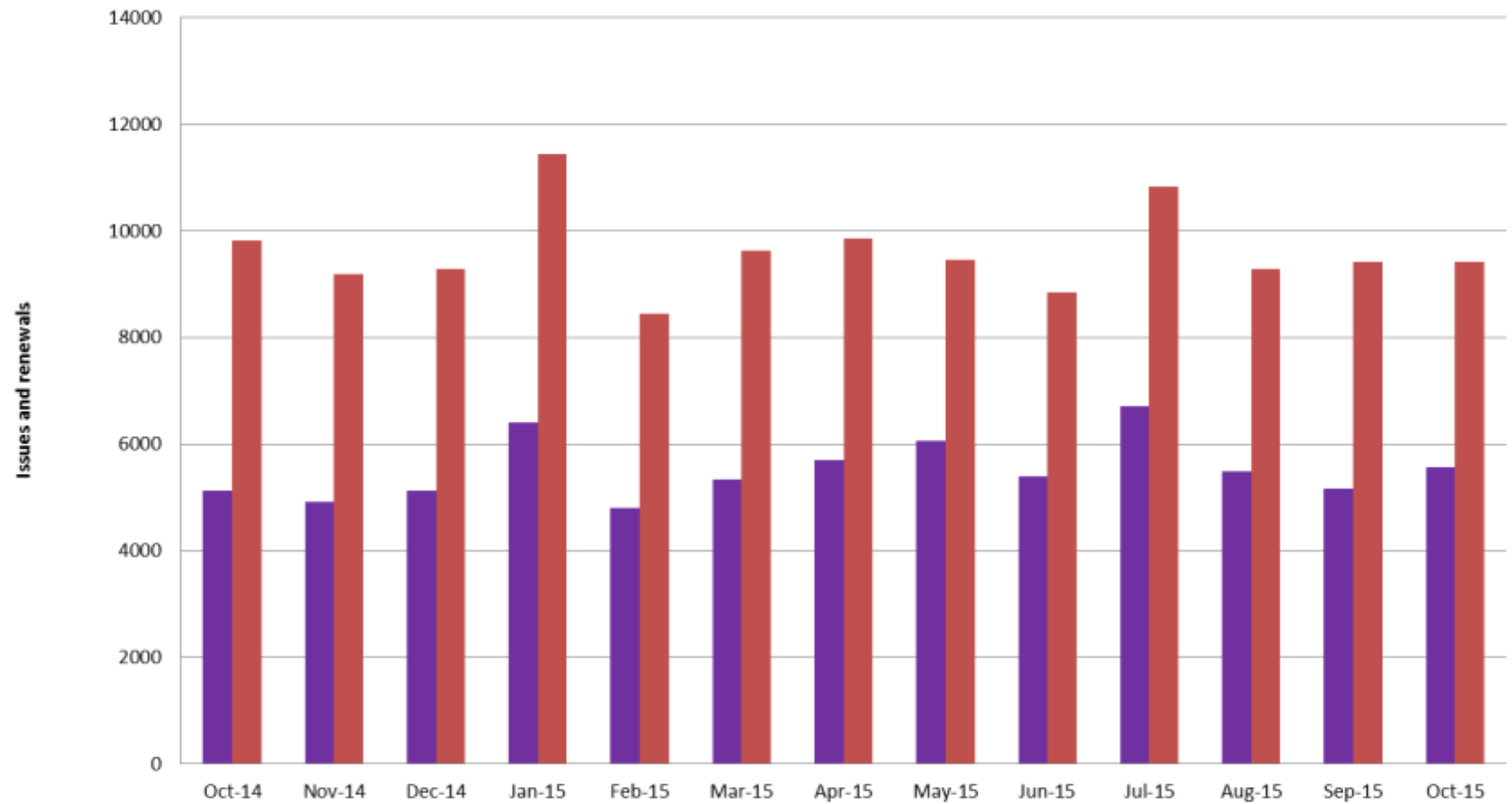
Appendix 2 - Waste exported to Bonny Glen

Monthly weight of waste transferred to Bonny Glen



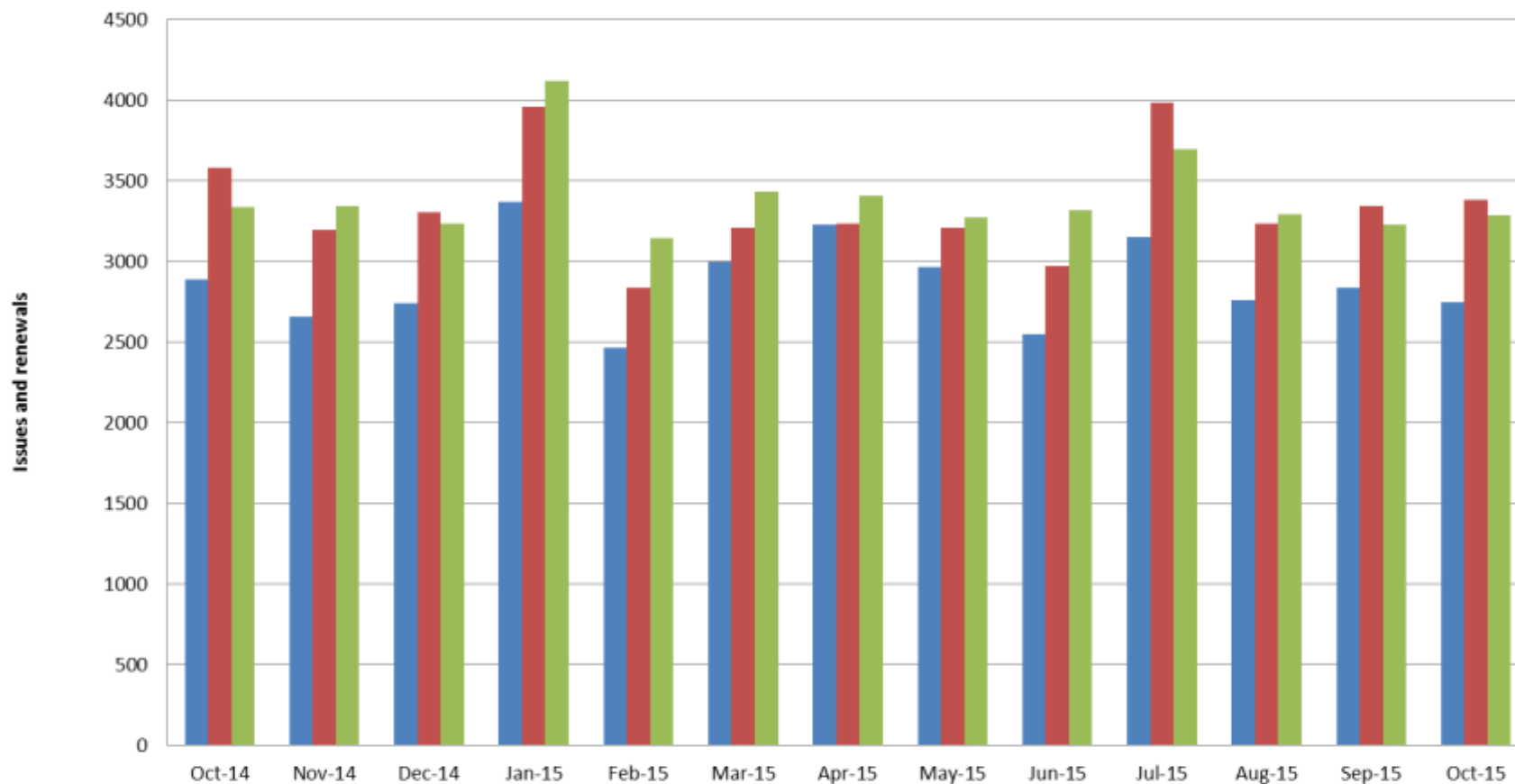
Appendix 3 - Library statistics

Wairarapa Library Service - issues and renewals to October 2015



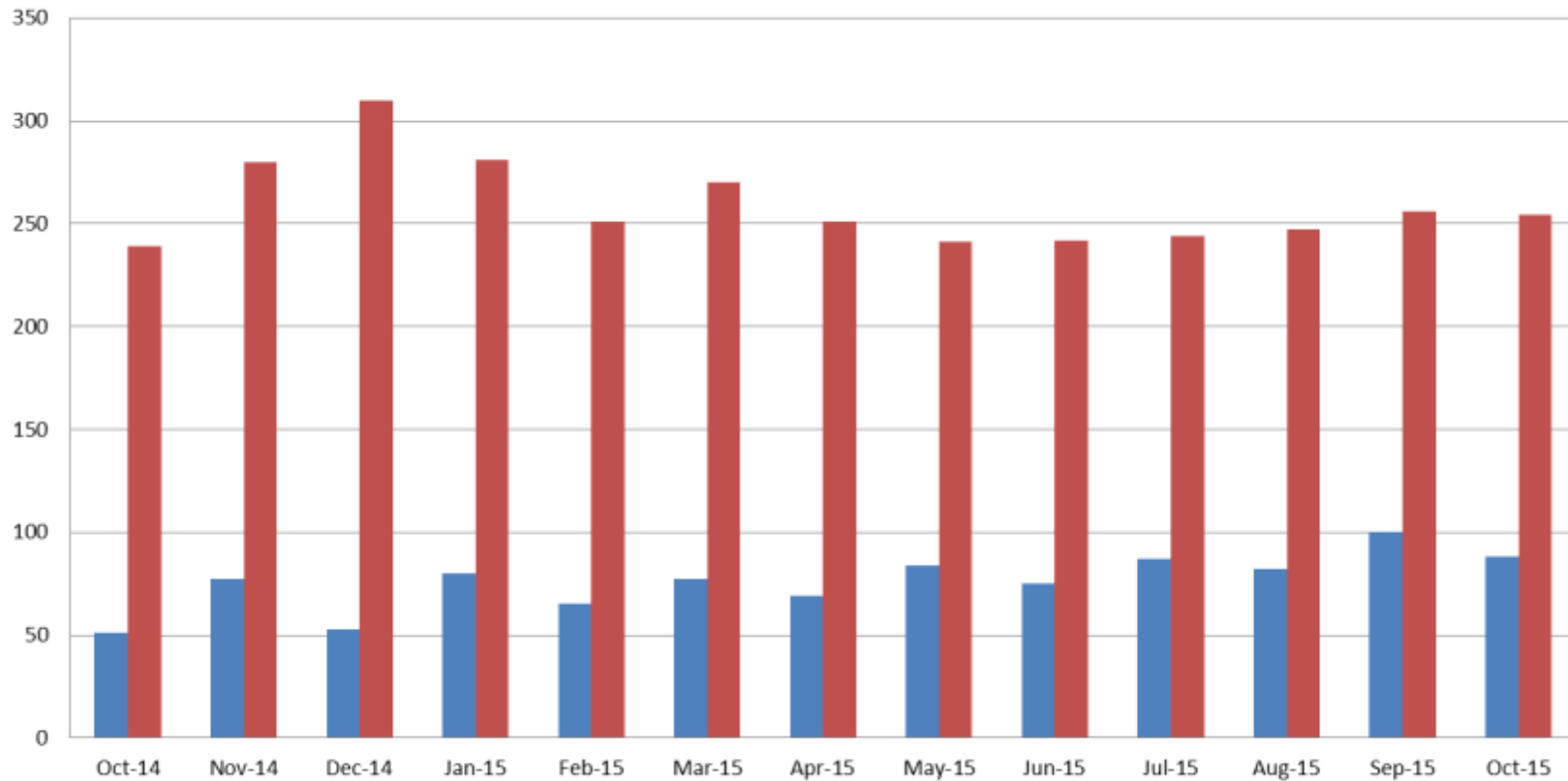
	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15
■ Carterton	5129	4921	5122	6406	4810	5341	5702	6063	5396	6702	5495	5161	5570
■ South Wairarapa	9808	9197	9279	11443	8442	9631	9865	9451	8836	10832	9291	9411	9414

South Wairarapa libraries - issues and renewals to October 2015



	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15
Featherston	2890	2657	2741	3368	2466	2994	3227	2963	2548	3152	2763	2838	2748
Greytown	3583	3195	3302	3958	2834	3206	3233	3212	2971	3985	3235	3343	3383
Martinborough	3335	3345	3236	4117	3142	3431	3405	3276	3317	3695	3293	3230	3283

Wairarapa Library Service - audio and e-book issues to October 2015



	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15
■ Audiobooks	51	77	53	80	65	77	69	84	75	87	82	100	88
■ E-books	239	280	310	281	251	270	251	241	242	244	247	256	254

MAORI STANDING COMMITTEE

30 NOVEMBER 2015

AGENDA ITEM 6.1

RESOURCE CONSENT 150120 - SUBDIVISION

Purpose of Report

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

Recommendations

Officers recommend that the Committee:

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

1. Background

Council has recently received a subdivision application from J Thyne, J and S Karl (ref 150120). The application has been included in Appendix 1.

2. Discussion

The proposal is to subdivide the existing Certificate of Title into two lots contained within two individual titles, Lot 3 DP 87766 into two lots; Lot 1 of 1.42 hectares and Lot 2 of 4.39 hectares. The site is situated at 51 Southdown Drive, Hillside, Martinborough.

The site is within the Rural (Primary Production) zone. Proposed Lots 1 and 2 complies with the limited allowance for 1 hectare blocks in this zone. ArchSite indicates that there are no known archeological sites within the subdivision area.

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

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

3. Conclusion

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

4. Appendix

Appendix 1 – Resource Consent Application 150120

Contact Officer: Chris Gorman, Senior Resource Management Planner

Reviewed By: Murray Buchanan, Group Manager Planning and Environment

Appendix 1 – Resource Consent Application 150120

Ref: 1581
Contact: Phillip Adamson
Date: 5 November 2015

To: South Wairarapa District Council
PO Box 6
MARTINBOROUGH

Attention: Planning Department

Proposed Subdivision –J Thyne, J & S Karl - Southdown Drive - Martinborough

Please find enclosed an application for a two lot subdivision fronting Southdown Drive off Fraters Road.

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

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

Yours faithfully
AdamsonShaw

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

Adamson Limited trading as AdamsonShaw

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

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

Wellington | Karori | Porirua |

RESOURCE CONSENT APPLICATION
J Thyne, J & S Karl



Proposed 2 Lot Subdivision
Southdown Drive
Fraters Road
MARTINBOROUGH

PROPOSAL SUMMARY

To	South Wairarapa District Council
Proposal	2 lot subdivision
Applicant	J Thyne, J & S Karl
Location	Southdown Drive off Fraters Road, Martinborough
Zoning	Rural (Primary Production) Zone
Legal Description	Lot 3 DP 87766 - Certificate of Title WN55C/27
Activity Status	Restricted Discretionary Activity
Address for Service	J Thyne, J & S Karl C/ Adamson Shaw PO Box 696 MASTERTON Attn: Phillip Adamson

Location diagram

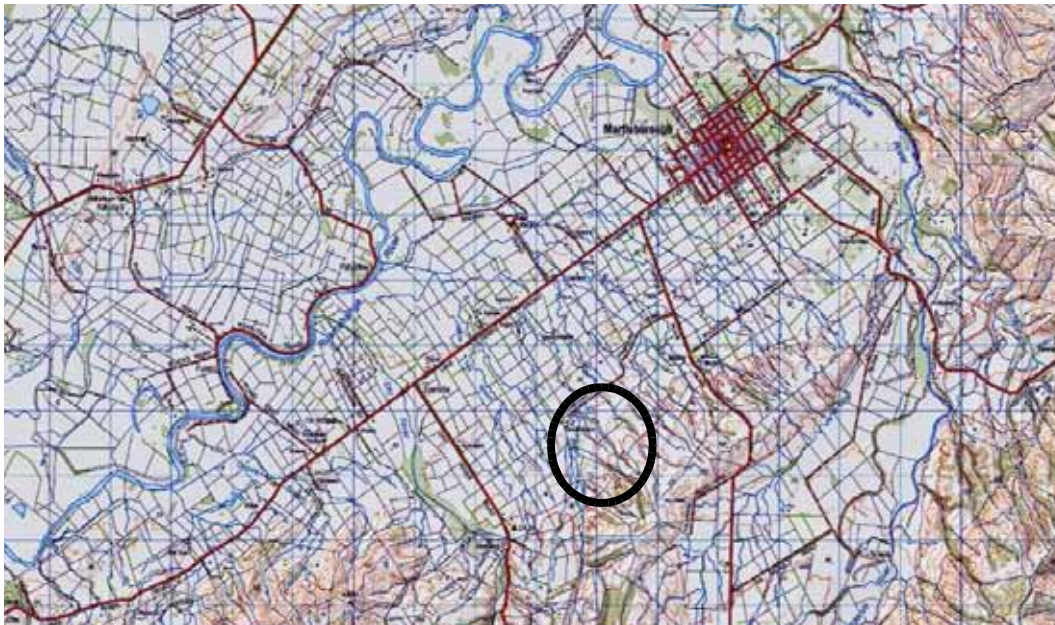


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1 INTRODUCTION

Pursuant to Section 88 of the Resource Management Act 1991 (the Act), J Thyne, J & S Karl 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 1581 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 the South Wairarapa.

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

This proposed subdivision is of Lot 3 DP 87766, comprised in Certificate of Title WN55C/27 having an area of 5.8180 hectares.

The following registrations are on the subject title

- B758280.2 – Consent Notice – relates to on site effluent disposal systems
- B758280.5 – Appurtenant right of way
- B770813.4 – Appurtenant right of way, rights to convey water, electricity and telecommunications
- B821607.1 – Partial surrender of right to convey water, electricity and telecommunications
- B821607.9 – Appurtenant rights to convey water, telecommunications and electricity

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

3.2 PHYSICAL DESCRIPTION

The application site is a predominantly flat to rolling, substantially developed rural holding being is one of the original blocks that was created as a part of the successful “Southdowns” development.

The site is comprised of

- flat pasture and scattered planting
- established olive grove
- two farm dams in natural gullies
- rolling to steep pasture to the east
- established dwelling, gardens and access within the proposed lot 2.
- metal road frontage with easy grades from the road formation to the property
- electricity and telephone servicing the development within the property



Photograph 1: Dwelling within Lot 2



Photograph 2: Looking toward dwelling from Grove within Lot 1

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 District Council to subdivide Lot 3 DP 87766 into two allotments. The proposed subdivision will create one additional certificate of title.

The proposed subdivision is shown on Adamson Shaw Scheme Plan AS 1581 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	1.42 ha	Established Olive Grove, shelter boundary planting, areas of pasture and a farm dam with planting. Unserviced No buildings within the proposed lot Access proposed, as existing, from the first section of the drive
2	4.39 ha	Established Olive Grove, shelter boundary planting, large proportion of the lot in pasture, farm dam Attractive Tuscan style dwelling, fully serviced, well formed flat drive, shelter planting and scattered established trees within the relatively large curtilage area associated with the dwelling

4.3 ACCESS AND SERVICING

Access to the site is a well formed metal drive that runs from the metal formation of Southdown Drive. The first section, approximately 50 metres, of drive may require widening and minor upgrade work to bring it up to the rural right of way standard and an entrance upgraded/formed from this into lot 1. The reason being that this first section is to be used in common by lots 1 and 2 and a right of way created.

Southdown Drive is a private road, formed and maintained to a reasonable rural standard, that adequately services the "Southdowns" development.



Photograph 3: Looking north west down Southdown Drive at existing entrance

Lot 2 is fully serviced to the required rural standard. This includes on site effluent disposal, electricity, telephone, independent water supply with stormwater disposed of to ground within the boundaries of the property.



Photograph 4: Effluent disposal system within Lot 2

Telephone and electricity services have been extended through the development as required and it is understood that they can be extended to the proposed lot 1.

4.4 FINANCIAL CONTRIBUTIONS

Financial contributions (roading and reserves) will be levied for one additional saleable allotment.

5 PLANNING CONSIDERATIONS

5.1 ZONING

Under the District Plan (Map 25), the application site is located within the Rural (Primary Production) Zone.

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> - Per 2008 title minimum area 1 hectare for 2 lots with an average of 2 ha	Complies <i>Title issued 1999</i>
Rule 20.1.2(b)(i)2 <u>Frontage</u> - Each front lot shall have a minimum frontage of 100m	Complies <i>Rear lots serviced via Rights of Way, Southdown Drive</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>	Complies
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

Controlled Activity Standards	Proposal's Compliance
Rule 20.1.2(h) <u>Landuse standards</u> - Each lot shall demonstrate compliance with Rural (Primary Production) Zone permitted activity standards.	<i>Does not comply</i> <i>House to new boundary clearance approx 15 metres, 25 metre minimum as per 4.5.2(d)(iii)</i>
Rule 20.1.2(i) <u>Servicing</u> - New water, wastewater, and stormwater systems to be in accordance with NZS:4404	<i>Complies</i> <i>Any new servicing can be in accordance with Council requirements</i>
Rule 20.1.2(j) <u>Financial Contributions</u> - To be in accordance with Section 23	<i>Will Comply</i> <i>One additional title to be created so therefore one set of contributions to be levied</i>
Rule 20.1.2(k) <u>Esplanade Reserve/Strip</u>	<i>Complies</i> NA

This proposal meets this subdivision standard for a Controlled Activity, with the exception of dwelling to boundary clearance. As noted above 20 .1.2(h) can not be complied with. This is as per the cross reference to 4.5.2(d)(iii) which moves the proposal to 20.1.3(d) under the Restricted Discretionary provisions.

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 Controlled Activity.

6 ASSESSMENT OF ENVIRONMENTAL EFFECTS

6.1 INTRODUCTION

In accordance with Section 88(2)(b) of the Act and Clause 1(d) of Schedule 4 to the Act, this assessment of environmental effects 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 not only in compliance with the Controlled Activity provisions of the District Plan, but very much inkeeping with the scale and feel of the surrounding development.

It is considered 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 developed in a complying and acceptable manner, do increase the risks associated with natural hazards.

The known and documented Huangarua Fault line is approximately 1 km to the south east of the site and records do not indicate any others in close proximity.

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 of the process of creating the bare land titles.

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 structure and standard of Fraters Road and then the private internal roading, Sutherland and Southdowns Drive, are of a standard that is considered adequate to service the additional site.

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.

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.

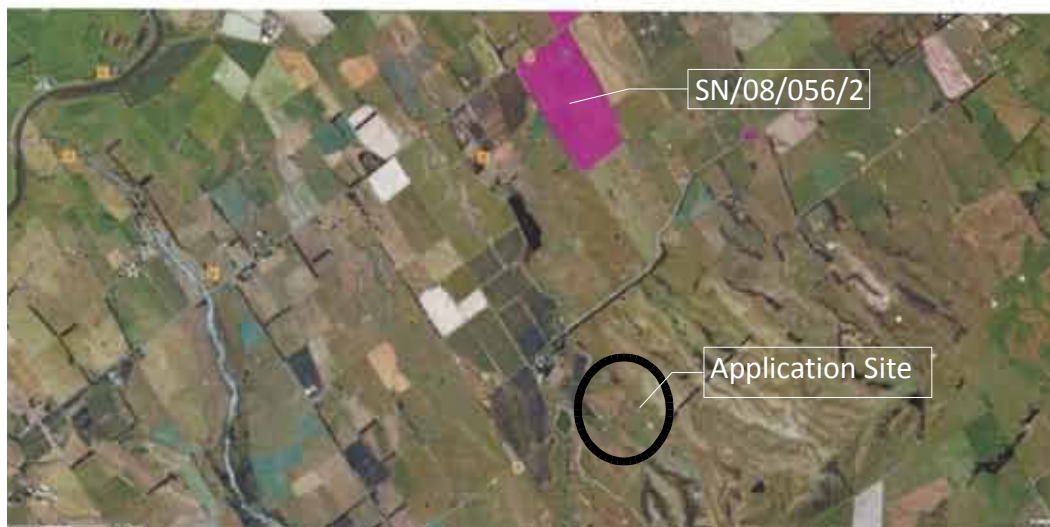
Subject to this expectation the following process has been followed

- 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
- our own preliminary site inspection 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
- Consideration of the HAIL list
- An assessment of the HAIL List by the land owner and any previous land owners, as able and appropriate
- Identification of any key matters and report on those key items in this application

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

- See GWRC GIS Viewer extract below
- the subject site is circled



- the nearest point of documented interest being SN/08/056/2 to the north. This being a SLUR registration on the Colton's site applicable to refuelling and vehicle maintenance.
- SLUR sites are block coloured, purple, and all well clear of the application site
- there are not any farm buildings or structures within the property. The only structure being a domestic dwelling
- there is no knowledge that any other structures or buildings have been within the property
- the general area is now characterised by small farm/rural residential holdings
- traditionally the property was a part of conventional rolling to steep sheep and beef operation
- there is rural/residential development in the area that has a tendency to reduce farming activity and promotes land use away from traditional means
- the HAIL has been considered and there is no knowledge or recollection of any HAIL Activities being undertaken within the site.
- this consideration concurs with our limited knowledge of the site and general area
- the proposed subdivision and proposed use of the site is inkeeping with District Plan Objectives and Policies
- there are not any other factors that came from the PSI that influence the necessity for further consideration

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, while a Restricted Discretionary Activity, meets all Controlled Activity Standards with the exception of the internal new boundary to dwelling separation. Any potential effects from this reduction being less than minor. It is not anticipated that there are any parties who 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 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



DRAFT PLAN
 Not yet approved by the
 South Wairarapa District Council

Project
 LOTS 1 & 2 BEING PROPOSED
 SUBDIVISION OF LOT 3 DP 87766

Site
 CT Reference: WN55C/27
 Local Authority: SOUTH WAIRARAPA
 Physical Address: SOUTHDOWN DRIVE, MBA

Client
 TUSCAN HOLDINGS LTD

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 5840 Web: www.adamsonshaw.co.nz

Date 3-11-2015 Scale (A3 Original) 1: 1500

Project No	Drawing No	Revision
1581	SC - 01	

Appendix B

Certificate of Title & Registrations

QuickMap Title Details



Information last updated as at 03 Oct 2015

COMPUTER FREEHOLD REGISTER DERIVED FROM LAND INFORMATION NEW ZEALAND

Identifier **WN55C/27**
Land Registration District **Wellington**
Date Issued 03 December 1999

Prior References

WN459/151

Type	Fee Simple
Area	5.8180 hectares more or less
Legal Description	Lot 3 Deposited Plan 87766

Proprietors

Tuscan Holdings (2004) Limited

B758280.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 3.12.1999 at 3.30 pm

Appurtenant hereto is a right of way created by Transfer B758280.5 - 3.12.1999 at 3.30 pm

Appurtenant hereto is a right of way and rights to convey water and electricity and telecommunication rights created by Transfer B770813.4 - 25.2.2000 at 3.28 pm

B821607.1 Partial Surrender of the right to convey water, electricity & telecommunications created by Transfer B770813.4 - 12.2.2001 at 9.30 am

Appurtenant hereto is a right to convey water & telecommunications and a right to transmit electricity created by Transfer B821607.9 - 12.2.2001 at 9.30 am

The information provided on this report forms a guideline only. As a result, Custom Software Limited cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report, the Site and Service. Custom Software Limited will not be liable for any claims in relation to the content of this report, the site and this service.

**SOUTH WAIRARAPA DISTRICT COUNCIL
FOR THE DEPOSIT OF LAND TRANSFER PLAN 87766**

**THE SUBDIVISION OF PT SEC 12 BLK XIII HUANGARUA SURVEY
DISTRICT - EASEMENT OVER SEC 32 BLK XIII HUANGARUA
SURVEY DISTRICT
(CERTIFICATE OF TITLE 459/151)**

CONO B758280.2 Conser

Cpy - 01/01, Pgs - 002, 24/06/04, 13:02



DocID: 411013429

**A SUTHERLAND
FRATERS ROAD
MARTINBOROUGH**

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

1. That full on site wastewater disposal, site evaluation, site assessment and subsoil investigation shall be completed by the applicants engineer in respect of the proposed septic tank systems for Lots 1-4 inclusive at the time building consent applications are submitted. The disposal system must be designed in accordance with on-site wastewater disposal manual 2nd edition and to the approval of the Manager of Works and Services and Plumbing and Drainage Inspector, and that a consent notice be registered on the Title to secure this condition, pursuant to Section 221 of the Resource Management Act 1991.

DATED at Martinborough this 21st day of September 1999

Signed by Ross McKinnon Smith,
Corporate Planning Manager of the South
Wairarapa District Council on behalf of,
and by the Authority of the said Council
under Sections 252(1)(a) and 716(1) of
the Local Government Act 1974

R.M. Smith

RECALL FILE LABEL
F5000002365604

3.30 03DEC98 B 759290-2

REGISTRAR GENERAL
LAND REGISTRY WELLINGTON
FOR REGISTRAR - GENERAL OF LAND



*Officers
14*

B 758280.5 TE

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule; no other format will be received.

Land Registration District

WELLINGTON

Certificate of Title No. All or Part? Area and legal description – *Insert only when part or Stratum, CT*

25A

329

ALL

Transferor Surnames must be underlined

TIMOTHY FRANCIS WALL (one-half share), TIMOTHY FRANCIS WALL, AMY SHARON MINETTE COLTON and EDWARD JAMES WARREN COLTON jointly inter se (one-half share) as tenants in common in the aforesaid shares

Transferee Surnames must be underlined

ROBERT ANDREW SUTHERLAND, ELAINE ROBIN SUTHERLAND and GAWITH TRUSTEES LIMITED

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No. Right of way etc.

Easement for Right of Way (continued on page 2 Annexure Schedule)

Consideration

\$17,000.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 1st day of November 1999

Attestation

T.F. Wall

Timothy Francis WALL

Signature, or common seal of Transferor

Signed in my presence by the Transferor ^{T.F.W.}
Signature of Witness *T.F.W.* P.E. Reid.

Witness to complete in BLOCK letters
(unless typewritten or legibly stamped)

Witness name PHILIP EDMOND REID.

Occupation AGRICULTURAL CONTRACTOR

Address PO Box 100
MARTENBOROUGH

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 7(1)(c) of the Stamp and Cheque Duty Act 1971.
(DECLARATION APPLICABLE CERTAIN CASES)

Bm Wagg

Solicitor for the Transferee

Annexure Schedule

Insert below:-
"Mortgage", "Transfer", "Lease" etc

Transfer

dated 1/11/99

page 2

of 3

pages

Continuation of "Estate of Interest or Easement to be created":

The Transferee shall have a right of way over that part of the land in Certificate of Title 25A/329 (the servient tenement) marked "A" on DP87766 being forever appurtenant to the land of the Transferee contained in Certificates of Title 55C/25, 55C/26, 55C/27, 55C/28 and 55C/29 (the dominant tenement).

Continuation of "Attestation":

<p><i>A. M. Colton</i></p> <hr/> <p>Signature or Common Seal of Transferee</p>	<p>Signed in my presence by Amy Sharon Minette COLTON</p> <p><i>A. M. Colton</i> ^{ASMC}</p> <p>Signature of Witness</p> <p>(Witness to complete in BLOCK letters): Witness Name: PHILIP EDMOND REID Occupation: AGRICULTURAL CONTRACTOR Address: PO BOX 100 MARTINBOROUGH.</p>
--	---

<p><i>E. W. Colton</i></p> <hr/> <p>Signature or Common Seal of Transferee</p>	<p>Signed in my presence by Edward James COLTON</p> <p><i>P. E. Reid</i></p> <p>Signature of Witness</p> <p>(Witness to complete in BLOCK letters): Witness Name: PHILIP EDMOND REID Occupation: AGRICULTURAL CONTRACTOR Address: PO BOX 100 MARTINBOROUGH.</p>
--	---

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

BTW ASMC *E. W. C.* *J. J. W.* *P. E. R.* *PHILIP* *E. P. D.*

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated 1/11/99

Page 3 of 3 Pages

Continuation of "Attestation"

<p><u>R.A. Sutherland</u></p> <p><u>R. Sutherland</u></p> <p>Signature or Common Seal of Transferee:</p>	<p>Signed in my presence by the Transferee Robert Andrew <u>SUTHERLAND</u> and Elaine Robin <u>SUTHERLAND</u></p> <p><u>Bruce Wagg</u></p> <p>Signature of Witness</p> <p>(Witness to complete in BLOCK letters):</p> <p>Witness Name: Bruce Thomas WAGG</p> <p>Occupation: Solicitor</p> <p>Address: MASTERTON</p>
--	--

--	--

<p><u>W. Dixon</u></p> <p>Director</p> <p><u>G. L.</u></p> <p>Director</p>	<p>Signed by GAWITH TRUSTEES LIMITED</p>
--	--

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

TRANSFER

Dated

Page

of

Pages

[Large empty rectangular area for signatures and content]

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

Law Firm Acting
Gawith Burridge PO Box 454/DX PA89005 MASTERTON (BT Wagg)

Auckland District Law Society
REF: 4135



SALE COPY
B7582805
⊕

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

B 770813.4 TE

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

WELLINGTON

Certificate of Title No. All or Part? Area and legal description — Insert only when part or Stratum, CT

55C	27	All	Lot 3 of 80 96's
-----	----	-----	------------------

Transferor Surnames must be underlined

ROBERT ANDREW SUTHERLAND, ELAINE ROBIN SUTHERLAND and GAWITH TRUSTEES LIMITED

Transferee Surnames must be underlined

MARK WILLIAM BENSEMAN and MARGARET BENSEMAN

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.

Fee simple together with the easements set-out on annexure schedules attached hereto.

Consideration

\$172,445.52

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 15th day of February 2000

Attestation

Magdalen Benseman

Signed in my presence by the ~~Transferor~~ Transferee

Signature of Witness

D. Reid

Witness to complete in-BLOCK letters
(unless typewritten or legibly stamped)

Witness name

Diane Susan REID
Law Clerk
MASTERTON

Occupation

Address

Signature, or common seal of Transferor

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.

Ben Wagg

Solicitor for the Transferee

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

15/2/00

page

3

of

4

pages

Continuation of Estate of Interest or Easement to be created:

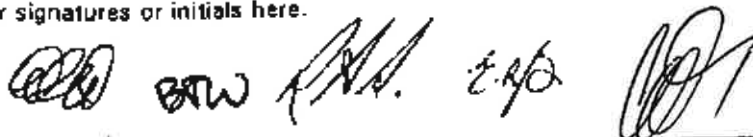
The Transferee shall have a right of way over that part of the land in Certificate of Title 55C/29 ("the servient tenement") marked "C" on DP87766 being forever appurtenant to the land of the Transferee contained in Certificate of Title 55C/27 (Wellington Registry) ("the dominant tenement")

The Transferee shall have the right to convey water, electricity and telecommunications over that part of the land in Certificate of Title 55C/29 ("the servient tenement") marked "B" and "C" on DP87766 being forever appurtenant to the land of the Transferee contained in Certificate of Title 55C/27 ("the dominant tenement").

Terms, Conditions, Covenants or Restrictions in respect of the Easements

1. As to Electricity and Telecommunications in addition to the rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 and the Ninth Schedule to the Property Law Act 1952 and all the terms therein mutatis mutandis shall apply herein:
 - (a) The registered proprietor of the dominant tenement has the right (in common with the registered proprietor of the servient tenement) to lead and convey electricity, electric impulses, gas and any other form of energy without interruption or impediment (except during any periods of necessary renewal and/or repair) from the public road adjoining the servient tenement by means of conduits, wires, cables or pipes installed over or under the surface of the energy supply area to the dominant tenement.
 - (b) The registered proprietor of the dominant tenement has the right (in common with the registered proprietor of the servient tenement) to convey telephone and similar services without interruption or impediment (except during any periods of necessary renewal and/or repair) from the public road adjoining the servient tenement by means of conduits, wires, cables or pipes installed over or under the surface of the telephone service area to the dominant tenement.
 - (c) Any costs, not borne by an energy company or other authority, of installing, laying, erecting, renewing, altering or repairing such parts of the wires, poles and accessories as are used in common by the registered proprietors of any parcels of land entitled to use such wires, poles and accessories shall be borne in equal shares by such of the registered proprietors as use such common part.
2. As to the right of way by amendment to the rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 and the Ninth Schedule to the Property Law Act 1952:
 - (i) The reasonable costs of maintaining and repairing the roadway formed on the servient tenement shall be borne proportionate to (a) the number of users, and (b) the proportion of the length of the right of way that each Lot uses from the start of the right of way to the point of access of the Lot
 - (ii) The use of the right of way is restricted to rural and residential activity as permitted by the District Plan.
3. All differences and disputes which may arise between the parties herein or their successors in title or any of them touching or concerning the Easements hereby created or any act or thing to be done, suffered or remitted in pursuance hereof or touching these presents shall be referred to arbitration in accordance with the Arbitration Act 1996 or any amendment thereto or re-enactment thereof for the time being in force.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated **15/2/00**

page **4** of **4** pages

Consent of Mortgagee to Registration of Dealing

To the District Land Registrar of the District of Wellington.

Handwritten initials: J, AW

The Bank of New Zealand, being the mortgagee under mortgage B7301683 affecting the land in Certificate of Title 55C/29 (Wellington Registry) Hereby consents to the registration of the within Transfer granting an easement.

Dated this **15** day of **FEBRUARY** 2000

<i>SIGNED for and on behalf of</i> BANK OF NEW ZEALAND <i>by its Attorneys</i>	BANK OF NEW ZEALAND <i>By its Attorneys:</i>
Jeremy Hastings White	<i>[Signature]</i>
Kendall James Taylor	<i>[Signature]</i>
<i>In the presence of:</i> Nicola Elizabeth Matthews <i>Witness:</i>	<i>[Signature]</i>
<i>Occupation: Bank Officer</i>	
<i>Address: Wellington</i>	

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Handwritten signature and initials: J, AW

60000071



Bank of New Zealand

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We, Jeremy Hastings White of Wellington and
Kendall James Taylor of Wellington, New Zealand,

Bank Officers, severally certify that:

- By deed dated 25 May 1994 (the "Deed") we were, by virtue of being respectively a Second Authorised Officer and a Second Authorised Officer, appointed jointly as attorneys of Bank of New Zealand (the "Bank") on the terms and subject to the conditions set out in the Deed.
- Copies of the Deed are deposited in the Land Transfer Offices at:

Auckland	as No. C622693.1F	Blenheim	as No. 174983
Christchurch	as No. A124795.1	Dunedin	as No. 859913
Gisborne	as No. G198246.1	Hamilton	as No. B214884
Hokitika	as No. 098538	Invercargill	as No. 221983.1
Napier	as No. 609666.1	Nelson	as No. 339830.1
New Plymouth	as No. 412259	Wellington	as No. B363693.1
- We have executed the instrument(s) to which this certificate relates under the powers conferred by the Deed.
- At the date of this certificate we have not received any notice or information of the revocation of that appointment by the dissolution of the Bank or otherwise.

SIGNED at Wellington

Signature

this 15 day of FEBRUARY 2000

Jeremy Hastings White

Name

SIGNED at Wellington

Signature

this 15 day of FEBRUARY 2000

Kendall James Taylor

Name

60000071

Approved by Registrar-General
of Land under No. 1997/1017

TRANSFER

Land Transfer Act 1952

Law Firm Acting
Gewith Burridge Solicitors MASTERTON

N.Z. Law
HEF. 002

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

*1 Member of Law Society
G.C. 1997/1017*



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY WELLINGTON
FOR REGISTRAR - GENERAL OF LAND

TE 3.28 25.FEB.00 B 770813-4

SOLE COPY



PSE B821607.1 Partial S

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DocID: 414510974

TRANSFER

Land Transfer Act 1952

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TRANSFER

Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

WELLINGTON

Certificate of Title No. All or Part? Area and legal description — Insert only when part or Stratum, CT

(1)	55C	25	All	611 DP 87766 LW LW
(2)	55C	26	All	
(3)	55C	27	All	

Transferor Surnames must be underlined

THOMAS WILLIAM BUNNY and DIANA KATHERINE BUNNY of the land firstly and secondly described, MARK WILLIAM BENSEMAN and MARGARET BENSEMAN of the land thirdly described, CATHERINE ANN HANNIGAN and CHRISTOPHER CHARLES HANNIGAN of the land fourthly described (continued on page 2 annexure schedule)

Transferee Surnames must be underlined

ROBERT ANDREW SUTHERLAND, ELAINE ROBIN SUTHERLAND and GAWITH TRUSTEES LIMITED

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.

SEE ANNEXURE SCHEDULE PAGE 2
Right to convey water and right to transmit electricity over that part of land contained in Certificate of Title 56B/26 marked "B" on DP 87766 and "B" and "P" on DP 88495 created by transfer B 770813.3 and B 770813.4

Consideration


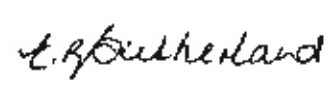
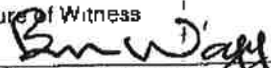
\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE of the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created, and surrenders to the transferee the estate or interest described above.

Dated this 1st day of December 2000

Attestation

 	Signed in my presence by the Transferor Transferee R A & E R SUTHERLAND Signature of Witness 
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Occupation Bruce Thomas WAGG Solicitor Address MASTERTON
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.


Solicitor for the transferee

Grant Agency

RECORDS RESEARCH REGISTRATION

16 March 2001

Land Information New Zealand
Wellington Regional Office

URGENT

Attention: Stella Dourley/Chris Cantillon/Ian Gattrell

RE: Dealing B 821607 – Plans 89357 & 90262

We refer to your requisition of the above dealing and in response advise:-

SE.1 – consent of mortgagee under mortgage B788726.8 has been obtained and the document is herewith.

TSE.3 – the purpose of this document was to partially surrender some of the easements set out in easement certificate B788726.1 and you have indicated that we should in fact surrender (or merge) all of the easements in that document as between Lots 3 and 4 DP 88495. This has now been done and the document is returned herewith together with the required mortgagee consent.

E.4 – the necessary amendments have been made and the document is herewith.

E.8 – the necessary deletion has been made and the document is returned herewith.

We believe that the proposed easement panel on **Plan 90262** contains all the easements that are intended will eventually be created as between Lots 1 and 2 on that plan and are quite distinct from any of the easements shown in the proposed easement panel on **Plan 89357**. No further changes are therefore required to either of the above plans.

A new easement certificate has now been prepared and executed in terms of **Plan 90262** which essentially replaces those easements previously between Lots 3 and 4 DP 88495 – the required **\$38** registration is being paid into your office today.

We trust that the dealing can now proceed and we would appreciate same being done as quickly as possible as the issue of titles has delayed several settlements and is causing a degree of hardship on those concerned.

Yours faithfully
GRANT AGENCY



Neil Grant
Director

To: Grant Agency
LTO BOX 8



ABSTRACT NUMBER B821607- TERAU TRUST-PLANS 89357,89800 & 90262

NOTICE UNDER SECTION 43 OF THE LAND TRANSFER ACT 1952

1. **NOTICE** is hereby given that the undermentioned documents are returned to you to satisfy the requisition hereafter set out. The fees may be forfeited and the document(s) refused registration pursuant to Section 43 of the Land Transfer Act 1952 unless the requisition below is satisfied within two months of this notice. **Once the requisition is satisfied please return the documents directly to the Help Desk, that is, do not relodge for registration.** If satisfaction of the requisition cannot be completed in the period allowed, the document(s) should be withdrawn from registration.

NB: ALL ALTERATIONS REQUIRE AUTHENTICATION

2. **REQUISITION:**

Changes to original documents and lodging of new documents have resulted in the following requisitions:

SE.1: Please produce consent of Mortgagee under Mortgage B788726.8 (affecting CT56B/23-dominant land) to the surrender of these easements.

TSE.3:

* The effect of transferring CT56B/25 (Lot 3 DP88495) back to the original owners, will result in the merging of the easements over part Lot 4-C DP88495 appurtenant to Lot 3 DP88495 and over part Lot 3 -D & E DP88495 appurtenant to Lot 4 DP88495 (having been created by T.2 of CT56B/25). Please produce an application by Robert Andrew Sutherland, Elaine Robin Sutherland and Gawith Trustees Limited to merge these easements- this may be attached to TSE.3, and no further fee is required.

* Please produce consent by the Mortgagee under Mortgage B730168.3 affecting CT56B/25 to the surrender of the easements over part Lot 4 marked B DP88495, and merger of easements over part Lot 4 marked C DP88495 appurtenant to Lot 3 and over part Lot 3 marked D & E DP88498 appurtenant to Lot 4.

E.4: The area D is over Lot 3 DP88495- CT56B/25. Please amend CT panel and operative clauses on Page 3 of the annexure Schedule.

E.8: The lands firstly and secondly described are owned by the Transferors - not the Transferees - Please clarify.

NB: I will advise any necessary amendments to Plans 89357 and 90262 once I have finished drafting the new titles.

DATED this 22nd day of February Two Thousand and One

Wellington Regional Office
Land Titles Services
Mayfair House
44-52 The Terrace
PO Box 5014
Wellington
New Zealand
Tel 64-4-496 9450
Fax 64-4-496 9422

(Stella Douley)

Stella Douley

Stella Douley

for Registrar General of Land

LIST OF DOCUMENTS AND TITLES RETURNED:

SE.1.ISE.3.E.4.E.8.copy Abstract B821607

Wellington Regional Office
Land Titles Services
Meyrick House
44-52 The Terrace
PO Box 5014
Wellington
New Zealand
Tel 64-4-488 9450
Fax 64-4-496 9422

Annexure Schedule

Insert below "Mortgage", "Transfer", "Lease" etc

Transfer Dated Page of Pages

"Continuation of attestation"

Handwritten initials: NW

The Bank of New Zealand as mortgagee under mortgage B788726.8 over Certificate of Title 56B/23 consent to the transfer herein surrendering easements.

Dated this 9th day of March, 2001

SIGNED by the BANK OF NEW ZEALAND

in the presence of:

Signature block for Bank of New Zealand and witness Kelsey Maree Lawrie. Includes names: Kendall James Taylor, Nicola Elizabeth Matthews, KELSEY MAREE LAWRIE.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Handwritten initials: NW



CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We, Kendall James Taylor of Wellington and Nicola Elizabeth Matthews of Wellington, New Zealand,

Bank Officers, severally certify that:

- 1. By deed dated 25 May 1994 (the "Deed") we were, by virtue of being respectively a SECOND Authorised Officer and a SECOND Authorised Officer, appointed jointly as attorneys of Bank of New Zealand (the "Bank") on the terms and subject to the conditions set out in the Deed.
2. Copies of the Deed are deposited in the Land Transfer Offices at: Auckland as No. C622693.1F, Christchurch as No. A124795.1, Gisborne as No. G198246.1, Hokitika as No. 098538, Napier as No. 609666.1, New Plymouth as No. 412259, Blenheim as No. 174983, Dunedin as No. 859913, Hamilton as No. B214884, Invercargill as No. 221983.1, Nelson as No. 339830.1, Wellington as No. B363693.1
3. We have executed the instrument(s) to which this certificate relates under the powers conferred by the Deed.
4. At the date of this certificate we have not received any notice or information of the revocation of that appointment by the dissolution of the Bank or otherwise.

SIGNED at Wellington

this 9th day of March 2001

Signature of Kendall James Taylor

SIGNED at Wellington

this 9th day of March 2001

Signature of Nicola Elizabeth Matthews

Annexure Schedule

Insert below:

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

1/12/00

page

4

of

4

pages

Continuation of "Attestation"

[Signature]

 Signature or Common Seal of Transferor

Signed in my presence by the Transferor **GLENN THOMAS OWEN and REBECCA MARY OWEN**

[Signature]

 Signature of Witness

(Witness to complete in BLOCK letters):
 Witness Name: **James Anthony Young**
 Occupation: **Solicitor**
 Address: **Wellington**

Continuation of "Attestation"

[Signature]

 Signature or Common Seal of Transferor
MUSTAR BARBARA PETERG DIRECTOR

Signed in my presence by the Transferor **RARO HIWI FARM LIMITED**

[Signature]

 Signature of Witness

(Witness to complete in BLOCK letters):
 Witness Name: **RICHARD MORRIS SHEPHERD ALLEN**
 Occupation: **SOLICITOR**
 Address: **WELLINGTON**

Continuation of "Attestation"

[Signature] DIRECTOR
[Signature]

 Signature or Common Seal of Transferee

Signed in my presence by the Transferee **GAWITH TRUSTEES LIMITED**

 Signature of Witness

(Witness to complete in BLOCK letters):
 Witness Name:
 Occupation:
 Address:

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Handwritten signatures and initials]

Annexure Schedule

Insert below:-

"Mortgage" "Transfer" "Lease" etc

Transfer

dated

1/12/00

page

3

of

4

pages

Continuation of "Attestation"

Signature or Common Seal of Transferor

Signed in my presence by the Transferor THOMAS WILLIAM BUNNY and DIANA KATHERINE BUNNY

T.W. Bunny D.K. Bunny
Signature of Witness

(Witness to complete in BLOCK letters):

Witness Name: Donald Graham DOBSON
Occupation: Solicitor
Address: MASTERTON

Continuation of "Attestation"

Signature or Common Seal of Transferor

Signed in my presence by the Transferor MARK WILLIAM BENSEMAN and MARGARET BENSEMAN

Mark Benseman Margaret Benseman
Signature of Witness

(Witness to complete in BLOCK letters):

Witness Name: Sarah Sutherland
Occupation: Student
Address: Southdowns RD1 Martindorough

Continuation of "Attestation"

[Signature]

Signature or Common Seal of Transferor

Signed in my presence by the Transferor CATHERINE ANN HANNIGAN and CHRISTOPHER CHARLES HANNIGAN

[Signature] [Signature]
Signature of Witness

(Witness to complete in BLOCK letters):

Witness Name: PHILIP JOHN WALSH
Occupation: SOLICITOR
Address: MASTERTON

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Signatures] [Signatures] [Signatures]
x R.H.
x E.R.B.

Approved by Registrar-General
of Land under No. 1997/1017

TRANSFER

Land Transfer Act 1952

RECALL FILE LABEL
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SE

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY WELLINGTON
FOR REGISTRAR



(Don) 55425-2
55427
56423-
T B770813.3
T 577081304
T 878872607
T 878872601

Law Firm Acting

GAWITH BURRIDGE
SOLICITORS
MASTERTON

N.Z. Law
REF: 002

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(except for "Law Firm Acting")

B821607.9 TE

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

WELLINGTON

Certificate of Title No.	All or Part?	Area and legal description - Insert only when part or Stratum, CT
57A 176	All	Lot 1
57A 177	All	Lot 2

Transferor Surnames must be underlined

ROBERT ANDREW SUTHERLAND, ELAINE ROBIN SUTHERLAND and GAWITH TRUSTEES LIMITED ("grantor")

Transferee Surnames must be underlined

MARK WILLIAM BENSEMAN and MARGARET BENSEMAN ("first grantees") (57/12)
THOMAS WILLIAM BUNNY and DIANA KATHERINE BUNNY ("second grantees") (56/25) 26
RARO HIWI FARM LIMITED ("third grantee") (56/24)

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.

DX Easement of Right to Convey Water ^{and Telecommunications} and Right to Transmit Electricity ^{Telecomms}
(continued on Annexure Schedule page 2)

Consideration

\$0.10

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 1st day of December 2000

Attestation

Signature, or common seal of Transferor	Signed in my presence by the Transferor
	Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name
	Occupation
	Address

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971


 Solicitor for the Transferee

Annexure Schedule

Insert below:-

'Mortgage', 'Transfer', 'Lease' etc

Transfer

dated

1 | 12 | 00

page

2

of

5

pages

Continuation of "Attestation"

<p><u>(D) K. M. ...</u> Director</p> <p>_____ Signature or common seal of third grantee</p>	<p>Signed in my presence by the third grantee BARO HOWE FARM LIMITED</p> <p>Signature of Witness <u>[Signature]</u></p> <p>Witness to complete in BLOCK letters (unless typewritten or legible stamped)</p> <p>Witness name D F DEJUE</p> <p>Occupation ACCOUNTANT</p> <p>Address PO Box 56005, MVA, WELLINGTON</p>
---	---

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

1/12/00

page

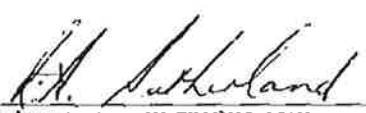
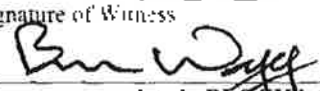
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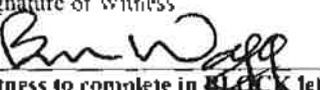
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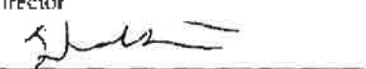
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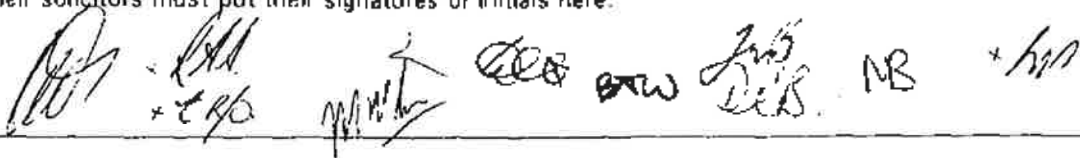
Continuation of "Attestation"

 <u>Robert Andrew SUTHERLAND</u> Signature or common seal of Grantor	Signed in my presence by the Grantor ROBERT ANDREW SUTHERLAND Signature of Witness  Witness to complete in BLOCK letters <i>(unless typewritten or legibly stamped)</i> Witness name Bruce Thomas WAGG Occupation Solicitor MASTERTON Address
---	---

 <u>Elaine Robin SUTHERLAND</u> Signature or common seal of Grantor	Signed in my presence by the Grantor ELAINE ROBIN SUTHERLAND Signature of Witness  Witness to complete in BLOCK letters <i>(unless typewritten or legibly stamped)</i> Witness name Bruce Thomas WAGG Occupation Solicitor MASTERTON Address
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 Director  Director Signature or common seal of Grantor	Signed in my presence by the Grantor CAWTH TRUSTEES LIMITED Signature of Witness Witness to complete in BLOCK letters <i>(unless typewritten or legibly stamped)</i> Witness name Occupation Address
---	---

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.


 [Handwritten initials and signatures including: RAS, +CRP, [unclear], [unclear], [unclear], MB, +HP]

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

1/12/00

page

4

of

5

pages

Continuation of "Attestation"

<p><u>[Signature]</u> Mark William BENSEMAN</p> <p><u>[Signature]</u> Margaret BENSEMAN</p> <p>Signature of common seal of first grantees</p>	<p>Signed in my presence by the first grantees MARK WILLIAM BENSEMAN & MARGARET BENSEMAN</p> <p>Signature of Witness <u>[Signature]</u></p> <p>Witness to complete in BLACK letters (unless typewritten or legibly stamped)</p> <p>Witness name Bruce Thomas WAGG</p> <p>Occupation Solicitor</p> <p>MASTERTON</p> <p>Address</p>
---	---

<p><u>[Signature]</u> Thomas William BUNNY</p> <p><u>[Signature]</u> Diana Katherine BUNNY</p> <p>Signature of common seal of second grantees</p>	<p>Signed in my presence by the second grantees THOMAS WILLIAM BUNNY & DIANA KATHERINE BUNNY</p> <p>Signature of Witness <u>[Signature]</u></p> <p>Witness to complete in BLACK letters (unless typewritten or legibly stamped)</p> <p>Witness name</p> <p>Occupation</p> <p>Address</p>
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[Signatures]

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated 1/12/00

page 5 of 5 pages

Continuation of Estate or Interest or Easement to be Created

#57A/176 & 57A/177

telecommunications

The first grantees, second grantees and third grantee ("the Transferee") shall have the right to convey water and electricity over that part of the land in Certificate of Titles # (the servient tenement) marked G, H and "F" on DP 89357 being forever appurtenant to the land of the Transferee contained in the first grantees' title SSC/27, the second grantees' titles SSC/25 and SSC/26 and the third grantee's title 56B/24 ("the dominant tenement")

Terms, Conditions, Covenants or Restrictions in respect of the Easements

1. As to electricity in addition to the rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 and the Ninth Schedule to the Property Law Act 1952 and all the terms therein mutatis mutandis shall apply hereon;

- (a) The registered proprietor of the dominant tenement has the right (in common with the registered proprietor of the servient tenement) to lead and convey electricity, electric impulses, gas and any other form of energy without interruption or impediment (except during periods of necessary renewal and or repair) from the public road adjoining the servient tenement by means of conduits, wires, cables or pipes installed over or under the surface of the energy supply area to the dominant tenement.
(b) Any costs, not borne by an energy company or other authority, of installing, laying, erecting, renewing, altering or repairing such parts of the wires, poles and accessories as are used in common by the registered proprietors of any parcels of land entitled to use such wires, poles and accessories shall be borne in equal shares by such of the registered proprietors as use such common part.

2. It is recorded that the present pump, bore, pipes and water supply utilities and improvements ("the water works") on the water supply easement line F are the property of the dominant tenement and any rights to use, and connect to, and draw water by or from or through or over the water works shall be on such terms and subject to such conditions as the dominant tenement shall require ("the terms") and all usage of the water works shall be subject to and regulated by the terms as if they were expressed in this easement.

3. All differences and disputes which shall arise between the parties hereto or their successors in title or any of them touching or concerning the easements hereby created or any act or thing to be done, suffered or omitted in pursuance hereof or touching or concerning the constructions of these presents shall be referred to arbitration in accordance with the Arbitration Act 1996 or any amendment thereto or re-enactment thereof for the time being in force.

4. As to telecommunications the terms of the easement shall contain all the rights and powers (mutatis mutandis) pertaining to the right to convey water as set out in the Seventh Schedule to the Land Transfer Act 1952 and shall include the right to install poles and suspend wires therefrom.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Handwritten signatures and initials of the parties and witnesses, including names like J.A. D.B., MB, and others.

Annexure Schedule

TRANSFER

Dated

Page

of

Pages

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General
of Land under No. 1997/1017

TRANSFER

Land Transfer Act 1952

W/F *Amendment*

*Creates right to convey water
& electricity over part
of L.F.C. 1-4 15/8/21
Lots 1-3 15/8/21
Lot 4 15/8/21
15/8/24*

Law Firm Acting

N.Z. Law
142-002

*57A/176
57A/177
554/25
554/26
554/27
568/24*



This page is for Land Registry Office use only.
(except for "Law Firm Acting")

9 30 12 FEB 01 B 821607.9

Hello Paul re: Cape Palliser Lighthouse

I have enclosed a download from Maritime NZ about our lighthouse. There is quite a lot of information and I am not sure how much space there would be & what to include. It is all very interesting & relevant.

To provide more space I have just gone through and deleted headings. I hope this is satisfactory.

Regards

Carol Hawkins (Trevor)

Cape Palliser Lighthouse

Cape Palliser Lighthouse is located on the south eastern side of the Wairarapa coast, a couple of hours drive from Wellington City.



Technical details

Location: latitude 41°37' south, longitude 175°17' east

Elevation: 78 metres above sea level

Construction: cast iron tower

Tower height: 18 metres

Light configuration: 2nd order Fresnel lens, illuminated by a 1000 watt incandescent bulb

Light flash character: white light flashing 2 times every 20 seconds

Power source: mains electricity

Range: 26 nautical miles (48 kilometres)

Date light first lit: 1897

Automated: 1986

Demanned: 1986

History of Cape Palliser Lighthouse

Cape Palliser features prominently in Maori history and the legends of Kupe. The area also featured in the colonisation of New Zealand.

The rugged coast and notorious Cook Strait gales contributed to many early shipwrecks. Six months before the light was lit in 1897, a ship was wrecked within 4 miles of the new tower and 12 of the 21 crew drowned. While a light on Cape Palliser reduced the number of shipwrecks, the area still remained hazardous for the unwary.

The tower at Cape Palliser has been painted with red and white stripes to make it stand out from the hills behind it. There are only two other lighthouses in New Zealand with stripes, rather than the standard plain white. Dog Island Lighthouse and Cape Campbell Lighthouse have black and white stripes.

Operation of the Cape Palliser light

Cape Palliser lighthouse is still fitted with the original Fresnel lens, which was installed in 1897.

In 1954 the light was converted from oil to diesel-generated electricity. In 1967 it was connected to mains electricity. A diesel-electric generator provides standby emergency power.

The lighthouse was automated and the keepers were withdrawn in 1986.

The light is monitored remotely from Maritime New Zealand's Wellington office.

Life at Cape Palliser light station



Owing to its isolation in the early days, life at Cape Palliser created its own unique problems for the keepers and their families.

The original access to the lighthouse was a dirt track up a 58 metre-high cliff. This was a dangerous walk for the keepers, especially in stormy weather.

In 1912 a set of 258 steps were built up to the tower, which provided the keepers with much safer access, although still a physically demanding walk.

Stores were delivered to the station every 3 months. If the seas were too rough, the stores could be landed at the more sheltered Kawakawa Bay, some 6 kilometres away. The Cape

Palliser letter book is filled with countless tales of stores being lost during the unloading process.

With the storage buildings and keepers' homes at sea level, the unloading was easier than at many other stations where goods had to be hauled up cliffs using a trolley on rails. The keepers still had to haul the light supplies (oil and kerosene) up the cliff face to the light station. They did this on a railway, using a hand winch.

When the lighthouse was eventually connected to the nearby settlements by road, keepers would collect their mail and supplies once a week from Pirinoa.

Access to Cape Palliser Lighthouse

Cape Palliser lighthouse is accessible to the public. It can be reached on foot from the road end at Cape Palliser. There is no public access to enter this lighthouse.

The keepers' houses can be seen from beside the lighthouse steps. They are now both privately owned.

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Stores were delivered to the station every 3 months. If the seas were too rough, the stores could be landed at the more sheltered Kawakawa Bay, some 8 kilometres away. The Cape Palliser letter book is filled with countless tales of stores being lost during the unloading process. The keepers had to haul the light supplies (oil and kerosene) up the cliff face to the light station. They did this on a railway, using a hand winch. When the lighthouse was eventually connected to the nearby settlements by road, keepers would collect their mail and supplies once a week from Pirinoa.

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Sample Sign Designs



Department of Conservation
Te Kaitiaki Take Kōwhiri

Big Bush Conservation Area

Teetotal Recreation Area—Mountain Bike Tracks

The Teetotal Recreation Area is a multi-use area offering a range of activities including recreation that needs little or no support. The area is located through the area's open grassland and scrubland and is a natural habitat for a diverse range of native and introduced species. The area is a popular spot for walking, cycling, and horse riding. The area is a natural habitat for a diverse range of native and introduced species. The area is a popular spot for walking, cycling, and horse riding.

All areas must be used in a responsible manner, including environmental care for the area. The area is a natural habitat for a diverse range of native and introduced species. The area is a popular spot for walking, cycling, and horse riding.

Public conservation land

- The reserved DOC sharing points are located at the Teetotal Recreation Area and are available for all users.
- The Teetotal Recreation Area is a natural habitat for a diverse range of native and introduced species. The area is a popular spot for walking, cycling, and horse riding.

Nelson Forests Ltd lands

All permissions for Nelson Forests Ltd land are available at their own risk. Nelson Forests Ltd are responsible for any damage or loss that may occur on their land.

Mountain Bike Track Types

Track Type	Description
Blue	Easy to ride, suitable for all ages and abilities.
Green	Intermediate, suitable for experienced riders.
Red	Advanced, suitable for expert riders.
Black	Expert, suitable for elite riders.

For your safety

- Always wear your seat belt and all other safety gear when riding a motor vehicle.
- Always wear your seat belt and all other safety gear when riding a motor vehicle.
- Always wear your seat belt and all other safety gear when riding a motor vehicle.

DOC HOTLINE
0800 009 009



Our Tallgrass Prairie

Why is This Place special?

Prairies are open grassland habitats. Most of the prairie land found in North America have all but disappeared, but to agriculture and development. But there are patches that still exist, some small and some large. You are standing in one of these remarkably rare patches, known as a prairie remnant. Many people are familiar with the prairie that once covered the interior of the northern United States and southern Canada, but are often surprised to learn that prairies have never fully returned to our western landscape.

Did You Know?

Prairies are one of the most diverse and productive ecosystems in the world. They are home to a wide variety of plants, animals, and insects. In fact, prairies are home to more species of birds than any other ecosystem on the continent.

The Spirit of Fire

Fire is a natural and important part of prairie ecology. It helps to clear away dead and dying plants, allowing new growth to take root. Fire also helps to maintain the soil's fertility and to control invasive species. Without fire, prairies would quickly become overgrown and lose their unique character.

Home Sweet Home

Prairies are an important habitat for many native plants and animals. The tall grasses provide food and shelter for a wide variety of species, including birds, insects, and small mammals. The prairie also plays a vital role in the water cycle, helping to filter pollutants and recharge groundwater.

Big Bluestem
This tall grass is a dominant species in tallgrass prairies. It has a distinctive blue-green color and a thick, fibrous root system.

Prairie Coneflower
This vibrant yellow flower is a common sight in prairie fields. It attracts a variety of pollinators, including bees and butterflies.

Yellow Wildflower
This bright yellow flower is a common sight in prairie fields. It attracts a variety of pollinators, including bees and butterflies.

Prairie Pink
This delicate pink flower is a common sight in prairie fields. It attracts a variety of pollinators, including bees and butterflies.

Rough Blazing Star
This vibrant orange flower is a common sight in prairie fields. It attracts a variety of pollinators, including bees and butterflies.

Pink & White Aster
This delicate pink and white flower is a common sight in prairie fields. It attracts a variety of pollinators, including bees and butterflies.

Independence Lake County Park
Washington County Parks and Recreation Commission

WINGFIELD PINES CONSERVATION AREA

WHAT YOU'LL FIND AT THIS SITE

FEATURES

- 1. BANK SYSTEM**
The Wingfield River has a natural bank system that is important for maintaining the river's flow and preventing erosion. The bank system is made up of a variety of plants and trees that help to stabilize the soil and prevent erosion.
- 2. BEAR & BUNGE**
The Wingfield River is home to a variety of fish, including bear and bunge. These fish are important for the local ecosystem and are a popular sport for anglers.
- 3. NATIVE GRASS MEADOW**
The Wingfield River is home to a variety of native grasses and meadows. These meadows are important for maintaining the river's flow and preventing erosion.
- 4. WOODLAND AREA**
The Wingfield River is home to a variety of trees and woodlands. These woodlands are important for maintaining the river's flow and preventing erosion.

TRAILS

There are several trails in the Wingfield Pines Conservation Area, each offering a different experience. The trails are well-maintained and provide a great opportunity to enjoy the natural beauty of the area.

- 1. WITON AND EVIDEM**
This trail is a great place to enjoy the view of the river and the surrounding landscape. It is a well-maintained trail that is suitable for all levels of hikers.
- 2. MEADOW AREA**
This trail is a great place to enjoy the view of the river and the surrounding landscape. It is a well-maintained trail that is suitable for all levels of hikers.
- 3. CRICKETS TRAILS**
This trail is a great place to enjoy the view of the river and the surrounding landscape. It is a well-maintained trail that is suitable for all levels of hikers.
- 4. WOODLAND AREA**
This trail is a great place to enjoy the view of the river and the surrounding landscape. It is a well-maintained trail that is suitable for all levels of hikers.

ECOLOGY

The Wingfield Pines Conservation Area is home to a variety of wildlife species. The area is a great place to observe and enjoy the natural beauty of the area.

RECEIVED
- 2 NOV 2015

2 November 2015

Paul Crimp
CEO
South Wairarapa District Council
PO Box 6
Martinborough 5741

Dear Paul

KOHUNUI MARAE REPRESENTATION ON THE SWDC MAORI STANDING COMMITTEE

On behalf of The Kohunui Marae Trustees I would like to confirm that Francis John McNally- TeMaari has been elected to represent Kohunui Marae on the SWDC Maori Standing Committee.

Yours sincerely



Anne Firmin
Secretary
Kohunui Marae Trustees
3 Malcolm Street
Martinborough 5711

18 November 2015

Ngaere Webb
webb_n96@xtra.co.nz

Dear Ngaere

TE MIHA CRESCENT

Thank you for coming to speak to members of the Maori Standing Committee on the 27 July regarding moving the road name Te Miha Crescent Kawakawa to a road in Ngawi to commemorate your family owning land in Ngawi since the 1800's.

Council officers have located some information regarding road naming within the Ngawi subdivision from a book by Jim Graydon 'On the edge Wairarapa's Coastal Communities' (available at the Martinborough Library), and it appears that Ngawi roads were named after lengthy discussion with the Tuhirangi-Waihenga Maori. Although the book doesn't say that 'Hemi' Street in Ngawi was named after Hemi Te Miha, it is possible the name may be in recognition of Hemi Te Miha and the family connection to the area. As you noted in your presentation to the Maori Standing Committee, there is also an historical family connection to the Kawakawa area which is likely acknowledged by the Te Miha Street name in that area.

I have attached the road naming policy that is currently in effect. It outlines the process for changing road names. Should further subdivisions be created in Ngawi, the Maori Standing Committee will be able to provide input into naming of roads and at that time can seek input from your family. Note that Council policy does not allow new road names to be the same as another road in the district.

If you have any queries on road naming, please feel free to discuss them with Tim Langley, Council's Roading Manager.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Suzanne Clark'.

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

cc: Tim Langley, Murray Buchanan



Picking agar was a profitable past time in the 1970s and 1980s. After drying on the racks, the weed was baled and the trucked north. (Photos: Sams, Wyeath (Inset).)

Murray Nix's woolshed, sub-leased for the purpose. When the shed was full, or shearing time approached, the bales were trucked north. In times of high prices there were a number of trips each year. With his health declining, Bill handed the agency over to Darlene and Selwyn Joyce in 1985, but by the early nineties the need for an agency had petered out. A few retired residents still supplement their income this way and one or two hold licenses to pick the more profitable 'paddle weed', *celonia radiata*, but weed picking is not the significant activity it was.

Through the 1970s and 1980s Ngawi continued to evolve into one of the few genuine fishing villages in the country. From the scattering of flimsy baches

linked to the road by rough grass tracks, a thriving community had developed. A 1988 estimate numbered 60 permanent residents with a holiday population at least as large again. Some fishermen had young families, and there were enough children to fill the school bus to Pirinoa. In June 1987 a play group was set up to cater for 10 children under four years-old.

As the number of baches increased it became clear that the informal 'squatter' arrangements needed to be formalised. A subdivision plan was drawn up in the 1960s and sections were on sale from 1967. Never an organisation to rush things, the Featherston County Council waited until 1972 to choose the street names, and only after lengthy discussion with the Tuhirangi Wahenga Maori. The subdivision was a once only opportunity to buy into the village. There have been no further developments at Ngawi and shadowy intentions of expanding it southwards have been abandoned, leaving a few of the original baches surviving there on a ground rental basis.

Given the mess made of many coastal settlements in areas like the Coromandel and Northland there was much to commend about the Ngawi development. It laid out a compact settlement of 91 residential sections with land set aside for community purposes and sites for utilities. Land between the road and the foreshore became a reserve. The street plan for the subdivision was fitted around the existing baches, and their owners took the opportunity to buy their sites. Better houses now made their appearance. Bach owners still outside the subdivision moved to more formal leasing arrangements with the Maori land owners. The development was not perfect. Developers were not required to seal roads and provide appropriate kerbing and channelling as they are today. This would be a significant issue for some time. Dust was not just a continual nuisance in summer, it also found its way



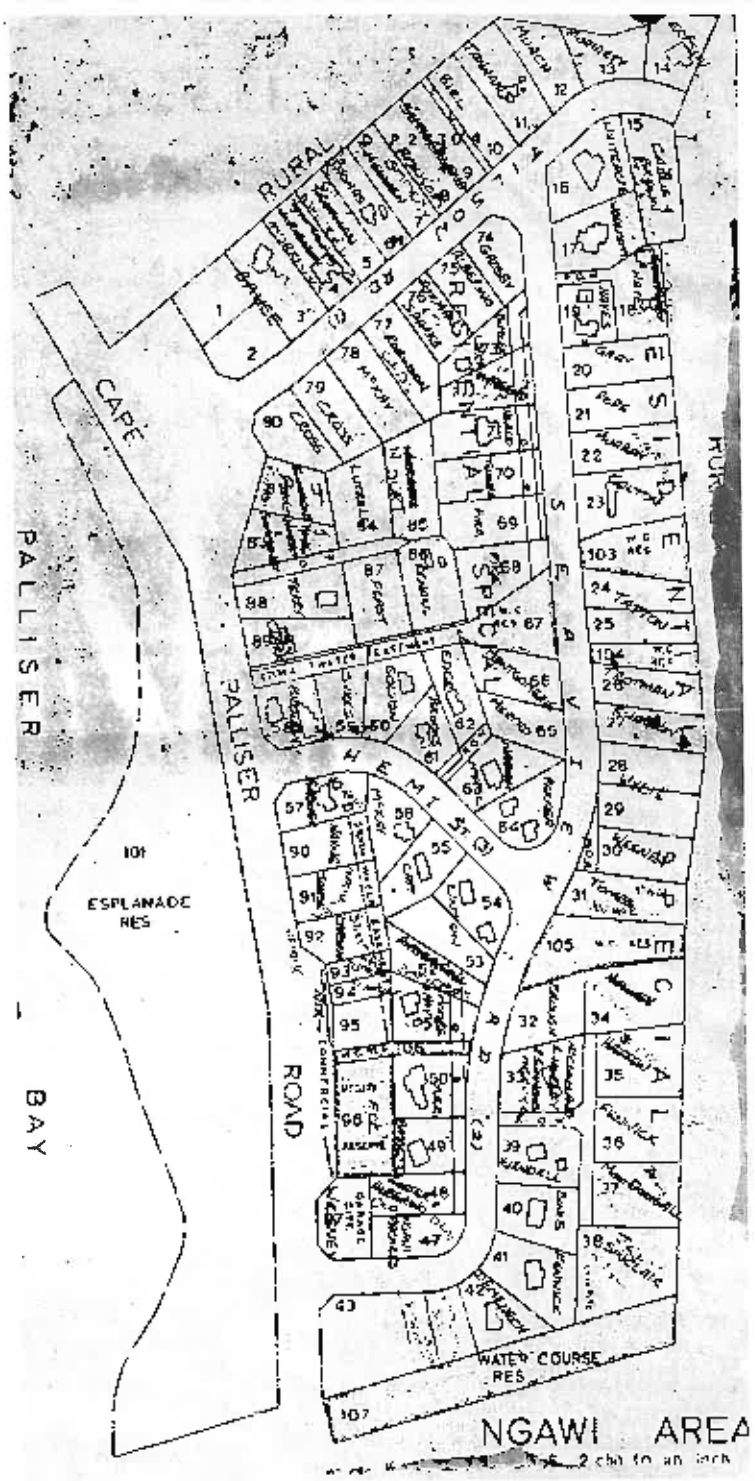
into rain water which most houses suddenly became steep in places the fords still available from real problem of catch and had improved the Ngawi Stai householders

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 Maori land owners.
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 provide appropriate
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 me. Dust was not just
 : it also found its way

into rain water tanks, contaminating the water on
 which most households depended.
 Subdivision and legal title did not mean living
 suddenly became comfortable. Road communications
 were still difficult. The route north was winding and
 steep in places, unscaled and dusty in the summer,
 the fords still impassable for days in bad weather.
 There was no water reticulation or sewage. Power was
 available from 1965, but power cuts were frequent, a
 real problem in a place where reliable refrigeration
 of catch and bait were vital. Telephone connections
 had improved since the days residents could only use
 the Ngawi Station phone, but until 1990 five or more
 householders shared each party line. There were times

when the amperage of the line would be too low to
 make calls out of Ngawi. Residents would start cranking
 the handles on their sets at once, drastically boosting
 the current. Until Murray Nix built a new two-storey
 house with a small general store underneath, there
 were no shops. A regular rural delivery mail service
 could bring in provisions from the Pirinoa store, but
 bigger supermarkets were more than an hour's drive
 away.
 Education was a problem. A number of the fishermen
 had young families but the closest primary school was
 at Pirinoa, the nearest secondary school in Greytown.
 The school bus service to Pirinoa began in the late



An early plan of the Ngawi
 subdivisions. The names
 listed are a veritable who's
 who of Ngawi denizens.
 (Photo: Wairarapa
 Archive.)



Policy on Naming of Public Roads, Private Roads and Rights-of-Way

1.0 RATIONALE:

The South Wairarapa District Council is responsible for naming roads within its boundaries. A consistent and comprehensive approach is needed for naming of roads in the District. Roads are named to ensure ease of identification for the Council, the public and key services such as emergency, postal and utility services. The Council is empowered to name roads under Section 319A of the Local Government Act of 1974. The procedures under which the Council wishes to achieve the abovementioned objectives are defined below.

2.0 PURPOSE:

To set out guidelines and standards relating to the naming of public roads, private roads and rights-of-ways in the South Wairarapa District. The Council's policy will apply to new or unnamed roads, both public and private, including roads with existing names that may be locally, but not officially, recognized and will also apply to proposals to change the name of an officially named road. The policy also includes areas that would benefit from an official address for identification purposes such as private rights-of-way serving more than four lots. This policy is critical for correct addressing, which is used by emergency services, making our community safer.

3.0 DEFINITIONS (for purposes of this Policy only):

Road – A generic term that for the purposes of this policy only encompasses public roads, private roads and rights-of-ways that serve more than four lots.

Private Road – any roadway, place or arcade laid out on private land by the owner thereof intended for the use of the public generally. Private roads are not maintained by the Council but shall be formally named for the reasons set out in Sections 1.0 and 2.0 of this Policy.

Public Road – Any road open to public travel that is under the jurisdiction of and maintained by the Council.

Rights-of-Way (Private Way) - An easement, a privilege to pass over the land of another, whereby the holder of the easement acquires a reasonable and usual enjoyment of the property, (normally the right to pass and re-pass) and the owner of the land retains the benefits and privileges of ownership consistent with the right of way easement. Rights-of-ways are not maintained by the Council but those rights-of-ways that serve more than four lots may be formally named for the reasons set out in Sections 1.0 and 2.0 of this Policy.

Suggested Suffixes – Terms such as “road”, “street”, “lane” etc. are to be used in circumstances appropriate to the physical situation, with the following suffix definitions acting as a guide:

Avenue	A wide straight road planted with trees on either side
Boulevard	A wide, main road, often planted with rows of trees
Circle	A street surrounding a circular or oval shaped space
Common	A street with a reserve or public open space along one side
Court	A short enclosed road, i.e. a cul-de-sac
Crescent	A crescent shaped street, generally with both ends intersecting the same street
Crest	A road running along the top or summit of a hill
Cul-de-sac	A short enclosed road
Drive	An especially scenic road or a main connecting route in a subdivision
Glade	A tree covered street or passage between streets
Green	As for Common, but not necessarily bounded by a reserve
Grove	A road that often features a group of trees standing together
Heights	A road traversing high ground
Lane	A narrow road
Lookout	A road leading to or having a view of fine natural scenery
Parade	A public promenade or road
Place	A short, sometimes narrow road
Ridge	A road along the top of a hill
Rise	A road going to a higher place of position
Road	A route between places, general usage
Row	A road with a line of professional buildings on either side
Street	A road that usually has houses on both sides
Track	A narrow country street that may end in pedestrian access
View	A road commanding a wide panoramic view across the surrounding areas
Way	A narrow road, often synonymous with lane

4.0 GUIDELINES:

4.1 GENERAL

- 4.1.1 The naming of roads provides a unique address to enable a property to be identified for power, telephone, mail and emergency services.
- 4.1.2 The Council is responsible for naming roads.
- 4.1.3 The Council will actively promote the formal naming of existing unnamed (or informally named) public or private roads and any rights-of-ways that serve more than four lots.
- 4.1.4 All approved road and rights-of-way names, both public and private, will be recorded in the Council’s GIS system and flagged as a public road, private road or rights-of-way.
- 4.1.5 This Policy will be reviewed and amended from time to time.

4.2 PROCEDURE FOR NAMING ROADS

- 4.2.1 Applications for naming all roads that are created or extended as part of a subdivision are required to be submitted as part of the resource consent process.
- 4.2.2 To assist Council in assigning a name, an application for subdivision consent where a road is proposed to be named shall include three possible road names to Council for consideration and approval. For rights of way serving more than four lots where it is proposed to name the right of way,

the users of the right of way shall jointly submit an agreed proposed name which shall be adopted by Council subject only to the guidelines for the selection of new road names being satisfied.

The names should be listed in order of preference with a brief statement of their significance. The applicant must also submit a concept/survey plan identifying the road, and pay the appropriate fee.

- 4.2.3 Once Council receives the application, it will check the suitability of the preferred and alternative names against its Policy.
- 4.2.4 The road naming application will be submitted to the relevant Community Board for a recommendation prior to consideration and decision by Council. The final decision to approve the name shall remain at the discretion of Council.
- 4.2.5 The Council will approve, amend or decline the name by way of a formal resolution adopted by Council.
- 4.2.6 Council will advise the applicant in writing of the decision.
- 4.2.7 Council will ensure that the road naming process is completed and the signs are installed at no cost to Council before the Section 224C certificate is prepared for issue. Performance bonds will not be accepted.
- 4.2.8 Applications for naming of existing roads are required to be submitted to the Council's Chief Executive Officer. The Council will consider and make a decision on the road name application and will follow steps 4.2.3 to 4.2.5.
- 4.2.9 The Council also requires to be consulted for naming of existing private roads and rights-of-way to ensure that a current or proposed name complies with Council policy and the various agencies to be informed are appropriately advised.
- 4.2.10 Applications for private road and rights-of-way names are to be submitted to the Council on a standard form that is available from the Council office after consideration by officers. Such applications will be submitted to the Council for the adoption of a name, or names.
- 4.2.11 Immediately after Council approves the name of any road, the Council will advise Land Information NZ, Quotable Value, Council's rating and GIS departments and all emergency services in the area of the name of the road.

4.3 GUIDELINES FOR THE SELECTION OF NEW ROAD NAMES

- 4.3.1 There must not be another road with the same name in the South Wairarapa District emergency services area; this includes same road names with a different suffix. However, existing roads with the same names as of the date of adoption of this Policy are allowed.
- 4.3.2 Identical names with different spellings will not be accepted (e.g. Beach, Beech).
- 4.3.3 The name should have significant local content or meaning.
- 4.3.4 Names are to be selected in proportion to the length of the road. Long names on short cul-de-sac's can be difficult to display on a map.
- 4.3.5 The end name for the roadway should be the one that most accurately reflects the type of roadway that it is.
- 4.3.6 All private roads and rights-of-ways serving more than four lots are to have the suffix "Lane" or "Way".
- 4.3.7 Where the road is a continuation of an existing named road, or

will in the future link to an existing named road, then the current road name will automatically apply.

- 4.3.8 Names are entirely at the discretion of Council, whether for policy reasons or for other considerations.

4.4 CHANGING EXISTING ROAD NAMES

- 4.4.1 Where there is uncertainty about a road name, generally the most recently gazetted name will be the officially recognized name for the road.
- 4.4.2 A name change will only be made if the Council considers that the change will result in a clear benefit to the community. Reasons for changing road names may include:
- To correct the spelling
 - To eliminate duplication in spelling or sound
 - To clarify a situation where more than one name is used for a road
 - To make geographical corrections
 - To assign different names to separate ends of a road with a permanently impassable section somewhere along the length
- 4.4.3 Where a road name is requested to be changed, a significant majority of residents and owners along the road must support the proposed change. The applicant shall also provide any history relating to the existing street name. The road name change report shall be presented to the relevant Community Board for comment prior to the Council meeting. However, the final decision to allow a road name to be changed and the new name of the road is always at the discretion of the Council.

4.5 SIGNAGE

- 4.5.1 If Council approves the name of a road as part of a subdivision, a standard Council road sign shall be created and erected at the applicant's expense. This requirement will usually be a Section 224 condition of resource consent.
- 4.5.2 Street signs on private roads and rights-of-ways must have the word "Private" under the street name and the applicant is required to pay for the sign, its installation and maintenance.
- 4.5.3 Repair, maintenance or replacement of any road sign for a private road or rights-of-way will not be at Council's expense.
- 4.5.4 Council will provide and erect nameplates and posts for existing public roads that are newly named (not part of a recent subdivision).
- 4.5.5 Council will maintain all road signs on public roads.
- 4.5.6 Where appropriate, and at the discretion of Council, when signage for a road that has a significant historic name is to be replaced, a sign plate may be erected that identifies the historic significance of the name.