



Maori Standing Committee

Minutes 18 March 2013

- Present:** Haami Te Whaiti (Chair), Gray Carter, Trevor Hawkins, Terry Te Maari, Rutu Namana, Michael Roera, Cr Solitaire Robertson and Cr Brian Jephson.
- In Attendance:** Mayor Adrienne Staples, Jen Olson (Resource Management Officer) and Suzanne Clark (Committee Secretary).
- Conduct of Business:** The meeting was held in the South Wairarapa District Council Chambers, 19 Kitchener Street, Martinborough. The meeting was conducted in public between 6:00pm and 7:50pm except where expressly noted.
- Public in Attendance:** Paora Ammunson and Rawiri Smith.

PUBLIC BUSINESS

Rutu opened the meeting with a karakia.

1. APOLOGIES

*MSC RESOLVED (MSC 2013/05) to receive apologies from Alex Webster.
(Moved Cr Jephson/Seconded Hawkins)*

Carried

2. PUBLIC PARTICIPATION

There was no public participation.

3. MAORI STANDING COMMITTEE MINUTES

3.1 Maori Standing Committee Minutes – 4 February 2013

MSC RESOLVED (MSC 2013/06) that the minutes of the Maori Standing Committee 4 February 2013 be confirmed as a true and correct record.

(Moved Cr Robertson/Seconded Roera)

Carried

3.2 Matters arising

There were no matters arising.

3.3 Action items

The Committee reviewed the action items list and updates were provided.

DISCLAIMER

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

4. OPERATIONAL REPORTS – COUNCIL OFFICERS

4.1 Officers' Report

The Committee reviewed the report and Mayor Staples spoke on the requirement of the Better Local Government Amendment Bill 2012 and the requirement for decisions to be cost effective. The reformed liquor laws, noise control, coastal rubbish collection and power outages at the Featherston UF treatment plant were discussed.

MSC RESOLVED (MSC 2013/07):

1. To receive the Officers' Report.

(Moved Namana/Seconded Carter)

Carried

2. Action 159: Mow the grass on the berm of Papawai and Pah Roads as it is a fire hazard; M Allingham

3. Action 160: Investigate whether an emergency generator is a viable emergency power supply option for the Featherston UF treatment plant; M Allingham

4.2 Resource Management Timeframes Report

The Committee reviewed the report and the Resource Management Officer undertook to check resource consents against ArchSite before forwarding them to members for comment. Consents that could be processed within the 20-day timeframe would be placed on meeting agendas and resource consent notification emails would be sent to members. Depending on the issue, legislation made provision for limited notification and/or a 'stop the clock' facility.

MSC RESOLVED (MSC 2013/08):

1. To receive the information.

(Moved Gray/Seconded Te Maari)

Carried

2. Action 161: Write a media article and/or rates newsletter article targeting developers and encouraging early consultation with Maori; Haami Te Whaiti/Paora Ammunson

4.3 Draft Coastal Reserves Management Plan

The Resource Management Officer presented the background of the Draft Coastal Reserves Management Plan and answered questions.

It was agreed that the following items be included as Committee feedback on the Draft Plan.

1. Members were concerned that improvement of the coastal area would encourage more people to stay for longer periods of time and put pressure on the coast and services. What is the strategy for dealing with increased tourism to the area?
2. Cross reference the Draft Plan with ArchSite to determine if there are any known cultural sites.

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3. Obtain Historic Places Trust advice regarding interpretation of a midden in the Ngawi reserve.
4. Waahi tapu to be added to Policy # 18.
5. Erect signs at sites of significance (historic, cultural, archeological or waahi tapu) and create an interpretation and identity trail across the coastal area. This project could potentially qualify for outside funding and the project could sit under the MSC.
6. Talk with Walking Access Commission and land owners suggesting access over private land be granted to allow access to marginal strips and esplanade reserves.
7. Include an emergency exit from reserves should people get caught by high tide and a flooding river.

Members requested a walk over with the new CEO (when appointed) of the South Wairarapa coastal area.

MSC NOTED:

1. Action 162: Provide the Camping in Coastal Areas Bylaw to MSC members; P Crimp

5. RESOURCE CONSENTS:

- 5.1 Proposed 4 Lot Rural Subdivision on Kahutara Road, the Tahora Dairy Land (Lot 2 DP 4854, CT WN281/4)

The Resource Management Officer undertook to cross reference resource consent applications with ArchSite before sending them to MSC members for comment.

Members were not aware of anything of concern at the proposed subdivision site and were happy for the resource consent to proceed following confirmation of a negative finding on ArchSite.

MSC RESOLVED (MSC 2013/09):

1. To receive the information.
(Moved Roera/Seconded Cr Jephson)
2. Action 163: Check ArchSite and provide the findings to MSC members on the proposed 4 Lot Rural Subdivision on Kahutara Road, the Tahora Dairy Land (Lot 2 DP 4854, CT WN281/4) and ensure consent is subject to a discovery protocol; V Tipoki

Carried

- 5.2 Proposed 2 Lot Rural Subdivision at 167a Ponatahi Road, Martinborough (Lot 4 DP64829, CT WN38A/281)

Members were not aware of anything of concern at the proposed subdivision site and were happy for the resource consent to proceed following confirmation of a negative finding on ArchSite.

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MSC RESOLVED (MSC 2013/10):

1. To receive the information.

(Moved Roera/Seconded Cr Jephson)

Carried

2. Action 164: Check ArchSite and provide the findings to MSC members on proposed 2 Lot Rural Subdivision at 167a Ponatahi Road, Martinborough (Lot 4 DP64829, CT WN38A/281); V Tipoki

5.3 Proposed Moroa Subdivision RC 130015

The Committee discussed the resource consent request and the Resource Management Officer answered questions relating to the consent and properties with European history.

Rutu Namana closed the meeting with a karakia.

Confirmed as a true and correct record

.....Chairperson

.....Date

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**Maori Standing Committee
Action Items
From 18 March 2013**

Ref #	Meeting	Date	Action Type	Responsible Manager	Action or Task details	Status	Notes
46	MSC	4-Feb-13	Action	Paul	Provide the Maori Standing Committee with a copy of the Martin Jenkins report when it became available	Actioned	
47	MSC	4-Feb-13	Action	Mark	At the next WREMO meeting, enquire how other areas are utilising their local marae and advise that South Wairarapa Maori wish to be involved and assist with CDEM preparation and coordination	Open	Team leaders from MBA, GTN and FSTN to attend the MSC on the 17 June and discuss.
48	MSC	4-Feb-13	Action	Paul	Locate a list of artificial defibrillator locations and holder contact details in the local communities. If an up to date list can not be located invite the Community Boards to update the list and consider the best method of advising the public of the locations	Actioned	Agenda item for April/May community board meetings.
159	MSC	18-Mar-18	Action	Mark	Mow the grass on the berm of Papawai and Pah Roads as it is a fire hazard	Actioned	Letter issued to Michael Roera 15/4/13
160	MSC	18-Mar-18	Action	Mark	Investigate whether an emergency generator is a viable emergency power supply option for the Featherston UF treatment plant	Actioned	Portable power generation can be used in emergency situations where mains power is not available due to an event. Two generators would be required: • One to run the UF plant needs to have a capacity of 200 kVA and • The second generator of 110 kVA capacity is required for the river lift pumps at a different location. These generators are readily available for hire (if in stock) and can be in place within a half a day including hard wiring in. The cost to hire would be in the vicinity of \$246 per day (weekly \$812) for the 110kVA and \$287 per day (weekly \$947) for the 200kVA unit. Establishment to site is \$938 each way.
161	MSC	18-Mar-18	Action	Haami/Paora	Write a media article and/or rates newsletter article targeting developers and encouraging	Open	

Ref #	Meeting	Date	Action Type	Responsible Manager	Action or Task details	Status	Notes
					early consultation with Maori		
162	MSC	18-Mar-18	Action	Paul	Provide the Camping in Coastal Areas Bylaw to MSC members	Actioned	
163	MSC	18-Mar-18	Action	Vanessa	Check ArchSite and provide the findings to MSC members on the proposed 4 Lot Rural Subdivision on Kahutara Road, the Tahora Dairy Land (Lot 2 DP 4854, CT WN281/4) and ensure consent is subject to a discovery protocol	Actioned	Archsite information provided to MSC members.
164	MSC	18-Mar-18	Action	Vanessa	Check ArchSite and provide the findings to MSC members on proposed 2 Lot Rural Subdivision at 167a Ponatahi Road, Martinborough (Lot 4 DP64829, CT WN38A/281)	Actioned	Archsite information provided to MSC members.

MAORI STANDING COMMITTEE

6 MAY 2013

AGENDA ITEM 4.1

OFFICERS' REPORT

Purpose of Report

To update community boards and the Maori Standing Committee on Corporate Support, Infrastructure and Services and Planning and Environment Group activities.

Recommendations

Officers recommend that the Committee/Community Board:

1. *Receives the information.*

CORPORATE SUPPORT GROUP REPORT

1. Executive Summary

The 2013/14 Annual Plan has been a key focus. The next workshop is planned for 3 April following the Council meeting with the draft due for adoption Tuesday 17 April.

Governance matters have taken a new importance for the Writer, with a couple of interesting meetings being attended, including reviewing and providing feedback (with the MCD and CDC CE's) on the Martin Jenkins draft report.

John O'Connell has been appointed our new Audit Director, taking over from Leon Pietersie. This follows Audit New Zealand's policy of rotating Directors every six years. John has previously been an Audit Director for SWDC.

Our Bankers (BNZ) presented various topics last week. The Economy seems to be trundling along, however it is the BNZ's view that the economy is still delicate. Confidence is higher than it has been for a while. Also, it would appear that the global economy is recovering from any financial shock quicker than in the past.

A pleasant morning was spent at Sandy Bay discussing issues around the lease. It is intended Sandy Bay be included in the coastal reserves management plan to ensure consistency of approach.

We welcome Brandon Dittmer to the engineering team. Brandon will take over from Simon Leary who is moving on for personal reasons.

Mike Sims, one of our BCO's, has also decided to move on, and we welcome Derek Staines (back) to the building team.

Discussions continue on the utilization of City Care's customer request system for all SWDC customer requests. City Care's system is web based and can be used and managed from any location.

2. Discussion

2.1 Rate Arrears

Efforts continue on rate arrears. The table below outlines the situation as at 11 February 2013, and excludes multi ownership Maori land.

Date	Amount \$'000	Number	Days since instalment due	SWDC component \$'000 (81%)
30 June 2011	\$851	631	31	\$689
1 August 2011	\$780	463	64	\$632
28 November 2011	\$969	760	7	\$785
1 March 2012	\$925	690	7	\$740
16 March 2012	\$830	602	23	\$672
23 March 2012	\$790	555	30	\$640
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

The fragility of rate arrears has unfortunately reared its ugly head. I have no view on why this instalment has increased, however we will be pursuing the outstanding amounts as usual.

2.2 Sandy Bay

Draft lease conditions have been received from Hiwi trust and these will be reviewed in the next week or so. I spoke to our valuers who indicated the price may have been at the high end of the range but was "reasonable".

2.3 Annual Plan

The next workshop is planned for April 3 (after the Council meeting).

The Draft Annual Plan is due for adoption 17 April, and we are on track to achieve this.

2.4 Governance

I attended my first Governance meeting last week, and have provided feedback to the Martin Jenkins draft report on financial viability. This report is due to be presented to the Governance working party on 26 March.

Contact Officer: Paul Crimp, Group Manager Corporate Support

PLANNING & ENVIRONMENT GROUP REPORT

1. Planning

1.1 Resource Consents

1.1.1. Consent statistics

Officers processed 12 resource consents since 1 February 2013, 92% of which were completed within the statutory timeframes (one resource consent fell outside the timeframe). Officers now provide detailed fortnightly updates on all consents direct to Councillors, Community Board and Maori Standing Committee members, so consent details are not listed here.

1.1.2. La De Da 2012/13 festival debrief

Resource Consent 3932 was issued in 2010 allowing the La De Da New Year's Eve festival to take place at Daisy Bank Farm, Dry River Road, Martinborough, for three consecutive years. After each annual event officers and festival organisers meet to discuss the consent conditions and whether any of them need to be changed. This year's debrief meeting was held on 18 March 2013. Officers agreed that the festival went well on the day but that some minor changes to conditions are required. At the time of the Council meeting a formal review process is underway to make those (yet to be determined) minor changes.

1.2 Policy

1.2.1. Plan Changes

The submission period has closed for Wairarapa Combined District Plan Changes (the process being administered by the Masterton District Council) which were initially notified on 22 November 2012. Plan Change 8 has had no submissions. Plan Changes 6 and 7 did attract submissions and will therefore be re-notified for further submissions.

2. Building

2.1 Building consents

Processing statistics for: 1 February 2013 to 28 February 2013

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	29	280	24	N/A
Consent processing performance (within 20wd's)	100%	97.27%	100%	90%
COA processing performance	N/A	N/A	N/A	N/A
CCC processing performance	100%	98.11%	95.83%	100%

COA Certificate of Acceptance

CCC Code Compliance Certificate

Consents granted by project: 1 February 2013 to 28 February 2013

Type	No. of consents	Value
Factories - alterations & additions	1	284,000
Swimming Pools & Spa Pools	1	45,000
Marquees	1	850
Implement Shed - farm building	1	8,100
Spa/Swimming Pool	1	40,000
Garage	3	81,000
Motel	1	300,000
Dwelling - unattached	3	335,001
Dwelling - alterations	5	305,002
Relocation - dwelling	1	50,000
Heater	1	5,000
Solid Fuel Heater	1	3,500
	20	1,457,453

Building consent numbers from 1 July 2012 to 21 March 2013 show as 308. For the same period the year before the number was 231.

2.2 Enforcement

None to report.

2.3 Policy

None to report.

2.4 Other matters

The building department continues to be busy with new building consent applications and inspections. As shown above there has been an increase in building consent numbers compared with the previous month last year and an increase in the year to date numbers.

The quality of building consent documentation submitted to council continues to be a problem. This was to be addressed in the introduction of the Licenced Building Practitioners (LBP) scheme introduced in March of last year. However, evidence that a higher level of documentation is still to be seen. Consents are placed on hold where insufficient information has been supplied creating frustration for the applicants.

The departments new Plumbing and Drainage Inspector has started and has settled in well. Derek has already shown a level headed, polite approach to dealing with queries and issues. Derek is a great asset to the building team.

3. Environmental Health

3.1 Liquor Licensing

3.1.1. More FM concert Martinborough:

Council staff actively monitored the liquor licence conditions imposed. The event operated under a comprehensive alcohol management plan. Overall the event was well run.

3.1.2. Liquor Licencing Numbers

Ten Liquor Licences were issued in the month of February 2013.

- One Off Licence was issued.
- Two On Licences were issued.
- Six General Manager's Certificates were issued.
- No Temporary Authority's were issued.

3.1.3. Sale and Supply of Alcohol

POLITICAL DECISION-MAKING

The following table shows a timeline of decisions that are likely to arise.

March	Identify likely resource implications to implement Act
March-April	Consider District Licencing Committee (DLC) options (based on volume of applications)
April	Ministry of Justice releases new fees regime discussion document
May-June	Start identifying potential DLC members
July-August	Ministry of Justice consultation on draft regulations (except fees)
September	Ministry of Justice consultation on draft fee regulations
September	DLC members identified
October-November	Training for DLCs and inspectors
December 18	New Act goes live

The two major work activities required are:

District Licensing Committee

The DLC process should be started now. Below are some key steps.

1. Determine the resources and systems required to implement the legislation, and where it is possible and appropriate, include these into the Annual Plan, for example:
 - the resources and business systems necessary for supporting the DLC(s) and inspectors
 - systems necessary to ensure inspectors can operate independently
 - methods for communicating with the public, applicants, and objectors.

2. Determine the number of DLCs that are likely to be required. This will depend on the volume of all applications for the district:

- number of unopposed and opposed applications
- by licence type (i.e. on-licence, off-licence, club and special licences)
- level of objections (by type or location)
- over a period of years (e.g. the last 3 years)
- outcome (was licence issued, withdrawn, declined).

3. Establish the DLC(s) and appoint members. The number of DLC(s) will depend on the likely volume of applications and that the DLC(s) will be considering all applications. You may want to consider:

- whether to have a joint list of community members with another TA
- whether to appoint an elected member as chair or a commissioner
- identifying key people in your community to appoint to your DLC(s).

LGNZ is preparing guidance to assist identifying and appointing appropriate people in the community. LGNZ will also be offering a webinar to help councils with their decision-making on issues relating to DLCs.

LGNZ and the Ministry of Justice will be offering training to all DLC members. This will be available late October – November

4. Appoint and train the inspectors:

- inspectors will need to be re-appointed by the Chief Executive under the new Act
- training is being developed for all enforcement agencies including inspectors
- the first set of training should be available April-May, followed by a second module October-November.

Local Alcohol Policies

The LAP is optional however where it is in place the licensing bodies will have to consider LAP's when deciding licence application.

A LAP is essentially a set of decisions made by each TA about the sale and supply of liquor for its geographical area.

A LAP will be able to:

- Restrict or extend maximum licensing hours
- Limit the location of licences in relation to broad areas or facilities of particular kinds (e.g. schools or churches)
- Limit the density of licences by specifying whether further licences or type of licences should be issued for a particular area
- Impose conditions on licences e.g. a one way door policy.

Policies relating to density and location will not apply to existing licences.

There are six broad steps to developing a LAP:

1. Develop a draft LAP in consultation with Police, licensing inspectors and Medical officers of Health
2. Consult with the community on the draft policy using the special consultative procedures
3. Prepare a provisional policy based on consultation feedback
4. Give public notice of the provisional policy. This is subject to appeal
5. Adopt the provisional policy- this becomes final 30 days after its publically notified or any appeals are resolved
6. Give public notice of the adoption of the LAP and the dates on which the LAP will come into force- determined by Council resolution.

At this stage Masterton District Council has signalled an interest in developing a LAP with South Wairarapa. A working group is likely to be set up in mid April to begin the preparation work to develop the draft policy.

Training

- Webinars are available for council staff on the alcohol reforms, developed by the Ministry of Justice, Health Promotion Agency, LGNZ and SOLGM (28 February, 19 March and 17 April). Council staff have attended the first two Webinars
- LGNZ is preparing a webinar for elected members on the Act.
- The Ministry of Justice, LGNZ, and the Health Promotion Agency are working together to develop training for DLAs and DLCs.
- A working group has been set up to develop training for enforcement officers (including inspectors).

3.2 Food Bill Update

There has been no further update on progress with this Bill.

Councils Environmental Health Team Leader has been participating in the Wellington Regional working party. Standardised documentation for food control plan audits process is not almost complete. SWDC are currently trialling the new forms and procedures.

3.3 Food Hygiene Regulations

3.3.1. Martinborough Fair:

All participating food operators at Martinborough Fair were inspected as usual during the March Fair. In general terms there was good compliance.

3.4 Noise Control

There were 13 noise control complaints within South Wairarapa throughout February 2013.

Seven noise control complaints in Featherston.

Three noise control complaints in Greytown.

Three noise control complaints in Martinborough.

3.5 By-laws and animal control

3.5.1. Dog and stock control

INCIDENTS REPORTED	Martinborough	Featherston	Greytown
Attack on Pets	0	0	0
Attack on Person	0	2*	0
Barking and whining	1	2	0
Lost Dogs	1	4	1
Found Dogs	0	2	1
Rushing Aggressive	0	1	0
Wandering	2	2	1
Welfare Concerns	0	1	0
Stock	2	2	1
Total Overall	6	16	4

*(both attacks were relatively minor and did not warrant classification of the dogs as menacing)

3.5.2. Dog Registration:

Dog registrations as at 19th March 2013:

Registered 2804 Unregistered 7 Total number of dogs 2811

Total no's of owners 1565

99.8% of dogs are now registered.

Microchipping: Reminder letters have been sent to 54 dog owners that are required to have their dogs micro chipped. To date 36 have complied. The next stage in the process is for infringements notices to be issued.

3.5.3. 1.5.2 Bylaws

Long Grass:

Bylaws officers have been actively checking and issuing long grass notices to properties where conditions are likely to cause a hazard

32 Long grass notices have been issued

31 have complied with the notice (or had the work done at Councils request)

Council is in the process of actively following up with the owner who has failed to comply.

General Complaints:

Three rooster complaints have been dealt with by Council staff.

One litter complaint has been actioned. The culprit was unable to be identified.

3.6 Colony Cat issue

Val Ball of the SPCA attended the Martinborough Community Board meeting held on 11 March 2013 and requested Council assistance with trapping and destroying colony cats in the Martinborough Township.

Council could provide assistance by educating the public about the colony cat issue but we do not have the resources to lead any initiative for trapping. Officers have discussed the issue with Greater Wellington staff and it was agreed that the project should be driven by the SPCA.

Contact Officer: Vanessa Tipoki, Group Manager Planning & Environment
(Acting)

INFRASTRUCTURE AND SERVICES GROUP REPORT

1. Consents

1.1 Wastewater (All sites)

Consultation with affected parties has taken place during the period by way of a monthly update outlining progress during the period. Work has largely revolved around land suitability investigation at Featherston and Martinborough.

A Combined Steering group meeting is planned for 11 April 2013 to further consult with the group membership.

The timeline for application completion for all sites is 30 June 2013.

1.2 Wastewater Strategy Overall

Efforts continue as above to undertaking more in depth assessment of adjacent land that might be available (Council owned land included) for land treatment in the future for all sites.

In addition, Council has been approached by two separate landowners near the Greytown site on the basis that they are interested in taking treated waste water for irrigation purposes.

Given this interest and to maintain probity within the process, it is intended to publically seek expressions of interest from landowners in the vicinity of the three wastewater treatment plants.

1.3 Water

Nil to report.

1.4 Coastal

Consent applications for coastal works are in process, these include retrospective approvals for past emergency work, rehabilitation of damaged rock structures and for new works required in specific locations.

1.5 Gravel Pit Extraction

Several river gravel extraction consents in the rural areas south and east expire in November 2013 and preparation of renewal processes including consultation and documentation is underway.

1.6 Land Fill Consent

The Martinborough landfill consent application is still in progress.

1.7 Wastewater and Water Reticulation

A contract for wastewater and water pipeline renewal work in Featherston and Greytown has been awarded to Bruce Buchanan Ltd in the sum of \$739,501.41 GST excl.

Two tenders were received with other tenderer being Perkinson Civil Ltd whose comparable tender was \$856,275.75 GST excl.

The contract calls for pipeline renewal work (wastewater and water), wastewater joint testing and remediation and additional condition investigation works in Featherston and Greytown and is expected to take five months to complete.

This contract will deliver two years of budgeted renewal work.

1.8 Wastewater Treatment Plants

Planning and delivery for capital work at the treatment plants will be initiated this when consent certainty and agreed environmental outcomes are available. This is not expected to occur until the 2013/ 14 financial year.

1.9 Water Supply

The Capital Assistance Funding application for the Featherston Water Supply upgrade project has been lodged with the Ministry of Health. A decision is not expected for several months.

Community water usage and rainfall records and trending is attached for Council's information in Appendix 1.

2. Operations Utility Assets and Services

2.1 Wastewater Treatment Plants

Greytown, Martinborough and Featherston Wastewater treatment plants operated routinely over the period. Normal monitoring for flow and compliance reporting continued throughout the period with one non-compliance issue.

The breach occurred at the Martinborough Wastewater Treatment Plant. The exceedance of the allowable parameters for discharge to the river was caused by a UV sensor fault combined with low sewage flows through the pond system over the summer period.

City Care Ltd has taken over the routine weekly maintenance at the Lake Ferry Wastewater Treatment plant. Auckland Contractors S3 has completed the six monthly plant checks during this period.

The programming to tidy up each Wastewater Treatment plant site is currently underway by CCL.

2.2 Wastewater Reticulation

2 pipeline blockages were reported and rectified during the period.

2.3 Water Treatment Plants

Martinborough and the Featherston/Greytown Water Treatment Plants operated routinely throughout the period. River levels had triggered Resource Consent low flow and low water level conditions. Public advertising and letter mail outs were done over the period.

Council officers have also been preparing alternative source of supply for the Featherston & Martinborough water supply as a contingency to any further restrictions due to falling river levels.

At present all Water Treatment Plants are drawing the minimum water take from rivers and bores as per the resource consents.

The Pirinoa Water Treatment Plant is now under CCL for the routine maintenance. During this period an additional water tank was installed for the treated water. This installation is to maintain continuation of supply. The pricing of telemetry for external plant monitoring is the next item.

The Boar Bush silt trap and intake structure was repaired to improve the water quality to the main storage pond.

The annual UF filter replacements have arrived from the overseas supplier for the Greytown Water Treatment plant. The filter exchange is programmed late in March for a quarter of the plants filters.

2.4 Water Reticulation

There were 51 water reticulation repairs reported and rectified during the period.

2.5 Water Races

To comply with the water race resource consents low flow and low water level condition the water take from the Tauherenikau and Waiohine Rivers are at the lowest setting. Council did a letter mail out to the Longwood users of the scheme advising continuation of supply may be compromised to comply with the resource content condition.

2.6 Waste Management

Operations continued on a routine basis throughout the period.

Efficient light bulb recycling boxes are in place at the 3 main transfer station sites to manage the disposal of this type of bulb.

Waste export and recycling tonnage data for the period is attached in Appendix 2.

2.7 E-Waste Collection Region Wide

Earthcare Environmental Ltd is working through the associated issues with MDC on the e-waste collection to get a programme underway.

3. Roading and Reserves

3.1 Roading Maintenance – Oldfield Asphalts

Grading of unsealed roads has continued despite the dry weather to relieve corrugations and satisfy complaints from residents.

Signs maintenance slipped for approximately two weeks while Oldfield's "sign man" was on leave but is now back to a satisfactory standard.

Recent ordered works include:

- Cleaning 200 culverts on the White Rock Rd.
- Repair of a dropout on the Blue Rock Rd.
- Dig out repairs White Rock Rd.
- Minor maintenance to boulder beaches on the Cape Palliser Rd.

- Drop out repairs on the Hinakura and Hikawera Roads.
- Completion of the resealing contract.

Planned ordered work for the next two months includes:

- Repair of a persistent drop out on the western side of the Whakapuni Hill by a minor realignment of the road.
- Cutting back high vegetation for sight improvements.
- Cleaning of water table drains.
- Dig out repairs to the worst of the pavement failures on Lake Ferry Rd. (Other repairs will have to be delayed until 2013/2014 financial year).
- The replacement of the wooden bridge deck on the Wards Line Bridge.

4. Property and Facilities

4.1 City Care Contract

Maintenance of parks and reserves is generally satisfactory although there are still some minor issues around what is included as routine work and what is ordered work. In preparing their "maintenance rounds" City Care need to ensure that the specified levels of service are met.

Berm mowing has been limited at times during February due to the high fire risk, and staff have been requested to be extremely cautious when using machinery in dry areas.

The allowance for berm mowing in the initial months of the contract is insufficient to meet the expectations of the residents. City Care has been doing their best to minimize costs but still provide mowing where needed. The budget for berm mowing needs to be reviewed for the 2013/2014 financial year.

4.2 Graffiti

Table 1 – Graffiti strikes February 2013

Town	No. of strikes	Location
Featherston	7	Rubbish bins outside Kia Ora dairy; lamp-posts
Greytown	0	
Martinborough	16	Barrier arm cnr Watt & Ludlam Sts; M'boro Square tables

Table 2 – Graffiti strikes October 2012 – February 2013

Town	Oct 2012	Nov 2012	Dec 2012	Jan 2013	Feb 2013	TOTAL
Featherston	13	0	17	102	9	141
Greytown	0	0	9	0	0	9
Martinborough	5	0	5	0	14	24
TOTAL	18	0	31	102	23	174

4.3 Playgrounds

Martinborough – a further attempt has been made to repair the roundabout but this was not successful. This equipment is now recommended for replacement.

Featherston – Community Board has been advised of available budget for additional equipment.

4.4 Trees

Greytown southern entrance – concepts for this have been discussed between City Care, Greytown Community Board and the Tree Advisory Group. Community Board has agreed to proceed with City Care's proposal up to the \$10,300 budget available this year.

Farley's Oak, Greytown – Greytown Community Board has agreed to maintain and monitor the tree, while simultaneously proceeding with the resource consent application process for its removal, when this becomes necessary.

4.5 Sports Fields and Facilities

Soldier's Memorial Park, Greytown – an additional soccer team will be competing this year, and the club has raised a concern that the sports pavilion showers will be inadequate for four teams. Officers are costing a proposal to put showers into the Greytown Swimming Pool changing rooms. Hot water heating would be by gas, with the winter sports codes taking responsibility for refilling the gas bottles. The external door to the women's changing room would be reinstated, and an external door would be added to the men's, to enable access without going into the pool complex.

4.6 Events

4.6.1. Events completed in February

- Martinborough Fair, 2 February – turn sprinklers off in Square; additional toilet cleaning and rubbish removal requirements

4.6.2. Events in March

- Martinborough Fair, 2 March – turn sprinklers off in Square; additional toilet cleaning and rubbish removal requirements.
- Round the Vines, 17 March – additional toilet cleaning and rubbish removal requirements, Martinborough.

4.7 Parks

O'Connor's Bush, Greytown – following a complaint from a resident on West St backing onto the Bush, pest control specialists were brought in to deal with a wasp problem. Three wasp nests were found close together near the West St boundary – the exterminator noted it was unusual to see nests so close together.

5. Libraries

5.1 Statistics all Libraries

Refer Appendix 3 for statistics:

- Issues
- Transactions

6. Civil Defence and Emergency Management

The teams are continuing to make steady progress with the establishment of their Civil Defence Centres. Paul Walker has supplied them with basics for their kits and expects them to increase as the teams develop. The three community team leaders have met with Paul and discussed operational issues including that of ward boundaries and a flooding scenario affecting two wards. Discussion around training for the teams and at this stage have agreed that it will be kept very simple and relevant.

Paul will continue to monitor and work alongside the three teams.

7. Appendices

Appendix 1 – Monthly Water Usage

Appendix 2 – Waste Exported to Bonny Glen Including Recycling

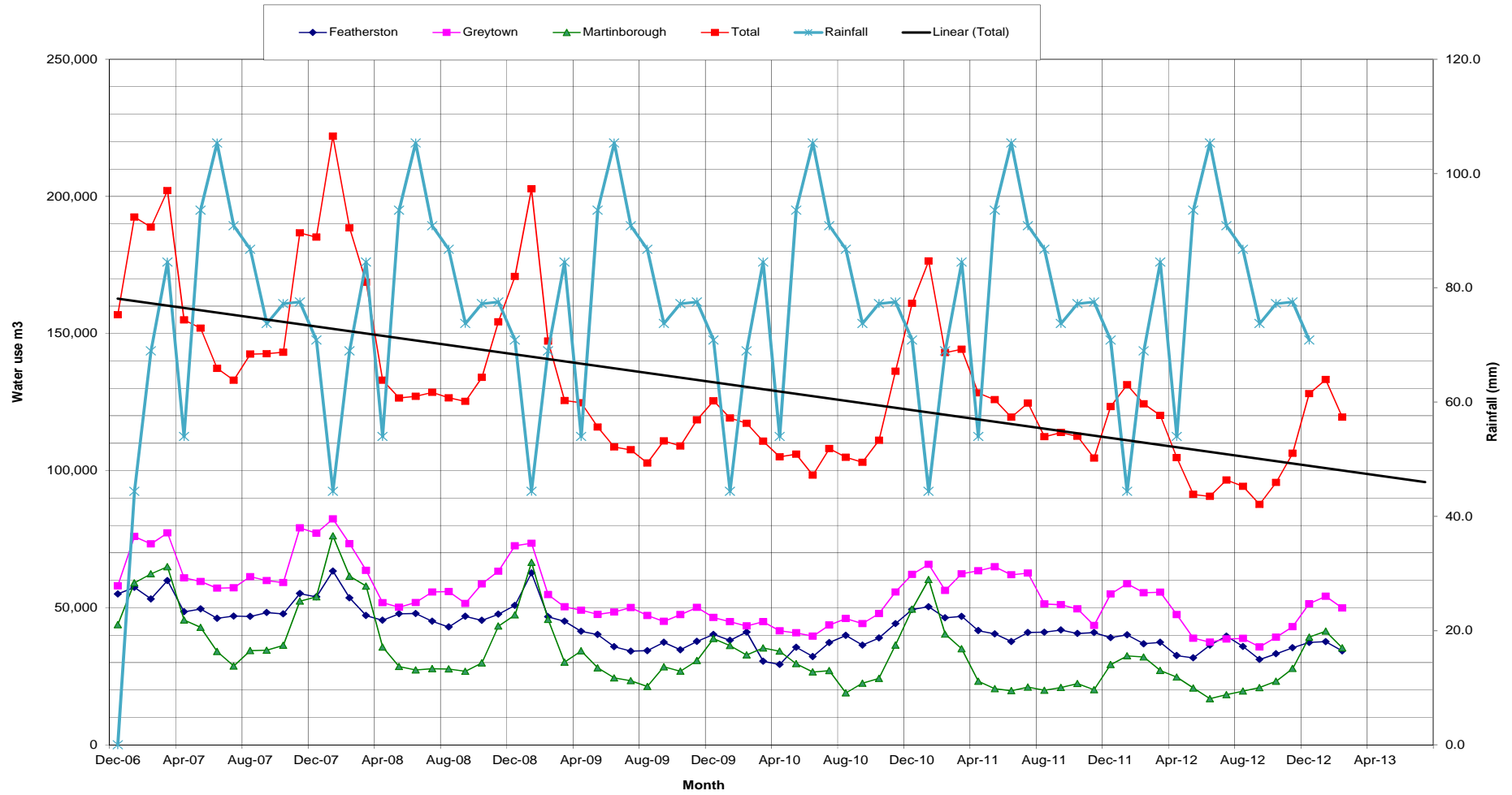
Appendix 3 – Statistics all Libraries

Contact Officer: Mark Allingham, Group Manager Infrastructure & Services

Reviewed By: Paul Crimp, Chief Executive (Acting)

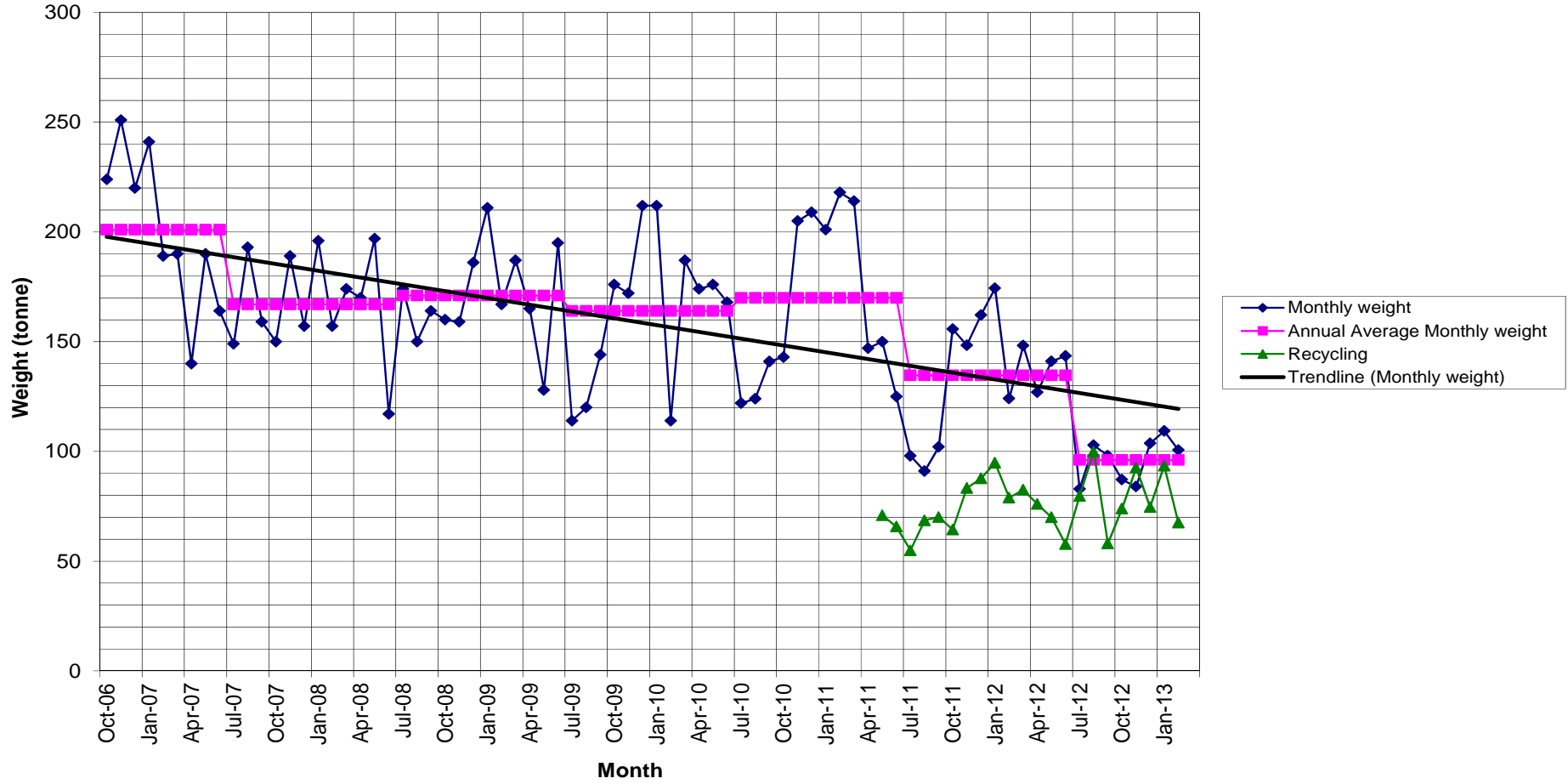
Appendix 1 – Monthly Water Usage

Water use South Wairarapa District Council



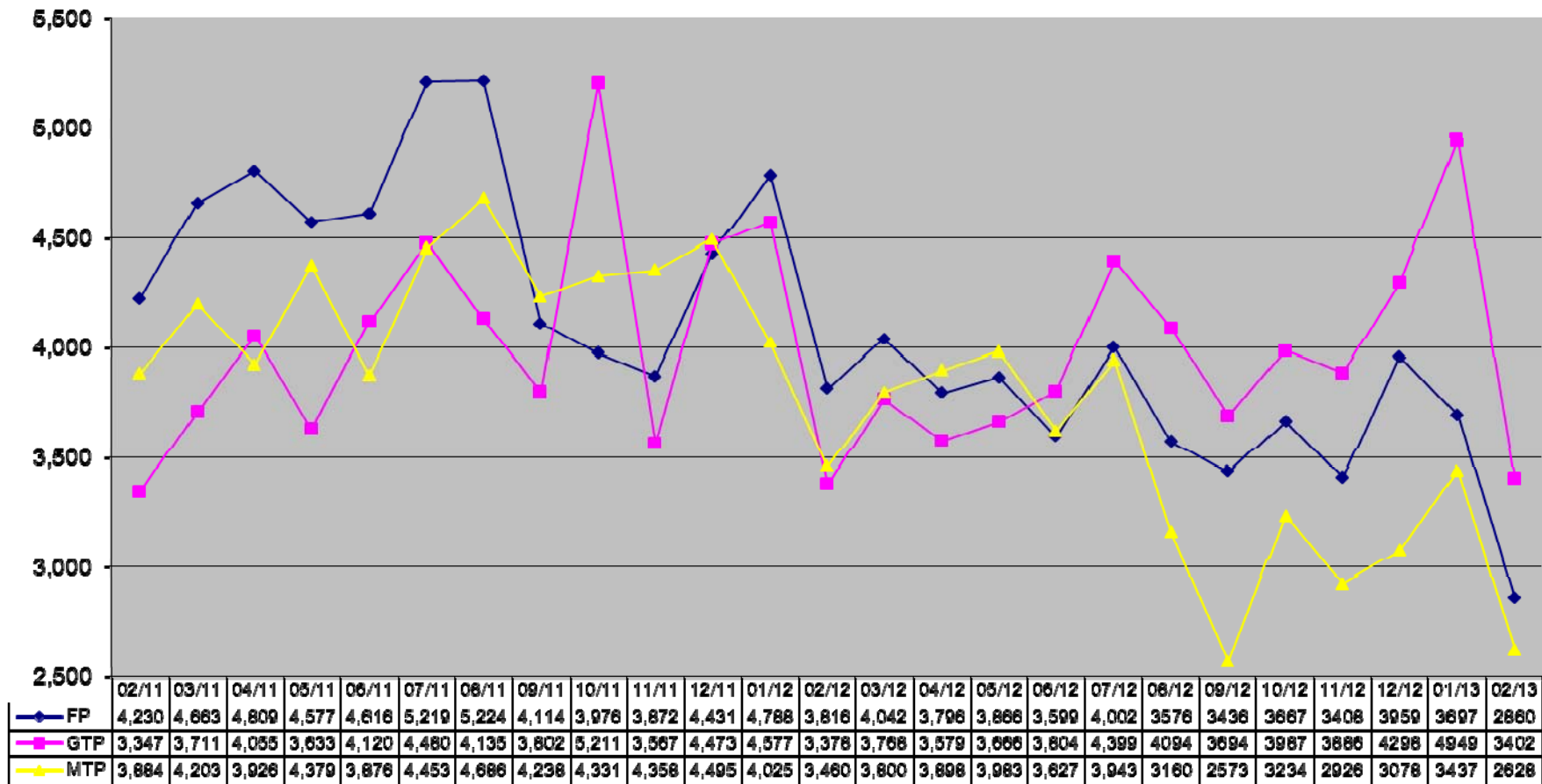
Appendix 2 – Waste Exported to Bonny Glenn Including Recycling

Monthly weight of waste transferred from Martinborough transfer station to Bonny Glen



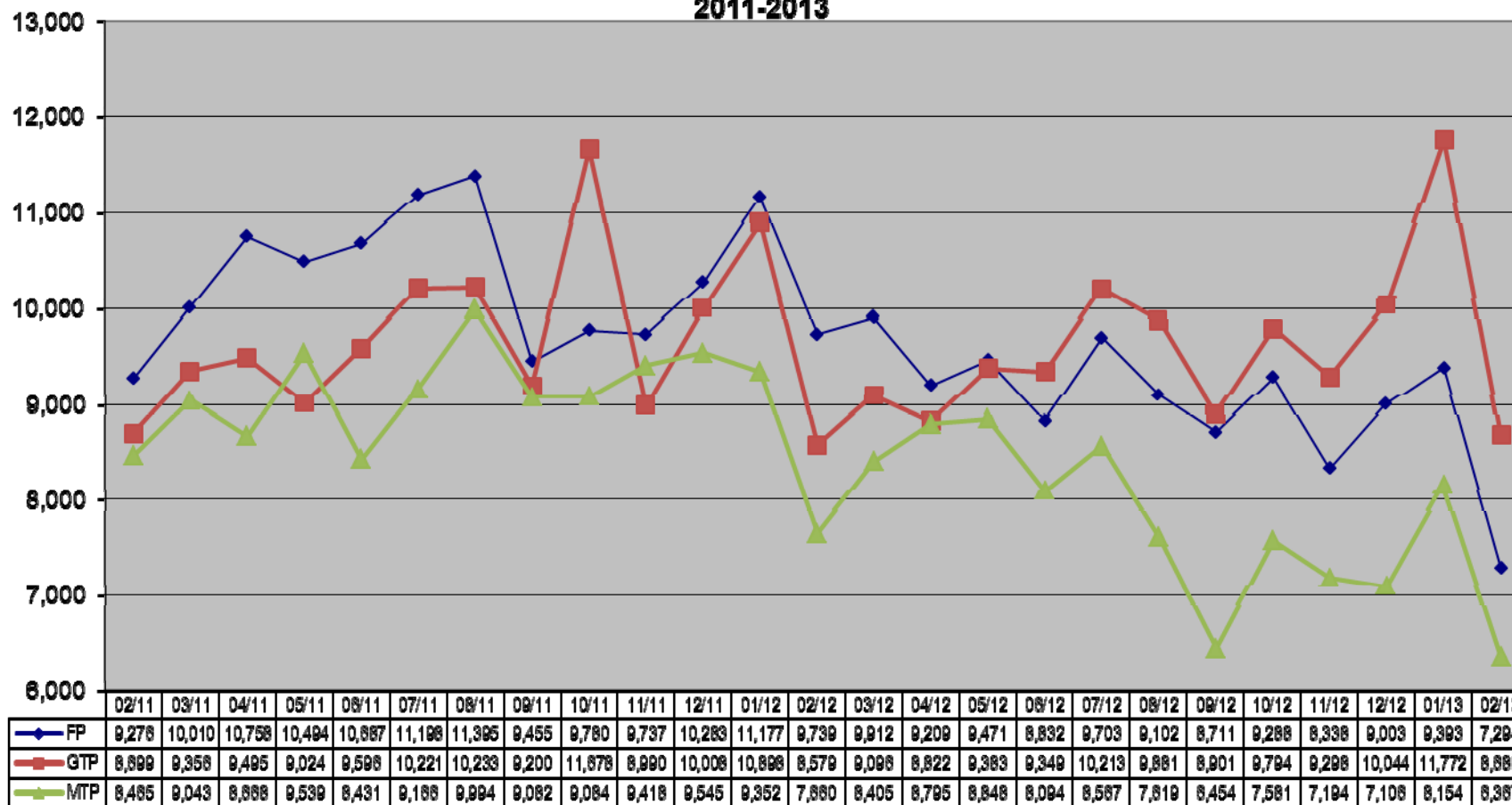
Appendix 3 – Statistics all Libraries

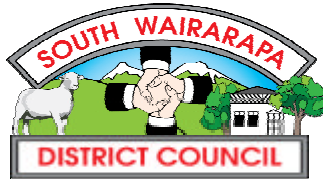
Issues: Featherston, Greytown and Martinborough Libraries: 2011-2013



Each library has a similar drop in numbers and the only common denominators are children back to school and the weather.

**Transactions (excluding Council functions) for Featherston, Greytown and Martinborough
Libraries
2011-2013**





SWDC Wastewater Treatment Plant Resource Consent Renewal Project



Executive Highlight Report

Prepared by: Kerry Geange
Prepared for: SWDC
Date: APRIL 2013



Project Highlight Report

Project Name:	Wastewater Treatment Plant Consents (12501-3)	Date:	April 2013
Client:	SWDC		
Project Director:	Mark Allingham		
Project Manager:	Bill Sloan		

At a glance

	<i>Consent Application</i>	<i>Notification</i>	<i>Hearing</i>	<i>Decision</i>	<i>Post decision</i>	
Martinborough WWTP	Complete	On track				On track
Featherston WWTP	Complete	On track				On track
Greytown WWTP	At Risk					On track

Summary

Martinborough WWTP

Combination of Floating Treatment Media and traditional mechanical/chemical treatment proposed, with transition to land disposal over term of consent. Consent application accepted by GW. Consent process on hold while additional information being obtained on the floating treatment media and proposed discharge to land regime. Section 37 RMA Notice issued (18 January, 2013).

Featherston WWTP

Traditional mechanical/chemical treatment proposed, with transition to land disposal over term of consent. Consent application accepted by GW. Consent process on hold while additional information being obtained on the floating treatment media and proposed discharge to land regime. Additional application required for discharge to land.

Greytown WWTP

s92 RMA further information request issued by GW in January 2008. Draft application prepared. Proposal to be confirmed following additional review, and further information / application lodged with Council around **July 2013**.

Stakeholder Engagement

Consultation with members of the Combined Steering Committee continuing. Programme of targeted consultation with key stakeholders to commence week beginning 11 February 2013. Communication with GW also continuing to ensure shared understanding of process and progress. Stakeholder meeting held 11 April 2013.

SWDC Long Term Wastewater Strategy

Council has confirmed long term WW Strategy, and in particular desire to move away from water based discharge in long term. This is unlikely to be during the life of the current consents for all sites.

Current Technical Investigations

In-stream investigations (including Reasonable Mixing Zone studies) at all three sites (Forbes Ecology) - reporting due end of May 2013. AWT process peer review received for Martinborough. Review underway for Greytown. Update and review of combined / centralised treatment disposal infrastructure being undertaken. (Internal review underway for Featherston).

LEI - land discharge capacity investigations commenced on identified locations w/b 11 Feb, 2013. Preliminary assessment indicates some issues with winter land discharge at Featherston (and possibly Martinborough) requiring further investigation. Final reports due end of April. OPUS - Sludae survey reviews and programmes complete for Martinborough and Featherston. Greytown being reviewed currently.

Key Milestones

Milestone	Baseline Date	Forecast Date	Status	Explanation
2012				
Application to GW for Martinborough WWTP	Fri 12/12/12	Fri 7/12/12	Complete	
Application for GW for Featherston WWTP	Fri 12/12/12	Fri 7/12/12	Complete	
2013				

Joint site visit to Hunterville WWTP	24/01/13	24/01/13	Complete	Facilitated by WaterClean technologies; also involved HBRC.
Obtain independent technical review of proposed floating media (hybrid) treatment solution	30/01/13	30/03/13	Complete	Preliminary report obtained. To be finalised by 30 March 2013.
Submit Greytown WWTP further information	29/03/13	30/05/13	On track	Due to in-stream investigations, land disposal investigations and need to review proposed activity - this date will need to be moved out at least a month
Complete and report in-river investigations and RMZ studies	31/05/13	31/05/13	On track	
Complete land discharge capacity investigations and reporting for selected discharge sites	29/04/13	29/04/13	On track	
Further information submitted to GW for Featherston and Martinborough	30/06/13	30/06/13	On track	
Consent Hearings complete	30/10/13	30/10/13	On track	

NB: Key Milestones sorted by Forecast Date

Risks		
Risks	Risk Exposure	Description of Treatment
Stakeholder expectations could potentially move quicker than the approvals gained	Significant	Proactive engagement.
Peer review identifies significant issues with proposed hybrid solution	Significant	Identify concerns and relative significance early. Identify appropriate and feasible process for treatment mitigation. Early and continued engagement with GW and stakeholders.
In stream investigations determine significant impacts on the receiving environment	Significant	Identify significant effects early. Identify appropriate and feasible process for treatment mitigation. Early and continued engagement with GW and stakeholders.
Land discharge investigations identify insufficient	Significant	Identify insufficient capacity early Identify and investigate alternative land locations with sufficient capacity. Identify non-land based alternative solution. Early and continued engagement with GW and stakeholders.
Council delay RMA process	Significant	Early and continued engagement with Council. Commence with obtaining legal advice. Focus on clear communications. Continue to operate WWTP's in full compliance with existing consents.
Community opposition to proposed solution	Significant	Proactive communication and information.
Investigations into land disposal options determine land disposal not possible or limited in opportunity restricting localised year round land treatment options	Significant	Early investigation
Engagement delays potentially alienating the Council or other stakeholders	Significant	Early and full implementation of communications strategy.

From: Haami Te Whaiti [mailto:haami@hinewaka.com]
Sent: Sunday, 14 April 2013 7:13 p.m.
To: Suzanne Clark - Committee Secretary
Subject: FW: FW: Ikaroa-Rawhiti Maori Regional Housing Forum Hui, 28 May 2013

Further email correcting date for the hui as Friday 24 May.
Haami

From: Tiopira Hape Rauna [mailto:ikaroarawhiti@gmail.com]
Sent: Saturday, 13 April 2013 3:05 a.m.
To: haami@hinewaka.com
Cc: Trevor Moeke; Lorraine Davoren; Toni Huata
Subject: Ikaroa-Rawhiti Maori Regional Housing Forum Hui, 28 May 2013

Haami Te Whaiti

Chairman

Maori Standing Committee

South Wairarapa District Council

Martinborough

"What are the barriers to Maori housing in the Ikaroa Rawhiti Maori Electorate and what are the recommendations to overcome these barriers"

Tena koe Haami,

Te Matapihi He Tirohanga Mo Te Iwi Trust, <http://communityhousing.org.nz/blog/te-matapihi-new-voice-for-m%C4%81ori-housing> the new national Maori housing peak body, and the Ikaroa-Rawhiti Maori Regional Housing Forum are organizing a regional Maori housing hui to meet with Iwi Maori housing stakeholders in the Ikaroa-Rawhiti Maori Electorate.

The Ikaroa Rawhiti Maori Housing Forum Steering Committee are:

1. Tiopira Hape Rauna, Chairman, Aotearoa Housing Group Ltd, Gisborne;
2. Trevor Moeke, Manager, Te Wananga O Aotearoa, Gisborne;
3. Rill Meihana, Deputy Chair, Ngati Kahungunu Iwi Inc, Wairoa,
4. Toni Huata, Co-Chair, Te Runanga O Ngati Kahungunu ki Te Whanganui-a-Tara,
5. Others have been invited to join the forum to draw up a 25 year Maori Housing Strategic Plan

We plan to video conference our hui from Te Wananga O Aotearoa, Gisborne to other Te Wananga O Aotearoa sites in the Ikaroa Rawhiti Maori Electorate, and would like to invite you to become a member of the forum and consider sending us a 10 minute youtube video of your experiences on your Maori Standing Committee. The date for the hui is 28 May 2013 (TBC)

Te Matapihi He Tirohanga Mo Te Iwi Trust are also working alongside other Maori regional housing forums to organise a total of six Maori regional housing hui in Aotearoa New Zealand. One is also to be organised in Wellington with our involvement as the Ikaroa Rawhiti Electorate is also in Hutt Valley.

Nga mihi nui

Tiopira Hape Rauna

Chairman, Ikaroa Rawhiti Maori Regional Housing Forum, Convenor Aotearoa New Zealand
World Trade Center, Ahuriri, Napier with World Trade Partnership
www.worldtradepartnership.com

Phone [06 862 1575](tel:068621575) | Skype "tiopira" | eMail ikaroarawhiti@gmail.com | Oil Springs, 1145 Whatatutu Road, Whatatutu, Gisborne 4094 | 14 Reef Street, Island Bay, Wellington 6023, New Zealand

MAORI STANDING COMMITTEE

6 MAY 2013

AGENDA ITEM 6.1

RESOURCE CONSENT SUBDIVISION APPLICATION 130035

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 the subdivision application.*

1. Background

Maori Standing Committee members have been provided with copies of one recent subdivision application for MJ Hughes (ref 130035). We have included the application on the agenda so that the MSC can discuss the proposal at the meeting and provide feedback to officers.

2. Discussion

The application is for a 2 lot rural subdivision at 59 No. 1 Line, Featherston (valuation number 18250/16200; Legal description Pt Lot 29 DP 991). It is proposed to create a 1.32ha lot and a balance lot of 3.23ha. The site is in the Rural (Primary Production) zone and the proposed lots are of permitted sizes in that zone. In addition, there are no water bodies adjacent to the site. According to ArchSite there are no archaeological sites on or near the property.

3. Conclusion

When assessing the applications the planning team must consider Maori cultural and traditional relationships with their ancestral lands, water, sites of significance, waahi tapu, and other taonga. Any knowledge of these resources that the MSC is able to share with Council will be greatly appreciated and we can consider that information when developing conditions of any consent.

Contact Officer: Jen Olson, Resource Management Officer

Reviewed By: Vanessa Tipoki, Group Manager Planning & Environment

EXECUTIVE SUMMARY

The following is an application for and an assessment of environmental effects in respect of creating a 2 lot subdivision in accordance with the Resource Management Act 1991.

Applicant: Michael Hughes

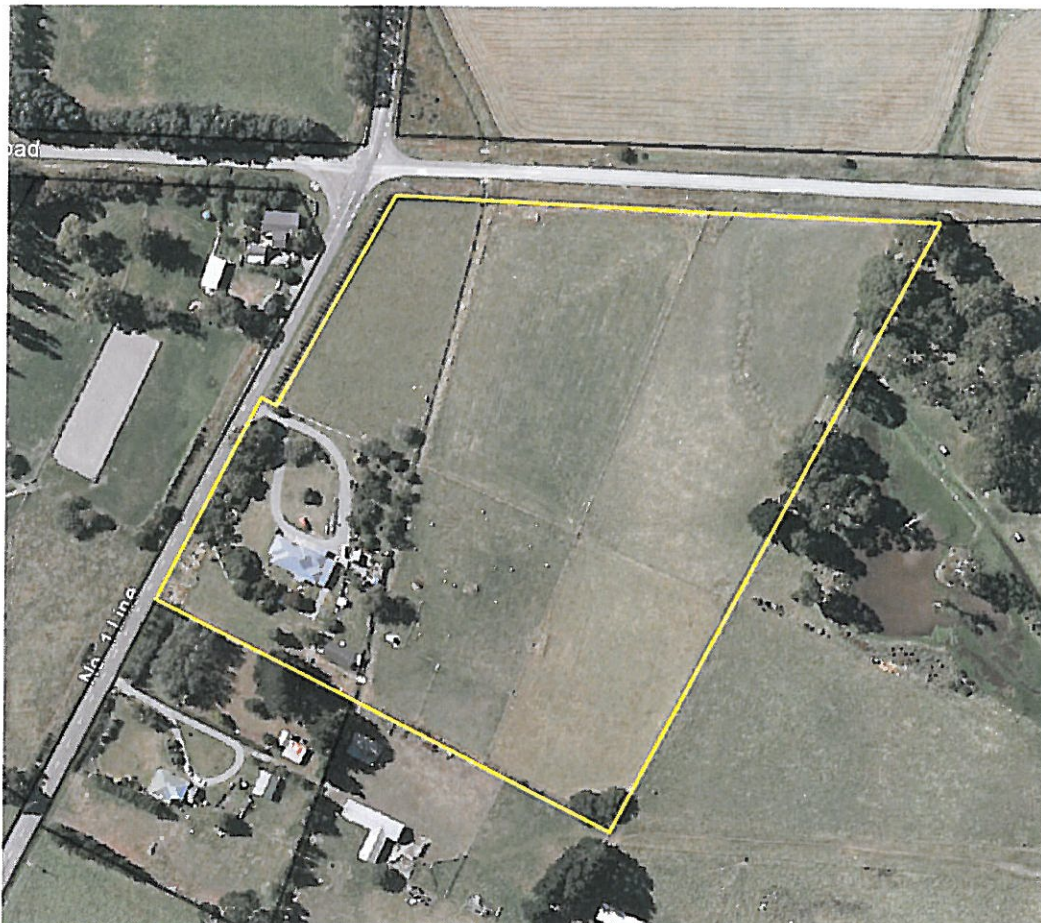
Activity Location: 59 No 1 Line, Featherston
Pt Lot 27 DP 991 (CRF WN38C/852)

Applicant Status: Landowner

Proposed Activity: The subdivision of the underlying lot into 2 fee simple lots.

Activity Status: Controlled activity pursuant to Rule 20.1.1(a) of the Wairarapa Combined District Plan.

Site Location: Source - Wairarapa Combined District Map Viewer. Proposed activity site indicated in yellow.



1.0 INTRODUCTION

The purpose of this report is to obtain resource consent approval to carry out a two lot fee simple subdivision at 59 No. 1 Line, Featherston, on behalf of Michael Hughes (the applicant). The information supplied as part of this application is intended to provide the information necessary for a full understanding of the proposal and any actual and potential effects that the proposed activity may have on the environment.

2.0 SITE DESCRIPTION

The site is located at 59 No. 1 Line, Featherston and consists of one lot held in one certificate of title – CFR WN38C/852, copy attached as Appendix A to this document. Is comprised of 4.5577ha and is currently used for residential and general pastoral purposes. The site is characterized by open undulating pasture with some pockets and belts of vegetation around the house and along the eastern boundary.

There is an existing dwelling and outbuildings on the site, predominately located in the south west corner, which will be retained in a single lot (proposed Lot 2). The existing house has formed access from No. 1 Line and has electricity and telecommunication reticulation.

Along the eastern boundary of the site abutting Pt Lot 28 DP 991, there is a natural watercourse which flows from the northern side of Moroa Road, through a culvert, into the subject land then discharges into the pond on Pt Lot 28 DP 991. This pond has been described by the landowner as a duck shooting pond created by the neighbour. Along the Moroa Road frontage there is a dry overland flow path which appears to discharge in to the open waterway in the east.

Stormwater from the current dwelling is disposed of on site, sewer is disposed of by way of effluent fields and potable water is collected on site.

The subject land is not subject or appurtenant to any existing easements.

The site is zoned Rural Primary Production under the operative Wairarapa Combined Plan and is close to the Featherston town centre, schools and other public amenities.

3.0 PROPOSAL

The proposal is for a two lot fee simple subdivision. Proposed Lot 2 3.2320ha contains the existing house and outbuildings. Proposed Lot 1 1.3260ha will become a vacant lot for general residential and pastoral purposes. The new internal boundary of Lots 1 and 2 will follow existing farm fences. Proposed Lot 2 will continue to utilise the existing access from No. 1 Line, while Lot 1 will be provided legal access by way of frontage with Moroa Road. Details are shown on the attached scheme plan Appendix B.

The proposed lots will have the following areas (subject to survey):

Lot 1: 1.3260ha

Lot 2: 3.2320ha

There will be no requirement to service or reticulate Lot 1 as part of this subdivision.

Lot 2 will be serviced as follows:

1. Sanitary Sewer. Lot 2 will continue to dispose of sewer by way of effluent fields.
2. Stormwater. Lot 2 currently disposes of storm water on site and will continue to do so.
3. Potable Water. The existing dwelling on Lot 2 collects rain water into tanks. This will remain as is.
4. Utility Services. Lot 2 is currently connected to electricity and telecommunications from No. 1 Line.
5. Access and Parking. The existing access from No. 1 Line will continue to be used for Lot 2.

There will be no new easements as part of the subdivision.

4.0 DISTRICT PLAN ASSESSMENT

The proposed activity needs to be assessed in respect of the Wairarapa Combined District Plan. The site is located within the Rural (Primary Production) Zone of the operative District Plan. The site is not subject to any other designations.

4.1 RULES

4.1.1 SUBDIVISION RULES AND STANDARDS

Rule 20.1.2 of the Wairarapa Combined District Plan sets out the standards for controlled activity subdivision in the Rural (Primary Production) Zone.

The relevant controlled activity standards are set out below:

Lot Standards

Rule 20.1.2(b) – Lot Standards (rural zones)	COMPLIANCE ACHIEVED - YES
<ul style="list-style-type: none">• <i>Rural (Primary Production). All lots shall have a minimum lot area of 4ha, except for: 2. Where the Certificate of Title for the site being subdivided was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008, up to two lots may have a minimum lot area of 1 hectare provided they have a minimum average lot area of 2 hectares.</i>• <i>Minimum 100m lot frontage.</i>	
<p>The certificate of title for this property was issued in 1990. Both lots 1 and 2 are larger than the minimum 1ha lot size and average more than 2ha. Both lots 1 and 2 have a minimum of 100m road frontage. Therefore the proposed activity fully complies with this standard.</p>	

GENERAL AMENITY VALUES

Objective GAV1

- 19.3.1 To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work or visit.

GAV1 Policies

- 19.3.2 Manage activities with unacceptable visual effects on amenity values, in accordance with the qualities of each environmental zone.

The above objectives and associated policies seek to minimise the adverse effects of subdivision in the rural area. The proposal is consistent with these objectives and policies and the overall strategy of the Plan and it is considered adverse environmental effects will be no more than minor. The reasons to support this are discussed in the following assessment of environmental effects.

Part II of the RMA 1991

Part II, sections 5-8 of the RMA, identifies the purpose of the act as being:

“to promote the sustainable management of natural and physical resources’ in my view this proposal is consistent with the principles of sustainable resource management.

Section 6 outlines matters of national importance. There is not considered to be any matters of national importance associated with this proposal.

Section 7 outlines additional matters which must be given particular regard in the application. There are no additional matters relevant to this application.

Section 8 requires the consent authority to take into account principles of the Treaty of Waitangi. There is nothing in this application which will have an impact on the Treaty,

The proposed activity is consistent with the principles of the RMA.

5.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Section 88 of the Resource Management Act 1991 requires that an application for resource consent include an assessment of any actual or potential effects that the activity may have on the environment, and ways in which any adverse effects may be mitigated.

In particular the matters in Schedule 4, Assessment of Effects on The Environment, of the Resource Management Act 1991 (RMA) which are relevant to consider for this proposal are:

- *(a) any effect on those in the neighbourhood and, where relevant, the wider community including any socio-economic and cultural effects;*
- *(b) any physical effect on the locality, including any landscape and visual effects;*

- (c) Any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
- (d) Any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural, or other special value for present or future generations; and
- (e) Any discharge of contaminants into the environment, including any unreasonable emission of noise and options for the treatments and disposal of contaminants.

The Plan seeks to protect and enhance the amenity and character of the rural area. The Resource Management Act defines amenity values as:

“those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”.

The Assessment

The proposed subdivision seeks to subdivide off an existing established house currently on Pt Lot 27 DP 991 with 3.2320ha of land surrounding it, leaving the balance land of Pt Lot 27 DP 991, 1.3260ha, in one lot.

In my view, the principle or potential adverse effects from the proposed subdivision are those related to the following:

- Rural character and amenity values;
- Roading and access; and
- Servicing
- Reverse Sensitivity

Rural Character and Amenity

The Combined Plan recognises that “while rural properties vary in size, the rural environment is typically characterised by the following elements”:

- Open space, natural landscapes, and vegetation;
- Working productive landscape;
- Large areas of exotic and indigenous vegetation;
- A range of built forms;
- Low population density; and
- Self-serviced allotments.

Currently, the subject site contains many of the rural indicators listed above.

The site is distinctly rural in nature, character and appearance. Lot 2 will continue to operate as is does now and Lot 1 will become a vacant site while still retaining its rural

landscape. Proposed Lot 1 will be a smaller rural site, however the surrounding area has a cluster of small rural sites and therefore this will be in keeping with the area and not adversely affect the amenity.

In my view, the proposed subdivision does not harm or diminish the area's amenity values or character, and the environmental effects of the proposal in this respect will be no more than minor. There is no intention to disturb any natural features or any established existing vegetation on the site.

Roading and Access

The current access to the existing house from No. 1 Line will remain. The access currently has good visibility along the road and allows for safe entry and egress for vehicles. There is no requirement for upgrade of the entrance or neighbours consent as part of this subdivision. Safe access can be provided for Lot 1 with no adverse effects on environment.

Servicing

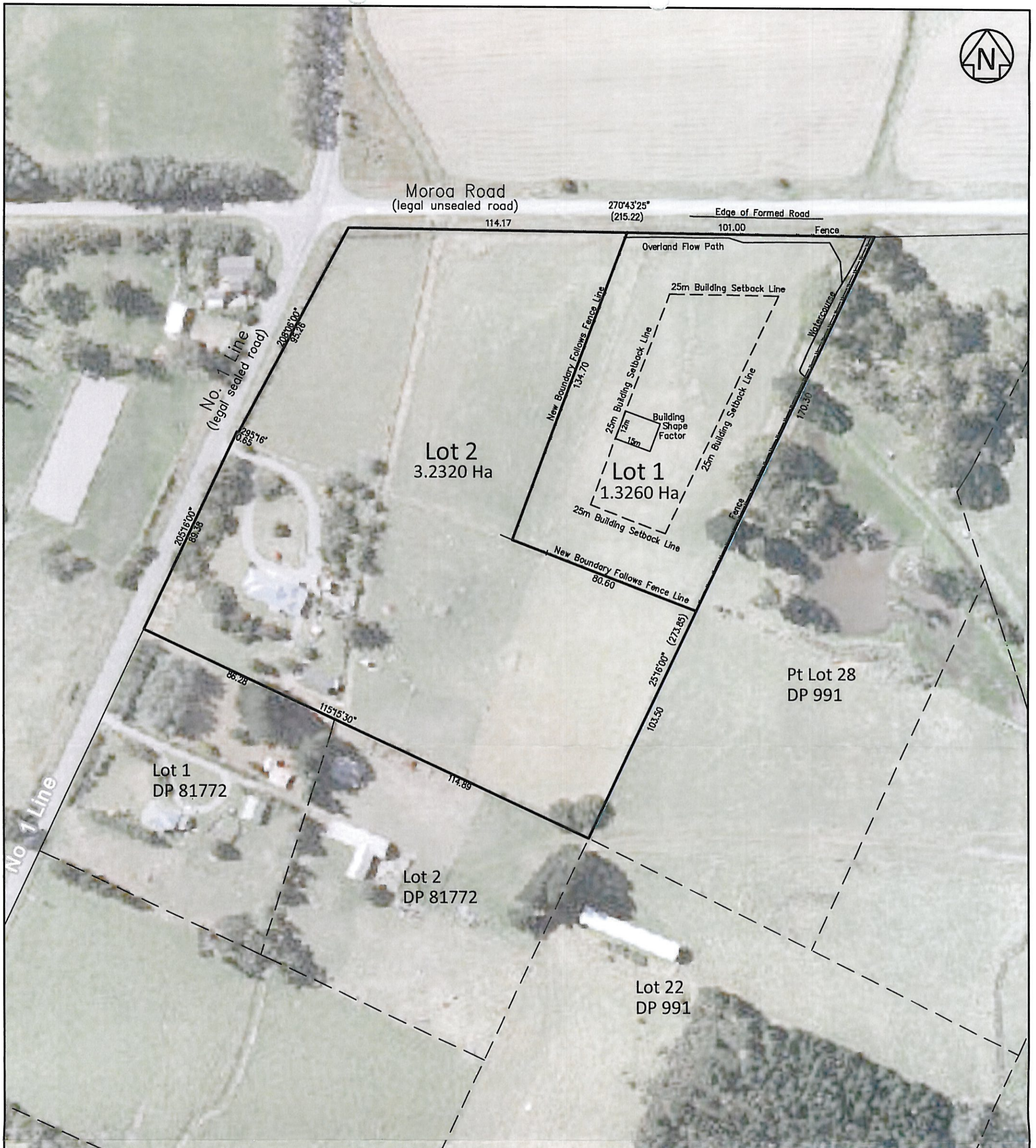
Lot 1 and 2 are able to contain within their own boundaries the ability to supply water and drain sewer and stormwater. Therefore there is no additional demand on any Council facilities or shared facilities.

Reverse Sensitivity

The issue of reverse sensitivity should be raised, given that the proposed subdivision will create a smaller lot, upon which extensive agricultural activity will be unlikely to take place. It is sensible to suggest that future occupiers of the lots will be fully aware of the fact that the property is located in a rural area, and that rural activities will take place.

The rules and standards of the District Plan related to subdivision in the rural environment seek to ensure, through tools such as yard setbacks, that the openness and spaciousness typical of the rural environment offers a suitable level of protection from odour and noise nuisance as well as preserve visual amenity and character. Proposed Lot 1 is able to offer a building site which conform with the setback requirements, and thus a level of protection from noise, dust and odour nuisance is afforded. Nevertheless, the Council may wish to consider imposing that a Consent Notice be registered on each new title alerting future occupiers to the presence of rural activities and the potential for some nuisances to be experienced from time to time.

In this application for subdivision consent there are no perceived affected parties that require consultation.



LOCAL AUTHORITY : SOUTH WAIRARAPA DISTRICT COUNCIL
 ZONING : RURAL PRIMARY PRODUCTION
 TOTAL AREA : 4.5577 Ha
 COMPRISED IN CFR : WN38C/852
 REGISTERED OWNERS : MICHAEL JOHN HUGHES AND DENISE ELIZABETH HUGHES

This plan has been prepared for the purpose of obtaining a Resource Consent pursuant to the provisions of the Resource Management Act 1991. Unauthorised copying or use of this plan for any other purpose is not permitted without the prior consent of The Surveying Company (Wellington) Limited. Areas and dimensions shown on this plan are subject to confirmation by final survey. Contractor to verify all dimensions on site before commencing any work. Refer all discrepancies to The Surveying Company (Wellington) Ltd.

THE SURVEYING COMPANY
 YOUR LAND DEVELOPMENT CONSULTANTS
0800 TO SURVEY (0800 88 78 78) e-mail: projects@subdivison.co.nz
 Cnr. King & Main Streets, PO Box 40063, Upper Hutt, New Zealand
 ph: 04 527 9026, fax: 04 527 7778

OPTION 1 – LOTS 1 & 2 BEING A SUBDIVISION
 OF PT LOT 27 DP 991 – 59 No. 1 Line,
 Tauherenikau. Prepared for Michael Hughes

SCALE:	1:1000@A3	JOB/DRAWING NUMBER
CHECKED:		
FIELDWORK:	RAA – 26.03.13	31058
DRAWN:	RAA – 08.04.12	
		Sheet 1 of 1