



## Maori Standing Committee

Minutes 28 July 2014

- Present:** Janine Adams (acting chair), Terry Te Maari, Cr Solitaire Robertson and Cr Brian Jephson.
- In Attendance:** Mayor Adrienne Staples, Mark Allingham (Group Manager Infrastructure and Services) 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 scheduled to commence at 6:00pm. No quorum was declared at 6:10pm.
- Apologies Tendered:** Rutu Namana, Haami Te Whaiti, Johnny Shaw, Trevor Hawkins, Michael Roera.
- In Attendance:** Johni Rutene.

### PUBLIC BUSINESS

There being no quorum, the chairperson vacated the chair and the meeting lapsed after 10 minutes.

**Confirmed as a true and correct record**

.....Chairperson

.....Date

**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*

**Maori Standing Committee  
Action Items  
From 28 July 2014**

Ref #	Meeting	Date	Action Type	Responsible Manager	Action or Task details	Status	Notes
161	MSC	18-Mar-13	Action	Haami/Paora	Write a media article and/or rates newsletter article targeting developers and encouraging early consultation with Maori	Open	Refer action 337
728	MSC	11-Nov-13	Action	Paul	Liaise with Ron Mark, Rawiri Smith and the Wairarapa Governance Review Working Party regarding provision of a suitable facilitator for Maori governance huis	Open	Discussed at governance review working party but no progress as yet.
244	MSC	5-May-14	Action	Mark	Email the MSC to discuss the placement of a new public toilet at Ngawi	Actioned	12/6 In progress 17/07 Awaiting drawings 25/08 Officer to email MCB with update
336	MSC	28-Jul-14	Action	Janine Adams	Outline headings and topics for consideration for the Ngawi heritage sign trail; consider history, photos, physical sites e.g. gardens and bring to the next meeting for review	Actioned	
337	MSC	28-Jul-14	Action	Paul	Email Christine Barnett to see if an article was readily available that be used in the Councils rates newsletter to target developers and encourage early consultation with Maori	Actioned	Email received back from Christine 17 June with information but not a 'ready' article.

# MAORI STANDING COMMITTEE

8 SEPTEMBER 2014

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## AGENDA ITEM 4.1

### OFFICERS' REPORT

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#### **Purpose of Report**

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

#### **Recommendations**

Officers' recommends that the Community Board/Committee:

1. *Receive the information.*

#### **1. Executive Summary**

Planning is well under way to deliver on the actions arising from the Annual Plan. All submitters have been sent a summary of the decisions made following consideration of their submission.

There have been a number of meetings and conferences in the period since the last Council meeting and these will be summarised elsewhere in the report.

The Controller and Auditor General, Lynne Provost, met with Mayor Staples and me as part of a "relationship visit". We outlined SWDC key issues and challenges, and the Auditor General discussed her priorities for the next few years, the first will be looking at Governance and Accountability. One point Mrs Provost did emphasise was that the general audit process is designed to collect enough information to form a view that the disclosures in the Annual Report provides a "true and fair view" of the activities of SWDC. The audit processes, based around our systems, is not generally able to detect fraud – this is SWDC responsibility.

The Long Term Plan is also occupying time with good initial progress being made on preparations and some forecasting work commenced.

## 2. Governance/Leadership/Advocacy

The following table provides the year to date results for KPI's set for the Governance output

GOVERNANCE/LEADERSHIP/ADVOCACY KEY PERFORMANCE INDICATORS	TARGET 2013/14	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Ratepayers and residents feel they can contact a Council member to raise an issue or problem	75%	73%	NRB Survey 3 yearly*
Ratepayers and residents feel that the Mayor and councillors give a fair hearing to their views	75%	62%	NRB Survey 3 yearly
Ratepayers and residents are satisfied with Council's decisions and actions	50%	76% (very or fairly satisfied)	NRB Survey 3 yearly
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% (very or fairly satisfied)	NRB Survey 3 yearly
Community Board decision - making reports on local issues	90%		Community Board reports and minutes
% of ratepayers and residents who know how to contact a community board member	65%	65%	NRB Survey 3 yearly
Ratepayers and residents satisfied with the way Council involves the public in the decision it makes	65%	49%	NRB Survey 3 yearly
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 minutes

### 2.1 Local Government Commission/Governance Review

The Local Government Commission (the Commission) has decided that:

*"...it will not issue any proposal during the regulated period for the 2014 general election..."*

We have been advised that the draft proposal will probably be issued mid-October with the submission process commencing around then.

The Commission are still requesting information on various matters and these are being responded to as they are received.

## 3. Strategic Planning and Policy Development

### 3.1 Meetings/Conferences

#### 3.1.1. Chief Executive Forum (2)

This provides an update on regional matters at CE level, general matters discussed are roading and rail, regional economic development and Civil Defence.

#### 3.1.2. LGNZ Conference

This was a well-attended conference held in Nelson.

Being election year there were presentations from Hon Paula Bennett, Hon John Key, and Hon David Cunliffe. One of the themes was the closer relationship between central and local government and recognition of the importance of the "regions".

As an observation there was more discussion across the board regarding regions and regional economies from many of the speakers than there has been for a number of years.

One theme that did come out was not trying to be like others – identify what makes you different and build on those attributes.

### **3.1.3. Combined Council Meeting**

This was a particularly informative meeting with presentations on the Ngati Kahungunu treaty settlement process and some interesting history on Ngati Kahungunu presence in the region.

Other presentations were from members of the Whaitua committee, Psychoactive substances committee, Wairarapa water use project, and Flood protection (GWRC).

Paul Young on generation zero, an initiative about carbon emissions.

Masterton DC also presented on Economic Development in Masterton / Wairarapa.

## **3.2 Legislation**

We continue to work toward implementation of the various legislative changes that have been enacted.

The Local Government Amendment Bill was finally enacted at the twelfth hour which now provides some certainty around reporting and other requirements for the LTP, however given the length of time this Bill took to go through the House the lead times for implementation are quite short.

A commentary on the changes proposed in the Bill was included in the last agenda for reference.

## **3.3 Wastewater Consents**

The three wastewater consents are tracking generally as planned, with Martinborough lodged and submissions have closed, Featherston has been publicly notified and submissions close 3 September. Greytown is due to be lodged in the first week of September.

The plan will now be to hear Featherston first, around the end of November, and aim to hear Martinborough and Greytown collectively at the same time early in the new year.

This general timetable was agreed during a meeting with Philip Milne, Barrister, who will be assisting SWDC on the consent process, Kerry Geange, Mark Allingham, Bill Slaon and myself.

The timetable is based around the amount of work required by both SWDC and GWRC.

## 4. Monitoring and Reporting

### 4.1 Financial Statements

Financial statements for July will not be prepared as has been the practice for the past few years (but budgets will still be monitored).

Year to date end of August will be the first financial statements issued.

### 4.2 Annual Report

The 2013/14 Annual report is required to be completed by 31 October in each year.

Due to the timing of meetings, we will circulate a draft between the 3 September and 15 October meetings.

The draft is not required to be adopted – the requirement is to adopt the final prior to the audit opinion being issued.

### 4.3 Long Term Plan

Work has commenced internally on the LTP. A timetable has been included in the Policy and Finance agenda for consideration.

### 4.4 Rates Arrears (Incl. GST)

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
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

We are preparing to contact all ratepayers who have balances owing from 30 June 2014. These amounts are termed arrears and we are able to recover these amounts from parties who have an interest in a property, for example banks with mortgages.

There is a three month lag between when we notify the party who has an interest and when we can demand payment.

## 5. Corporate

### 5.1 Staffing

Judy McLaughlin left SWDC after 37 years' service. Judy was our longest serving employee and carried out a number of roles during her tenure with the various local authorities. We thank Judy for her long service.

We welcome Tracy Gardiner to SWDC. Tracy will be filling the Infrastructure and Services Administrative Assistant role vacated by Kara McKelvey who has moved to the role of Infrastructure and Services Customer Administrator.

### 5.2 Collective Employment Agreement

Negotiations are continuing on a new collective, it is hoped these will conclude in a month or so.

### 5.3 Occupational Health and Safety

There were no OH & S matters since the last reporting period.

### 5.4 General Revaluation

Quotable Value will be carrying out a revaluation across the Wairarapa shortly which will provide updated valuation data for our rates database.

This valuation is specific for the rates database, the aim of which is to split up the district by property values so that rates can be calculated from a consistent and comparable base.

The revaluation will be as at 1 September 2014 and will apply to the rates database from 1 July 2014.

### 5.5 LGOIMA Requests

DATE	TOPIC OF INFORMATION REQUEST	REQUEST RESPONSE
11 July	Resource consent Longwood water race	Information supplied.
11 July	Copy of Perception Planning report/study	Information supplied.
14 July	Address/ Title No/ Land Value and Capital Value/ Date of last sale/ Amount of last sale.	Requester redirected to Quotable Value to provide for information
17 July	Building Consents and Certificate of Acceptance applications undertaken for the installation of a Parkwood Pellett Fire at 57 Fox Street Featherston	Information supplied
13 August	Requests charges for rubbish collection, water meters and sewage collection and details of land values and rates levied.	Outstanding

# PLANNING AND ENVIRONMENT GROUP REPORT

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## 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 2013/14	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Ratepayers and residents satisfied with the District as a "better" place to live	65%	N/A	NRB Survey
Ratepayers and residents satisfied with the image of the closest town centre shown as "satisfied"	65%	N/A	NRB Survey

As previously verbally advised to Council, during this period the decision from the independent commissioner on the Martin subdivision application was issued. The commissioner declined the application because of the potential for adverse effects on the neighbours. The applicants (Martin and Read) have since lodged an appeal with the Environment Court. The Court has subsequently confirmed lodgement of the Appeal and has asked for a report from Council as to the status of the case and whether Court led mediation may be desired by all the parties. At this time Council has advised the Court of its willingness to attend mediation (this is "expected" by the Court).

### 1.2 Resource Management Act - Consents

*SERVICE LEVEL – All resource consents will be processed efficiently.*

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Consent applications completed within statutory timeframes	100%	99%	NCS data
s.223* certificates issued within 10 working days	100%	100%	NCS data
s.224* certificates issued within 15 working days of receiving all required information (note no statutory requirement)	85%	96%	NCS data

In the previous financial year Council processed a total of 115 resource consents (01/07/13 to 30/06/14). This was up on the total for the previous year of 101.

In the period (beginning of new financial reporting year 01/07/14 to 14/08/14) Council processed 14 resource consents. Officers are presently unable to provide detailed information as part of the regular update service to Council and Community Board members in consequence of reporting problems with NCS and the recent resignation of the RMO.



### 1.3 Reserves Act – Management Plans

*SERVICE LEVEL – Council has a reserve management programme.*

RESOURCE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Number of Management and/or Plans adopted or revised	1	1	All plans are currently up to date. Work may be required to update the Clifford Square Reserve Management Plan later this year. A decision will be made on whether to do so by the end of this calendar year

#### a. 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 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
My LIM contains all relevant accurate information (no proven complaints)	Yes	Yes	Council's LIM template covers all statutory matters required to be included in LIM
My non-urgent LIM is processed within 10 days	100%	100%	NCS data

TYPE	YTD (1/7/14 TO 14/8/14)	PREVIOUS YTD (1/7/13 TO 14/8/13)	PERIOD (1/7/14 TO 14/8/14)	PREVIOUS PERIOD (1/7/13 TO 14/8/13)
Standard LIMs (Processed within 10 working days)	11	12	11	12
Urgent LIMs (Processed within 5 working days)	6	13	6	13
<b>Totals</b>	<b>17</b>	<b>25</b>	<b>17</b>	<b>25</b>

## 2. Public Protection

### 2.1 Building Act - Consents and Enforcement

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

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Code Compliance Certificate applications are processed within 20 working days	100%	100%	NCS – Continued monitoring of processing days.
Building consent applications are processed within 20 working days	100%	100%	NCS – Continued monitoring of processing days. Due to current staff shortages external contractors have been used to help with processing.
Council maintains its processes so that it meets BCA accreditation every 2 years	Yes	Yes	Next IANZ review 2016
Earthquake prone buildings reports received	100%	132/223	The government is proposing to make changes where by the assessments will need to be completed by a certain time. No further information from the government has been provided.

Building consent numbers from 1 July 2014 to 7 August 2014 (Year to Date) total 41 consents. For the same period the year before the total was 40.

The following table provides a snapshot of the number and types of building consents granted for the period.

TYPE	NUMBER	VALUE
<b>Commercial</b> (shops, restaurants, rest home – convalescence, restaurant /bar / cafeteria / tavern, motel, commercial building demolition - other commercial buildings)	3	\$169,000
<b>Industrial</b> (covered farm yards, building demolition, warehouse and/or storage, factory, processing plant, bottling plant, winery)	7	\$439,000
<b>Residential</b> (new dwellings, extensions and alterations, demolition of building, swimming and spa pools, sleep-outs, garages, relocations, heaters, solid fuel heaters.	32	\$3,083,020
<b>Other</b> ( public facilities - schools, toilets, halls, swimming pools)	2	\$28,000
<b>Totals</b>	<b>44</b>	<b>\$3,719,020</b>

## 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 2014/15	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	6 visits	0	None to date.
Complaints about roaming and nuisance dogs are responded to within 4 hours	100%	100%	NCS data

As at 13 August 2014 there are 2,656 registered dogs with 1,487 owners. There are currently 262 unregistered dogs, with 162 owners. This represents a 91% compliance rate for registrations which is very positive. The penalty fee has recently been applied to all unregistered dogs. Council officers will be following up owners and issuing infringements if required.

The following table provides a snapshot of dog control incidents for the period.

INCIDENTS REPORTED	MARTINBOROUGH	FEATHERSTON	GREYTOWN
Attack on Pets	0	1	0
Attack on Person	1	0	0
Barking and whining	0	3	2
Lost Dogs	2	1	1
Found Dogs	1	0	0
Rushing Aggressive	0	1	0
Wandering	4	6	4
<b>Total</b>	<b>8</b>	<b>12</b>	<b>7</b>

### 3.3 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 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Stock causing a traffic hazard is responded to within 1 hour	100%	100%	NCS data
Council responds to complaints regarding animals within 40 hours	100%	100%	NCS data

The following table provides a summary snapshot of stock control incidents between 3 July 2014 and 12 August 2014.

INCIDENTS REPORTED	MARTINBOROUGH	FEATHERSTON	GREYTOWN
Stock	4	4	2
<b>Total</b>	<b>4</b>	<b>4</b>	<b>2</b>

### 3.4 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 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
% of calls received by Council that have been responded to	100%	100%	The afterhours contract is currently being reviewed and renegotiated. Improved response times are being negotiated.

AFTER HOURS NOISE CONTROL COMPLAINTS RECEIVED	YTD (1/7/14 TO 14/8/14)	PREVIOUS YTD (1/7/13 TO 14/8/13)	PERIOD (1/7/14 – 14/8/14)	PREVIOUS PERIOD (1/7/13 TO 14/8/13)
<b>Total</b>	<b>9</b>	<b>23</b>	<b>9</b>	<b>23</b>

### 3.5 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 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises that sell liquor that are checked prior to renewal to make sure they comply with the Sale and Supply of Alcohol Act 2012	100%	100%	NCS data and Inspectors reports to the District Licensing Committee

ALCOHOL LICENCE APPLICATIONS PROCESSED	YTD (1/7/14 TO 14/8/14)	PREVIOUS YTD (1/7/13 TO 14/8/13)	PERIOD (1/7/14 TO 14/8/14)	PREVIOUS PERIOD (1/7/13 – 14/8/13)
On Licence (New)	1	1	1	1
On Licence (Renewal)	1	1	1	1
Off Licence (New)	0	1	0	1
Off Licence (Renewal)	1	2	1	2
Club Licence (New)	0	0	0	0
Club Licence (Renewal)	0	1	0	1
Manager's Certificate (New)	5	7	5	7
Manager's Certificate (Renewal)	6	16	6	16
Special Licence	5	3	5	3
Temporary Authority	1	0	1	0
<b>TOTALS</b>	<b>20</b>	<b>32</b>	<b>20</b>	<b>32</b>

The District Licensing Committee had one hearing to determine a Temporary Authority order. All other applications were determined by the deputy Chairperson on the papers.

## 2.6 Health Act - Safe Food

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

PUBLIC PROTECTION KEY PERFORMANCE INDICATORS	TARGET 2014/15	YTD RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Premises failing to comply with Food Hygiene regulations that are re-inspected within a 3 month period and enforcement is affected if offence continues	100%	100%	

Annual registration of premises is almost completed. Council has received three applications from food businesses seeking to change from the Food Hygiene Regulations to registration under the Ministry of Primary Industries Food Safety Programme exemption. Annual audits of food premises using the FSP continue at a steady pace.

### 2.6.1. Food Bill Update

There have been no further developments with the Food Bill.

### 2.6.2. Bylaws

4 litter complaints were received from 3 July 2014 to 12 August 2014. 2 abandoned vehicles were reported.

# INFRASTRUCTURE AND SERVICES GROUP REPORT

## 1. Group Manager Highlights

The new financial year has commenced with a busy start. The predominant issues for the department have been around the lodgment of the waste water consents, receiving the public submissions on Martinborough and now Featherston and planning the hearing process for each of the three consents.

Asset Management Plans for the Waters and Roads is also a major ongoing project with implications into budgets and levels of service going forward that will need to feed into South Wairarapa District Councils Term Plan (LTP).

The Roding network has had several road closures and numerous minor issues due to the recent wet weather. Much of this will be unable to have permanent repairs but will be patched to retain the access required.

Discussions with Greater Wellington Regional Council (GWRC) on stability and erosion control have taken place with a view to having more plantings and preventative measures in place to assist with land stability in certain locations.

A meeting was held in regards to the proposed new Water Race Bylaw. Much of this was looking at technical matters and the practicality of the use. Council will be looking at the Code of Practice to define much of this and the make-up of any committee to assist in adjudication of issues under the by-law.

## 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 fire fighting.*

### 2.1 Key Performance Indicators

WATER SUPPLY KEY PERFORMANCE INDICATORS	TARGET 2013/14	RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Compliance with resource consent conditions/water permit conditions to "mainly complying" or better	95%		Council provides annual report to Greater Wellington for water supply consents. The compliance reports are available to Council Sept/Oct yearly.
Water supply systems comply with Ministry of Health Bacteriological Drinking Water Standards guidelines 2000**	95%		Ministry of Health supplies Council with compliance reports 6 months after year end. Reports apply to previous year.
Ratepayers and residents satisfied with level of service for water	75%	60%	NRB Survey 2013
Urgent (dirty, cloudy, smelly, or bad tasting water or no water at all) requests for service responded to within 1 day	95%		CEMs and drinking water complaints. Officer to complete
Fire hydrants tested annually that meet NZ Fire Service Code of Practice	100%	33% per year	There is a requirement of testing all Council hydrants over a 5 year period - The costs to this will be about \$20 per test. Requirements will be 40 hydrants over 3 towns annually = 120. x \$20 = \$2400 annually to meet the required amount of testing

## 2.2 Services

### 2.2.1 Water Supply Capital Improvements

Featherston: Test pumping of the bore-field two bores with a third bore yet to be drilled and proven) has concluded and consent application for the new take will be lodged shortly. Timelines for delivery are currently being considered and an updated timetable will be made available in due course.

### 2.3 Water Treatment Plants

The Greytown, Featherston, Martinborough and Pirinoa water treatment plants operated routinely throughout the period.

### 2.4 Water Reticulation

There were 9 water reticulation repairs reported and rectified during the period.

### 2.5 Water Races

The 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 five reported accounts for blockage clearing or no water flow for the Moroa and Longwood network over the period.

## 3. Waste Water

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

### 3.1 Key Performance Indicators

WASTE WATER KEY PERFORMANCE INDICATORS	TARGET 2013/14	RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Number of blockages per 1000 connections	10	3	Total of 11 blockages were attended too, total for waste water connections numbering 3,872 equates to 2.84 per 1000 connections
Ratepayers and residents satisfaction with waste water services	70%	60%	NRB Survey 2013
% of resource consent conditions complied with to mainly complying or better**	90%		Council provides annual report to Greater Wellington for water supply consents. The compliance reports are available to Council Sept/Oct yearly.
Proportion of urgent waste water service requests responded to within 6 hours of notification	95%	94.7%	19 out of 18 requests were responded to within 6 hours

## 3.2 Services

### 3.2.1 Consents

The Martinborough consent application was publically notified **Wednesday, 8 July 2014** and the closing time and date for submissions was 4.30 pm, 6 August 2014. Sixteen submissions have been received.

The Featherston consent application was publically notified on **Wednesday, 6 August 2014** and the closing time and date is 4.30pm, 3 September 2014.

The Greytown consent application is expected to be lodged by the end of 2014. Public notification will take place once the application has been accepted.

### 3.3 Wastewater Treatment Plants

The Greytown, Martinborough, Featherston and Lake Ferry wastewater treatment plants operated routinely over the period. Normal monitoring for flow and compliance reporting continued throughout the period.

The floating wetlands that were installed at the Featherston WWTP have now been moved to Martinborough as part of the waste water consent upgrades for future irrigation to land.

They have been placed in the last maturation cell at the Martinborough WWTP to assist UV plant performance.

### 3.4 Wastewater Reticulation

There were 2 pipeline blockages reported during the period.

## 4. Storm Water Drainage

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

### 4.1 Key Performance Indicators

STORM WATER DRAINAGE KEY PERFORMANCE INDICATORS	TARGET 2013/14	RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
% of ratepayers and residents satisfied with stormwater drains	50%	54%	NRB Survey 2013
% of urgent (any blockage causing extensive flooding of buildings or other serious flooding) requests for service responded to within 5 hours	90%	100%	14 out of 14 requests were responded to within 5 hours

## 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

WASTE MANAGEMENT KEY PERFORMANCE INDICATORS	TARGET 2013/14	RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Number of communities with recycling centres	6	6	Recycling centres at Greytown, Featherston, Martinborough, Pirinoa, Tuturumuri and Hinakura.
Volume of waste disposed out of district	Decreasing by 2.5%	5.4%	Tonnage measured by weight station for district export 2012/13 – 1557 and 2013/14 – 1647 this has resulted in an increase of 32 tonnes in comparison from last year's results of 58 tonnes
% of ratepayers and residents satisfied with the level of service	90%	66%	NRB Survey 2013



## 5.2 Waste Management

Collections have been operating as usual with the winter fortnightly coastal collection now in place.

Further consultation is required with Tukurumuri residents following a meeting on 29 July. It is planned to circulate to all eligible ratepayers further information in relation to the road side "urban style" service on offer and how they can register for the service.

## 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 2013/14	RESULT	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
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%	99%	Data extracted from RAMM
Ratepayers and residents fairly/very satisfied with the roads	82%	75%	NRB Survey 2013
(20km ± 10% variation) sealed roads are resealed each year subject to availability of NZTA subsidy	100%	25.135km	Data provided from resurfacing works report
The pavement condition index as measured by the NZTA pavement integrity index	95%	97.9%	Pavement condition index 2.1-100=97.9 as extracted from RAMM
The number of crashes causing injuries is reduced	Group and control average	50%	SWDC is 50% of the group average .018 accidents/km Group E average is 0.036 accidents per km ie. 12 accidents over 666.7km.
Ratepayers and residents are satisfied with footpaths in the district	70%	66%	NRB Survey 2013
Availability of footpaths on at least one side of the road down the whole street	90%	2013: 85.9%	Footpath program not done in 2013/14 result unchanged from 2012/13

### 6.2 Works

Work has been done developing the programming and processes for the new roads contract as well as the auditing and reporting for August to be undertaken. It will be discussed with the Infrastructure and Planning working party later to ensure any reporting requirements for council is included.

Works have been completed at Te Awaiti repairing a retreating road where a railway iron wall failed. Whakapuni Hill has been topped up where it had slumped and at Cape Palliser Guard Rail Repairs, a 600Dai culvert, Carrier Drain and a bund put around a failed Gabion Wall was completed. Hinakura has had at least 5 slips/slumps which is indicative of the current issues on the road network.

Most areas are saturated causing issues with erosion, drainage, unsealed roads and bridging. The repairs on the bridge on Pauhatea Road has been deleted twice due to flooding and numerous unsealed roads have been potholing badly and those graded have retained a lot of moisture.

## **6.3 NZTA**

### **6.3.1. One Network Road Classification**

A recent workshop was held on the ONRC Performance Measures covering:

- The principles of classification and how to classify using the new ONRC RAMM tool
- How the ONRC links with the business case approach, Activity Management Plans (AMPs) and the investment process, and
- How EquiP, the new Centre of Excellence set up by Local Government New Zealand, can help RCAs to implement the ONRC

This project will be a major body of work for council over the next year as it will be needed to inform our asset management plans, councils Levels of service and its budgets.

## **6.4 TAG (Transport advisory group)**

The technical Advisory group has met several times to finalise early draft RLTP Programme. With no significant projects SWDC has not attended several of the meetings. The early draft is expected to be finalised on 31 August with all projected entered into NZTA's online system.

## **6.5 GPS (Government Policy Statement)**

The draft GPS is out for consultation. A final version is not anticipated until after the elections.

NZTA are taking the approach that the draft GPS is a good indicative document in order to develop policy and investment direction and the investment assessment framework (old IRS). The investment assessment framework will retain the multi criteria assessment used presently (strategic fit, effectiveness, economic efficiency) but will include some form of alignment with the GPS regarding resilience.

Resilience is an area that the SWDC has been advocating strongly as it is a considerable issue for the Council. Recent rains have shown that there are numerous vulnerable sections of the road network and planning for contingencies is important.

## **6.6 FAR (Funding assistance Rates)**

A paper will be going to the NZTA board in September in relation to the additional 20% funding of emergency works and rules relating to emergency works. This was a major part of the joint Wairarapa district councils' joint submission to NZTA. The other area of concern for South Wairarapa in particular is the SPR (Special Purpose Road). Work is ongoing regarding defining "Special Purpose Roads" within the new funding policy. NZTA has had several of their staff visit the SPR at SWDC and driven out to Cape Palliser to see the recent works and the ongoing issue of maintenance and renewal.

## **6.7 Waihenga Bridge Information**

There have been several discussions over an advisory service for residents to inform them of the road and bridge closures in the Wairarapa and in particular SWDC. This is due to the issues when the state highway is closed

entering Martinborough. Other local roads then close making people unsure on the best routes to take in such events.

A push system seems to be available to “push” information to people who have signed up to it. It is currently being investigated to see if advanced warnings can be arranged to provide people with information prior to a closure and estimated time of closure.

## 7. Amenities

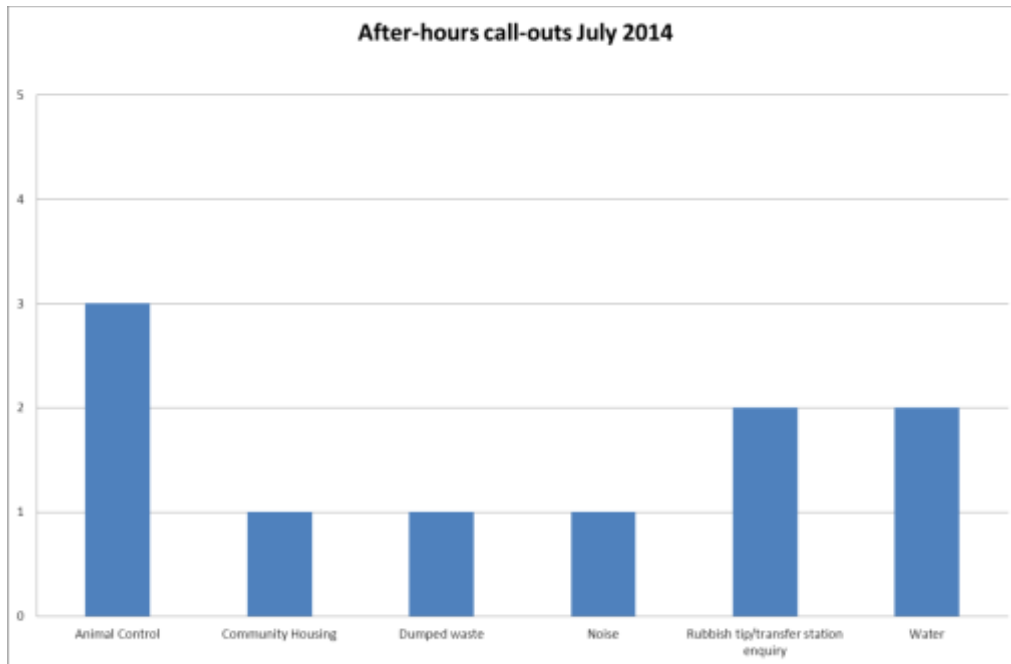
*SERVICE LEVEL – Parks and reserves enhance the quality of life in our communities. Our playgrounds are safe and enjoyed by the community. Clean safe public swimming pools can be accessed in the District. Provision of some low cost housing for the elderly (or in line with Council policy) in each town. 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 2013/14	RESULTS	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Users satisfied with parks and reserves	90%	95%	NRB Survey 2013
Ratepayers and residents are satisfied with Council playgrounds	75%	94%	NRB Survey 2013
Council playground equipment that meets national standards	95%		
Council pools comply with NZ swimming pool water testing standards	95%		
Ratepayers and residents satisfaction with Council swimming pools	70%	78%	NRB Survey 2013
Occupancy of pensioner housing	97%		
Ratepayers and residents satisfied with town halls use	77%	84%	NRB Survey 2013
Ratepayers and residents satisfied with public toilet facilities	60%	95%	NRB Survey 2013
Taking programmes out into the community and providing a wide variety of programmes in the library	>3 per library		
Ratepayers and residents satisfied with libraries	97%	87%	NRB Survey 2013

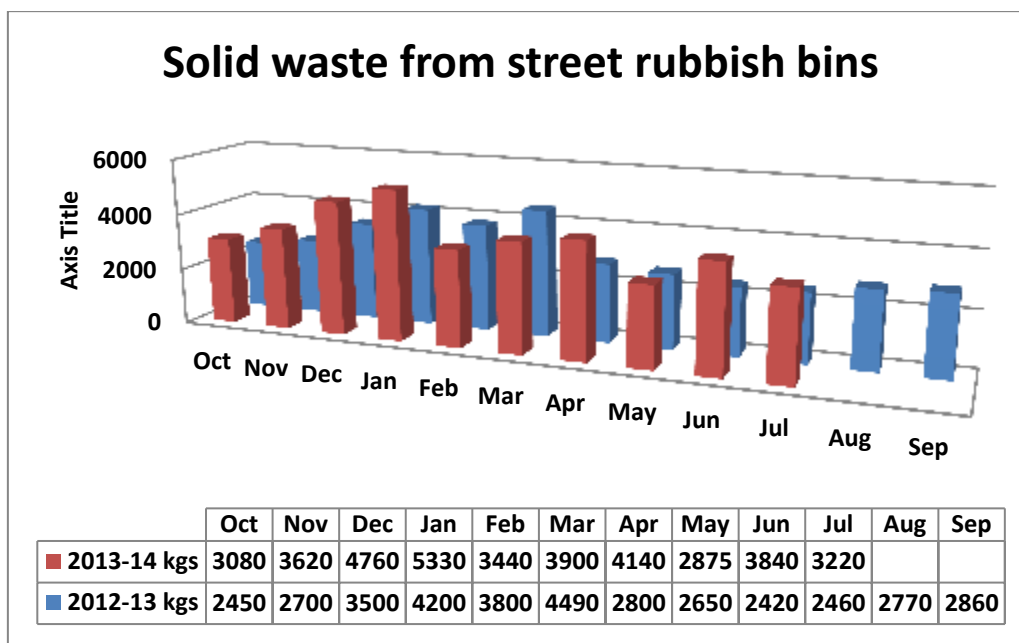
## 7.2 City Care – Property, Parks and Reserves contract

### 7.2.1. After-hours call-outs

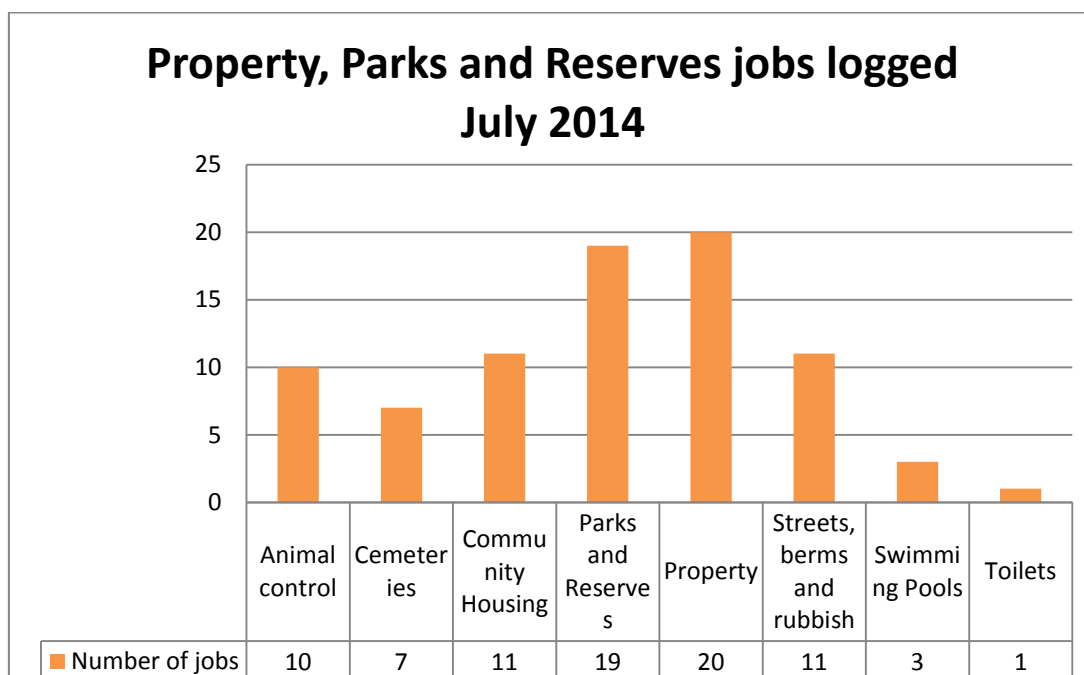


### 7.2.2. General Waste Collection

Under the Property, Parks and Reserves contract, City Care staff collect solid waste from the street rubbish bins in Featherston, Greytown and Martinborough. The quantity of rubbish collected is recorded by weight from the rubbish tip tickets. Waste volumes this year are showing an increase over the previous year. Even allowing for seasonal variations it appears that there are simply more people around the three towns this year than last year.



### 7.2.3. Logged jobs



## 7.3 Playgrounds

### 7.3.1. Featherston

Featherston Community Board at its August meeting approved the replacement of the existing swing set with a set of swings which includes a basket swing and a 4.2m high swing for very big kids. A Scorpion Bug Rocker is also to be purchased.

### 7.3.2. Martinborough

We are still awaiting the arrival of the replacement slide from the supplier.

## 7.4 Sports fields and facilities

### 7.4.1. Featherston

City Care is currently carrying out maintenance on the hedge at Card Reserve. They are not going to be able to get the chipper to dispose of the trimmings for another two weeks, so the trimmings will be stacked nearby and regularly checked. The Rongotai and Wairarapa College rugby teams had a match on Saturday 19 July at Card Reserve. The sports grounds on the reserve were closed on the weekend of 9 and 10 August to protect the turf, which was saturated by the continuing rain.

### 7.4.2. Greytown

The sports grounds on Soldiers' Memorial Park were also closed on 9 and 10 August because of the weather.

## 7.5 Pensioner housing

There are seven applicants on the waiting list for Martinborough, thirteen for Featherston and six for Greytown. Two tenancies have ended at Featherston and we have received notice from one resident at Martinborough.

### **7.5.1. Burling Flats, Featherston**

Flat 8 at Burling Flats is receiving general maintenance while empty. As well as new shower and toilet, the flat will be repainted. Some pipe work has been replaced in the bathroom – it was the same product which has caused the leaks at Matthews Flats. It looks like it was part of a repair job so we have reason to believe that this product was used in the rest of the Burling Flats.

## **7.6 Parks and Reserves**

### **7.6.1. Greytown**

City Care and the 'Friends of Stella and Sarah' group have been busy at Stella Bull Park. The ground has been levelled out for a new garden and the heritage garden has been raised. A new sculpture has been approved by Greytown Community Board to go at the Main Street entrance to the park.

## **7.7 Toilets**

### **7.7.1. South coast**

The new toilet for the Ngawi surf break is expected to be delivered to City Care in August. We are working through the consenting process for the toilet at the moment, and hope to have it installed and operating by the end of September.

## **7.8 Properties**

### **7.8.1. Featherston**

A funding application has been made to the Lottery World War One Commemorations, Environment and Heritage Committee for work on the Anzac Hall to restore the building for its centenary. The application will be considered by the committee at its November meeting.

Resource consent has been granted for the re-location of the Bottle-O building to become the Featherston Menz Shed. The building consent application is in process.

### **7.8.2. Greytown**

Work has been carried out on the Old Library Building at Stella Bull Park to prepare for the new tenant. The exterior has been cleaned, the exterior lighting will be fixed, and an additional light is being added to cover the seating area to the north of the building which is a popular youth hang-out. Additional power points have been installed at the request of the new tenant. Some repainting and restoration work has been carried out in the interior of the building.

### **7.8.3. Martinborough**

It was discovered the two power poles at Pain Farm are rotten at the base, one located in the homestead section and one just in the paddock in front of the homestead. These are to be replaced in the week of the 19 August, weather-dependent. The new tenants have now been in the homestead three months and are making good progress on the restoration of the garden.

## **7.9 Cemeteries**

### **7.9.1. Featherston**

There was one burial and one ashes interment in July.

### **7.9.2. Greytown**

There were no interments in Greytown Cemetery in July.

### **7.9.3. Martinborough**

There were two burials and one ashes interment in July. Since the last report it has been discovered that there are actually two walls affected by the January Eketahuna earthquake. As well as the services wall, wall three also has significant damage to the structure of the wall and will require rebuilding. We are currently working on locating contact details for the families of people interred in wall three. Richmond Funeral Homes and Wairarapa Headstones will be assisting with the removal of ashes and plaques from the wall and Richmond Funeral Homes will hold the ashes while the wall is being rebuilt. As we are now rebuilding wall three, we will also rebuild the service wall in the same location as it stands now rather than build it alongside as previously reported.

## **7.10 Swimming Pools**

### **7.10.1. Greytown pool**

The engineer's report on options for shortening the pool to the regulation 25m has been received and distributed to the pool working group. The preferred option after consultation is to insert a wall that would split the pool into two parts, similar to the pool at Featherston. The deeper part would then be a regulation 25 metre pool. This will leave a small pool at the shallow end, for the primary age children and learn-to-swim programs. Some community fund-raising will be required for the additional work.

## **7.11 Libraries**

### **7.11.1. Ex-library stock Book Fair**

A book fair was held on the weekend of 9-10 August in the Old Library, Greytown to dispose of withdrawn books from the three south Wairarapa libraries. Although only planned for the Saturday, staff came back and ran the fair for a few hours on Sunday as well. Hundreds of books were sold however we are still left with a lot of books. Clinton Homes from City Care had the fantastic idea to donate the kids and young adult's books to Paraparaumu School, which lost its library in a recent fire. City Care contributed to the donation by transporting the books to Paraparaumu. The donation was received with delight by the school. A selection of adult fiction books will be donated to the Kuranui College English department. A decision is yet to be made on what to do with the remainder of the adult fiction and non-fiction books.

## 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 2013/14	RESULTS	COMMENT SOURCE, AND ACTIONS TAKEN TO ACHIEVE TARGET
Ratepayers and residents are prepared for an emergency	65%		NRB Survey 2013
Regional Civil Defence Emergency Plan developed and implemented	Implemented		The Wellington Regional Civil Defence Emergency Mnaagement Group Plan 2013-18 has been implemented and available through the get prepared website.

### 8.2 Wellington Regional Emergency Management Office (WREMO)

#### 8.2.1. Update

Following the changes in road contractor across the Wairarapa, new Road Closure Protocols have been developed and agreed by all parties involved. The new protocols, which provide the who does what and when in a road closure event, were put to the test in early August. Generally, the protocols worked well, however, as a first run there were some teething issues that will be ironed out.

A report on the response to the Eketahuna earthquake will be released at the end of August. It is envisaged that this will provide a number of recommendations based on the after action review process and observations of the current response arrangements in the Wairarapa. A Corrective Action Plan (CAP) will be provided which sets out a programme of work in relation to the recommendations.

A draft Concept of Operations has been developed following the earthquake event. The intent of the document is to clarify roles and responsibilities between Council, WREMO and the Wairarapa Emergency Operations Centre (WaiEOC) at different levels of response. The document informs discussion on 'how' each role can be delivered by the respective agency. This document and subsequent work will be reflected in the Corrective Action Plan as part of the Eketahuna earthquake report.

Wairarapa Councils have agreed to upgrade the WaiEOC with some new technology that will both aid response, but also give councils some redundancy from a business continuity perspective. The rollout of new technology is a region wide project with the Wairarapa component expected to be started in October 2014.

Engagement with South Wairarapa CDEM teams is on-going. The focus of work is on completing the Community Response Plans (CRP) and developing arrangements for how the Civil Defence Centres (CDCs) work and also links into rural communities and the wider welfare structure. The Martinborough CRP is on track for completion by the year end. WREMO is also looking at how we can support the three teams with Get Ready week in September, with Greytown looking to run a CDC exercise.



Primary schools and Early Childhood Centres have been engaged to promote and look at their emergency and business continuity plans and preparedness messages for staff, children and families.

## **9. Libraries**

### **9.1 Statistics all Libraries**

See Appendix 3 for issues and transactions statistics.

## **10. Appendices**

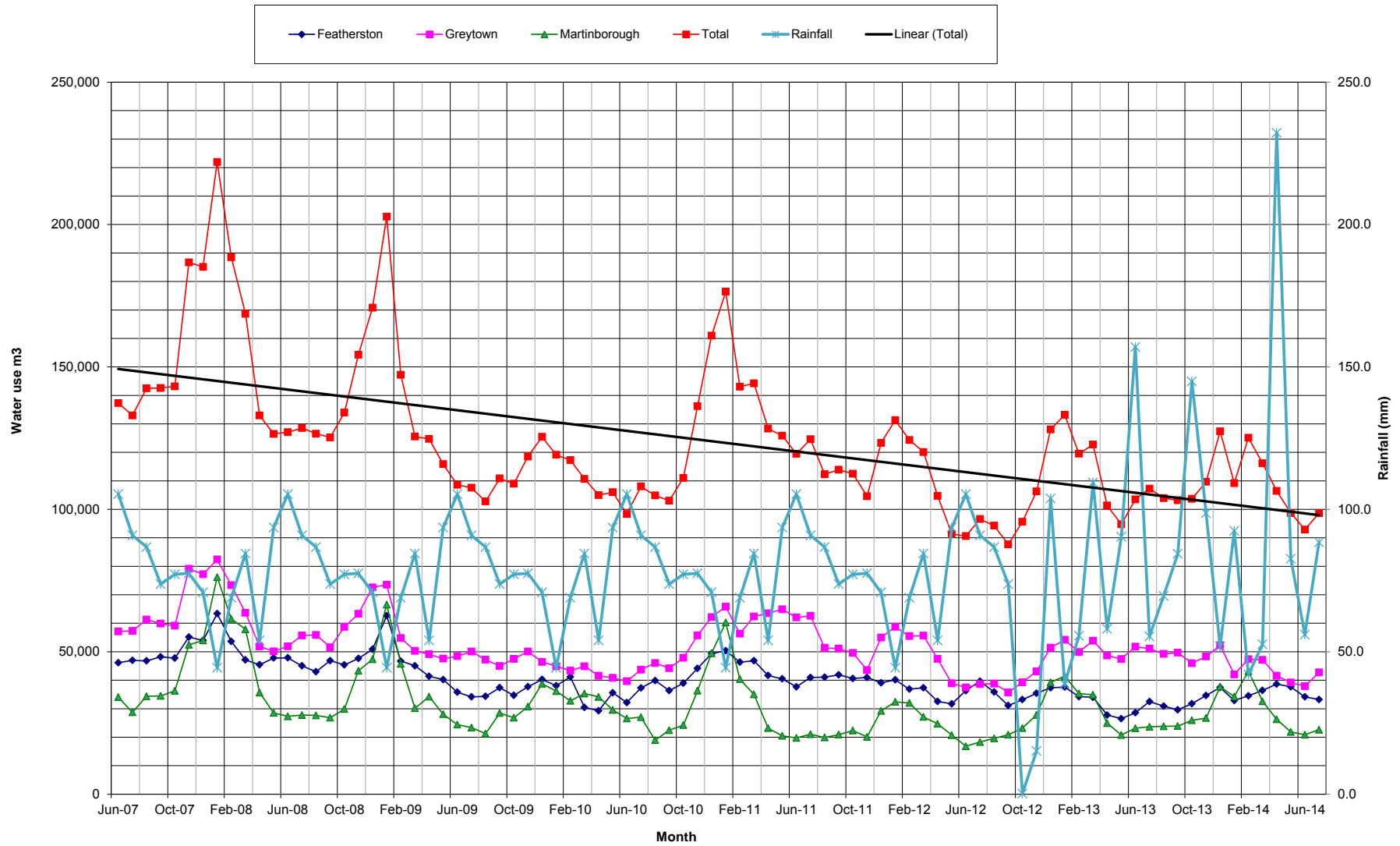
Appendix 1 - Monthly Water Usage

Appendix 2 – Waste Exported to Bonny Glen

Appendix 3 – Library Statistics

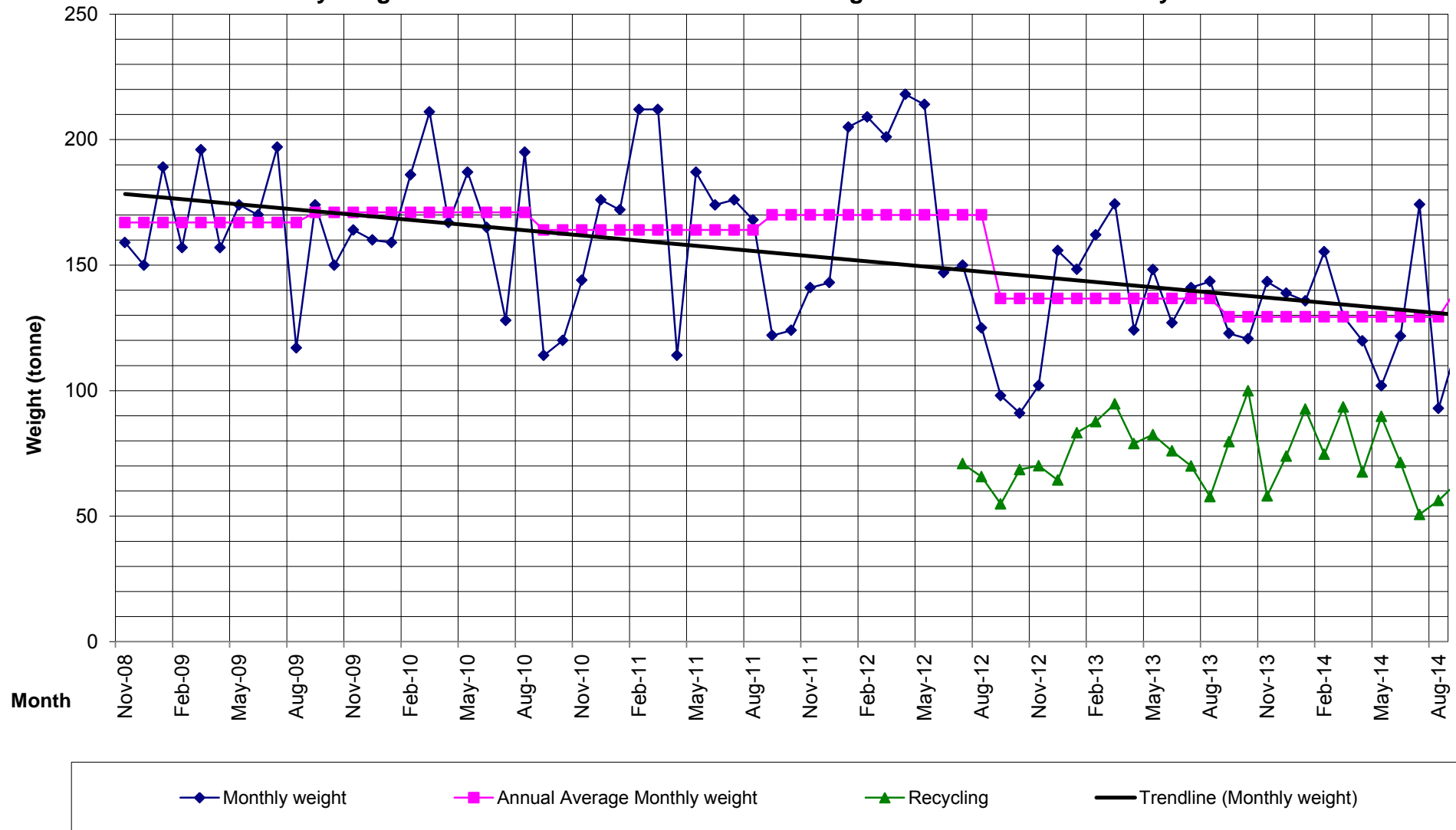
# **Appendix 1 – Monthly Water Usage**

### Water use South Wairarapa District Council



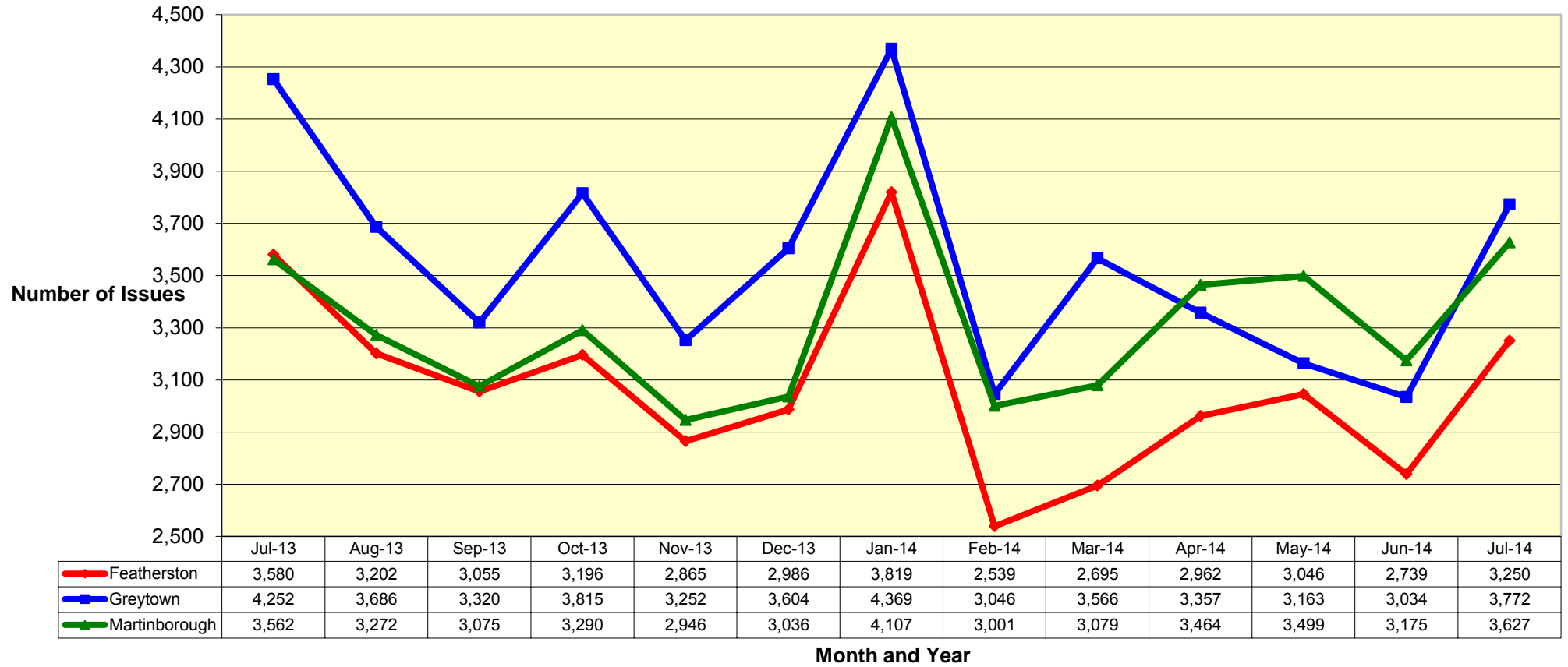
# **Appendix 2 – Waste Exported to Bonny Glen**

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



# **Appendix 3 – Library Statistics**

### Issues to July 2014



**Top 25 most popular adult\* books borrowed from South Wairarapa Libraries 2013/14**

1	Moon over Martinborough – from Michigan to the Wairarapa	Gulian, Jared
2	Forgive Me	Pearse, Lesley
3	Never Go Back	Child, Lee
4	The Luminaries	Catton, Eleanor
5	Inferno	Brown, Dan
6	Paris	Rutherford, Edward
7	Me Before You	Moyes, Jojo
8	The Truth About You	Hill, Melissa
9	The Storyteller	Picoult, Jodi
10	The Unlikely Pilgrimage of Harold Fry	Joyce, Rachel
11	Second Honeymoon	Patterson, James
12	The Book Thief	Zusak, Markus
13	And the Mountains Echoed	Hosseini, Khaled
14	Whiskey Beach	Roberts, Nora
15	Winners	Steel, Danielle
16	A Treacherous Paradise	Mankell, Henning
17	A Week in Winter	Binchy, Maeve
18	Perfect	Joyce, Rachel
19	The Girl You Left Behind	Moyes, Jojo
20	The Racketeer	Grisham, John
21	The Rosie Project	Simson, Graeme C.
22	Best Kept Secret	Archer, Jeffrey
23	First Sight	Steel, Danielle
24	Gone	Patterson, James
25	Just an Orange for Christmas – Stories from the Wairarapa	Daniell, Christine Hunt

\* Adult fiction and non-fiction





Scale - 1 : 15000



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Scale - 1 : 2000



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File No: WGN120294 [31760; 31761; 31762]  
 5 August 2014

Shed 39, 2 Fryatt Quay  
 Pipitea, Wellington 6011  
 PO Box 11646  
 Manners Street  
 Wellington 6142  
 T 04 384 5708  
 F 04 385 6960  
[www.gw.govt.nz](http://www.gw.govt.nz)

SWDC Maori Standing Committee  
 C/- Suzanne Clarke, Committee Secretary  
 PO Box 6  
 Martinborough 5741

Dear Suzanne

**Notified resource consent application: public notification under Resource Management Act 1991**

---

<b>Applicant:</b>	South Wairarapa District Council
<b>Proposal(s):</b>	To discharge contaminants to land, air and water associated with the staged upgrade and operation of the Featherston Wastewater Treatment Plant
<b>Location:</b>	Featherston Wastewater Treatment Plant, Longwood West Road, Featherston
<b>Resource consent(s) required:</b>	[31760] Discharge permit – to discharge treated effluent to Donalds Creek through the whole term of the consent [31761] Discharge permit – to discharge contaminants to air associated with and arising from the wastewater treatment process and discharge channel [31762] Discharge permit – to discharge contaminants to land and water via seepage from the ponds and discharge channel

---

I would like to bring the above application to your attention. I have enclosed a copy of the public notice which will appear in Wairarapa Times Age and Wairarapa News on 6 August 2014.

All members of the public may make a submission on the application. You have been notified given your proximity to the site or your interest in the proposal.

You can view a copy of the application on the Council website at <http://www.gw.govt.nz/Featherston-Waste-Water-Treatment-Plant>.

The submission period closes at **4.30pm on Wednesday 3 September 2014**.

I have enclosed a submission form. Please note that there is particular information that you must include in any submission for it to be valid.

1389988-V1



Please contact me on 04 830 4235 if you have any questions or concerns.

Yours sincerely



**Jude Chittock**

Senior Resource Advisor, Environmental Regulation

Encl: Advertisement; Submission form



**Notification of application for a resource consent: WAR120294 under section 95(A) of the Resource Management Act 1991**

Greater Wellington Regional Council has received an application for a resource consent from:

- Applicant:** South Wairarapa District Council
- Location:** Featherston Wastewater Treatment Plant, Longwood West Road, Featherston
- Map Reference:** NZTM: 1794964.5443493
- Proposal:** To discharge contaminants to land, air and water associated with the proposed staged upgrade and operation of the Featherston Wastewater Treatment Plant.
- Consent applied for:** [31760] Discharge permit – to discharge treated effluent to Donalds Creek through the whole term of the consent  
[31761] Discharge permit – to discharge contaminants to air associated with and arising from the wastewater treatment process and discharge channel  
[31762] Discharge permit – to discharge contaminants to land and water via seepage from the ponds and discharge channel
- The consents are sought for a term of 35 years.

**To make a submission**

Any person may make a submission on this application. The submission must be dated, signed by you and include the following information:

1. Your name, postal address, telephone number, email address and facsimile number (if applicable).
2. Details of the application in respect of which you are making the submission, including location.
3. Whether you support, oppose or are neutral to the application.
4. Your submission, with reasons.
5. The decision you wish Greater Wellington Regional Council to make.
6. Whether you wish to be heard in support of your submission.

Submission forms are available from the Greater Wellington Regional Council office at 34 Chapel Street, Masterton, and our website at <http://www.gw.govt.nz/Featherston-Waste-Water-Treatment-Plant>

**Closing date for submissions**

You are required to forward your submission to the Manager, Environmental Regulation, Greater Wellington Regional Council, PO Box 41, Masterton 5840 or via email to [info@gw.govt.nz](mailto:info@gw.govt.nz) in time to be received no later than **4.30pm on Wednesday 3 September 2014**.

The application and all supporting information can be viewed at the following places during normal working hours:

- **Greater Wellington Regional Council (Masterton Office)**, 34 Chapel Street, Masterton
- **Featherston Library**, 74 Fitzherbert St, Featherston
- **Greater Wellington Regional Council's website:** <http://www.gw.govt.nz/Featherston-Waste-Water-Treatment-Plant>

The officer in charge of processing this application is Jude Chittock, Environmental Regulation, Greater Wellington Regional Council, Wellington.

Your submission may also become publicly available if a request for it is made under the Local Government Official Information and Meetings Act 1987. Greater Wellington Regional Council is legally required to provide a copy of your submission to the applicant.

**Note:** You must serve a copy of your submission on the applicant as soon as reasonably practicable.

Address for Service: South Wairarapa District Council, C/- Kerry Geange, Geange Consulting, PO Box 213, Carterton 5743

# Submission on a resource consent application

Pursuant to section 96 of the Resource Management Act 1991

To: Environmental Regulation  
Greater Wellington Regional Council  
PO Box 41, Masterton 5840

Or via email at [info@gw.govt.nz](mailto:info@gw.govt.nz)

---

## Your details

Full name: \_\_\_\_\_

Full postal address: \_\_\_\_\_

Telephone no's: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Contact person: \_\_\_\_\_

Address and telephone no (if different from above): \_\_\_\_\_

---

**Electronic communication**  yes, please correspond with me via email

Greater Wellington Regional Council has a preference for providing information about this resource consent process via email. We will send you updates on the process, information and provide you with details of any meetings and the hearing. Please tick if you agree to receive communication via email.

Email address: \_\_\_\_\_

---

## Application which submission relates to:

Application no: WAR120294

Name of applicant: South Wairarapa District Council

Proposal (activity type):  
To discharge contaminants to land, air and water associated with the proposed staged upgrade and operation of the Featherston Wastewater Treatment Plant.

---

I **support** the application       I **oppose** the application       I am **neutral** to the application  
(neither support or oppose)



I wish Greater Wellington Regional Council to make the following decision:

to **grant** resource consent

to **decline** resource consent

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

[Person making submission, or person authorised to sign  
on behalf of person making submission]

I/We have served a copy of this submission on the applicant  
Note: this is required by section 96(6) of the Resource Management Act 1991

I do not wish to receive any further information or communication regarding this resource consent application

---

### Request for independent commissioner

I request an independent commissioner(s)

As a submitter, you can request that an independent commissioner is on the panel that hears and decides this application. If you make this request, we will likely on-charge a portion of the fees associated with this. We suggest that you call Greater Wellington Regional Council to discuss this and we can provide an estimate of costs.

---

### Withholding personal details

Greater Wellington Regional Council is legally required to provide a copy of your submission to the applicant. This will include all of **your personal details** as provided on this submission form. These details cannot be withheld from an applicant by Greater Wellington Regional Council.

You may request that the personal details on your submission not become publically available if a member of the public or organisation requests it under the Local Government Official Information and Meetings Act 1987.

Please withhold personal details if a request is made for a copy of my submission under the Local Government Official Information and Meetings Act 1987.



# Maori Policy

## Goal

To formulate, develop and implement policies and programmes in partnership with Maori of the District which are in accord with the requirements of the Local Government Act 2002, which reflect the underlying intentions and principles of the Treaty of Waitangi and the statutory obligations to Maori under the provisions of the Resource Management Act 1991.

## Strategies and Policies

The South Wairarapa District is rich in Maori history and culture. Some of the earliest known occupational sites exist within its boundaries and for centuries the natural environment has provided both material and spiritual sustenance. Its place in the Maori political history of New Zealand is a matter of national record.

The Local Government Act 2002 signals that the social, cultural and economic development of Maori is of particular importance.

The Resource Management Act 1991 places an obligation on the Council to consult with Maori during the planning process. This obligation is in turn derived from the underlying principles of the Treaty of Waitangi, which in this context, refers to:-

- **Partnership** - the development of an active and ongoing relationship between the Council and local Iwi.
- **Participation** - a principle which emphasises positive Maori involvement in the business of the Council, and in particular its planning and delivery functions.
- **Protection** - the requirement to ensure that Maori well-being is enhanced whenever possible, and that principles of equity towards Maori are observed in the Council's decision making process.

The Council is committed to engage in active consultation with Maori and to foster positive relationships in pursuance of the partnership envisaged under the Treaty of Waitangi, on matters that affect and concern Maori.

## Nature and Scope of Activity

The Council has established a Maori Standing Committee. Its role is to:-

- a) Advise on tangata whenua and Maori interests in the Council's major areas of activity, and particularly in the areas of:-
  - Economic development.
  - Resource management.
  - Tourism.
  - Reserve management.
  - Environmental health.
  - Employment.
  - Community development.

- b) Establish a method of consultation, which involves tangata whenua and iwi, on all matters relating to the District's resources, and involving the District's planning processes.
- c) Advise on consultation processes with Maori in the District and assist in the development of consultation networks throughout the District.
- d) Promote the development of processes within Council, which develop policy, processes and guidelines, based on the Treaty of Waitangi principles of participation, partnership and active protection.

# MAORI STANDING COMMITTEE

8 SEPTEMBER 2014

## AGENDA ITEM 6.1

### RESOURCE CONSENT 140088 - 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 Wilhelmus Julicher (ref 140088). The application has been included in Appendix 1.

#### **2. Discussion**

The application is for a 2 lot rural subdivision (boundary adjustment) at 301 Te Muna Road, Martinborough. It is proposed to subdivide Lots 1 and 2 DP 80426 into two lots of 19.4100ha and 0.7240ha.

The site is within the Rural (Special) zone. Proposed Lot 2 is less than the 4ha minimum lot size 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 140088

Contact Officer: Russell Hooper, Resource Management Planner

Reviewed By: Murray Buchanan, Group Manager Planning and Environment

# **Appendix 1 – Resource Consent Application 140088**



31456

15 August 2014

The Planning Department  
South Wairarapa District Council  
19 Kitchener Street  
PO Box 6  
**MARTINBOROUGH**

**APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE IN THE RURAL (SPECIAL) ZONE  
301 TE MUNA ROAD, TE MUNA, MARTINBOROUGH**

Please find enclosed documents pertaining to my application for subdivision consent at the above site. The full details of the proposal are provided in the AEE accompanying this application. The application has been assessed against the provisions of the Combined Wairarapa District Plan. Documents included are as follows:

- Application form
- 2x Assessment of effects for this proposal
- 2x copies of the scheme plan at A3
- 2x Certificate of title
- 2x Site photographs
- A cheque for \$1530.00 being the application fee

If you require any further information please contact me.

THE SURVEYING COMPANY (WELLINGTON) LTD

**Robyne Leach**  
**PROJECT MANAGER**

phone: (04) 527 9028  
email: robynel@subdivision.co.nz

# APPLICATION FOR RESOURCE CONSENT

Under s88 of the Resource Management Act 1991



Applicant Details	
Name	Wilhelmus Julicher
Postal Address	301 Te Muna Road P O Box Martinborough
Home Phone	06 306 8575
Cell Phone	
Email Address	info@julicher.co.nz

Contact Details for Agent (if different to that of the applicant)	
Name	Robyne Leach - The Surveying Company (Wellington) Ltd
Postal Address	The Surveying Company (Wellington) Ltd P O Box 40083 Upper Hutt 5140
Home Phone	04 527 9028
Cell Phone	
Email Address	robynel@subdivision.co.nz

Location of the Activity	
<b>NB: A full site plan (to scale) is required as part of this application.</b>	
Street Address	301 Te Muna Road, Martinborough
Legal Description	Lots 1 & 2 DP 80426
Valuation Number (if known)	

Written Consent of Affected Parties			
N/A	<input checked="" type="checkbox"/>	Gained and Attached	<input type="checkbox"/> Not Gained

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

Signature – To be signed by the applicant or agent	
	Name: <b>Robyne Leach</b>
	Date: <b>15/08/14</b>

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

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

.....  
A TWO LOT FEE SIMPLE SUBDIVISION (BOUNDARY ADJUSTMENT) IN THE RURAL (SPECIAL) ZONE, BEING A NON-COMPLYING ACTIVITY - PLEASE SEE FULL APPLICAITON ENCLOSED .....

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

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PLEASE SEE FULL APPLICATION ENCLOSED .....

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

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PLEASE SEE FULL APPLICATION ENCLOSED .....

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**A description of any alternative methods that may have been considered (Attach extra pages if required)**

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

	<p>5. The effect of the natural hazard on the health and safety of occupants and users of the site and the general public</p> <p>6. As assessment of site stability and the resulting effect on the proposal from the natural hazard</p>
<input type="checkbox"/>	<p>If the proposal involves hazardous substances and facilities the following is required:</p> <ol style="list-style-type: none"> <li>1. A description of the nature and scale of the proposed hazardous facility</li> <li>2. An inventory, including quantities, of all hazardous substances proposed to be stored and/or used on the site</li> </ol>

### Important notes for the Applicant

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

### Contact Details

<p><b>Masterton District Council</b></p> <p>64 Chapel Street PO Box 444 MASTERTON 5840</p> <p>Tel: (06) 370-6300 Fax: (06) 378-8400 <a href="http://www.mstn.govt.nz">www.mstn.govt.nz</a> Email: <a href="mailto:mdc@mstn.govt.nz">mdc@mstn.govt.nz</a></p> 	<p><b>Carterton District Council</b></p> <p>Holloway Street PO Box 9 CARTERTON 5743</p> <p>Tel: (06) 379-4030 Fax: (06) 379-7832 <a href="http://www.cartertondc.co.nz">www.cartertondc.co.nz</a> Email: <a href="mailto:info@cdc.govt.nz">info@cdc.govt.nz</a></p> 	<p><b>South Wairarapa District Council</b></p> <p>19 Kitchener Street PO Box 6 MARTINBOROUGH 5741</p> <p>Tel: (06) 306-9611 Fax: (06) 306-9371 <a href="http://www.swdc.govt.nz">www.swdc.govt.nz</a> Email: <a href="mailto:enquiries@swdc.govt.nz">enquiries@swdc.govt.nz</a></p> 
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**THE SURVEYING COMPANY**

YOUR LAND DEVELOPMENT CONSULTANTS

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**Subdivision Consent Application  
301 Te Muna Road, Te Muna, Martinborough  
Applicant: Wilhelmus Julicher**

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August 2014  
Our Ref: 31456

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## EXECUTIVE SUMMARY

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

- Applicant: Wilhelmus Julicher
- Activity Location: 301 Te Muna Road, Te Muna, Martinborough  
Lot 1 DP 80426 (CFR WN47A/486) & Lot 2 DP 80426 (WN47A/487)
- Applicant Status: Landowners
- Proposed Activity: The subdivision of the underlying lots into 2 fee simple lots (boundary adjustment).
- Activity Status: Non-complying activity pursuant to Rule 20.1.7(c) 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 (boundary adjustment) at 301 Te Muna Road, Te Muna, on behalf of Wilhelmus Julicher (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 301 Te Muna Road, Te Muna and consists of two lots held in two separate certificates of title – CFR WN47A/486 and WN47A/487 copies attached as Appendix A to this document. Lot 1 DP 80426 is set forward on the road frontage of Te Muna Road and contains an area of 10.0000Ha. Lot 2 DP 80426 is a rear lot and contains an area of 10.1340Ha.

Lot 1 DP 80426 is predominantly covered in vineyards and olive trees along with 3 large processing sheds, and an existing cottage.

Lot 2 DP 80426 is also predominantly covered in vineyards with a small grove of olive trees. It also contains a newly built dwelling that sits within the olive grove.

Both sites, currently owned by Wim Julicher, operate as a single entity and as such share the bore water stored in the tanks just south of the cottage. Both sites however have separate on site effluent disposal.

The site is zoned Rural (Special) Zone under the operative Wairarapa Combined Plan and is located approximately 5km from the Martinborough town centre, schools and other public amenities.

## **3.0 PROPOSAL**

The proposal is to undertake a boundary adjustment to separate the newly built dwelling and the olive grove surrounding it from Lot 1 DP 80426 and incorporate the whole of Lot 2 DP 80426 and the remainder of Lot 1 DP 80426 into one lot. Details are shown on the attached scheme plan Appendix B.

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

Lot 1: 19.4100Ha

Lot 2: 0.7240Ha

Services for the subdivision are described as below:

1. Sanitary Sewer:

Both proposed lots have existing on site effluent disposal systems which will be fully within the new boundaries created by this boundary adjustment.

2. Stormwater

Again stormwater disposal is already in place for each of the proposed lots, being soak pits, fully contained within the proposed boundaries.

3. Potable Water:

At present both properties obtain water from a bore which is fed to water tanks on proposed Lot 1, an easement will be created to protect the feed from these tanks to the newly built dwelling on the proposed Lot 2

4. Utility Services:

Currently the newly built dwelling on proposed Lot 2 obtains power and telephone services through the existing service provided to the cottage on Lot 1.

As part of this subdivision separate connections will be made for the new dwelling on proposed Lot 2.

5. Access and Parking:

Both existing dwellings gain access from Te Muna Road via a 10m wide reciprocal right of way. Both properties are able to accommodate ample onsite parking and manoeuvring onsite to exit in a forward direction is also achievable.

#### **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 (Special) 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 FOR THE RURAL ZONE**

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

The relevant controlled activity standards are set out below:

**Lot Standards**

Rule 20.1.2(b) – Lot Standards	COMPLIANCE ACHIEVED - NO
<p><i>Minimum Lot Area: 4Ha</i></p> <p><i>Minimum Lot frontage: 100m for front lots</i></p> <p>Proposed Lot 1 has an area of 19.4100ha and Lot 2 has an area of 0.7240ha Lot 1, being the front lot, has a road frontage of 267m.</p> <p>Proposed Lot 2 will be classed as a rear lot.</p> <p>Although there are exceptions for boundary adjustments in the district plan, this proposal falls outside those exceptions made, being that it is not an already undersized lot and this boundary adjustment will effectively create an undersized lot.</p>	

**Access Standards**

Rule 20.1.2(c) – All Environmental Zones	COMPLIANCE ACHIEVED - YES
<p><i>All lots shall demonstrate compliance with the District-wide permitted activity land use standards for Roads, Access, Parking and Loading in Section 21.1.25.</i></p> <p>The existing access complies with this standard and will not change as a result of this boundary adjustment.</p>	

Rule 20.1.2(d) – Rural (Special) Zone	COMPLIANCE ACHIEVED - YES
<p><i>In the Rural (Special) Zone, if there are two or more rear lots, they shall share a single vehicle access.</i></p> <p>Both lots will continue to use the single access from Te Muna Road.</p>	

**Development Standards**

Rule 20.1.2(e) – Minimum Developable Area	COMPLIANCE ACHIEVED - YES
<p><i>The new undeveloped lots must be able to contain a buildable area with minimum dimensions of 15m by 12m that is clear of any right-of-way of other easements.</i></p> <p><i>(iii) In the Rural (primary production) Zone shall be able to satisfactorily dispose of effluent on site.</i></p> <p>Both newly created Lots will already contain a dwelling and are both being serviced by separate on-site effluent disposal systems which are fully situated within the proposed boundaries for the dwelling they serve.</p>	



Rule 20.1.2(h) – Permitted activity land use standards	COMPLIANCE ACHIEVED - NO
<p><i>Rule 4.5.2(d)(iii) – Minimum Dwelling Setback 25 metres from all other boundaries</i></p> <p>Using the existing shelterbelt and vegetation as the proposed internal boundary has meant that the newly built dwelling on the proposed Lot 2 sits within the 25m setbacks as shown on the scheme plan attached as appendix B.</p> <p>All other standards for permitted activities in the Rural Zone have been complied with.</p>	
<p><b>LAND USE CONSENT IS BEING SOUGHT FOR THIS NON-COMPLIANCE</b></p>	

Rule 20.1.2(i) – Services	COMPLIANCE ACHIEVED - YES
<p><i>All new water supplies, waste water supplies and stormwater systems shall be provided in accordance with NZS 4404:2004 “Land Development and Subdivision Engineering”.</i></p> <p>Both dwellings are serviced by wastewater and stormwater systems which are located fully within the lot they will serve and have been certified as part of the building consent process.</p>	

Rule 20.1.2(j) – Financial Contributions	COMPLIANCE ACHIEVED – N/A
<p><i>All financial contributions shall be in accordance with the requirements of Section 23.</i></p> <p>As this is a boundary adjustment and no additional titles will be created, contributions are not payable.</p>	

Rules 20.1.2 (f), (g), (k), (l), (m), (n), (o), (p) and (q) are not applicable to this subdivision.

Section 88A for the RMA 1991 requires that the activity status of the proposed subdivision be fixed at the time the application is lodge and as noted above it is **Non-Complying**.

#### 4.2 OBJECTIVES AND POLICIES

Chapter’s 4, 18 and 19 of the operative Plan sets out the issues, objectives and policies for Subdivision, Land Development and Urban Growth in the Rural Zone in South Wairarapa. The Plan seeks to manage activities to ensure that the rural character is retained and amenity values are maintained and enhanced.

## 4 RURAL ZONE

### Objective RUR1

- 4.3.1 *To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.*

### RUR1 Policies

- 4.3.2 *(c) Identify areas within the Rural Zone in which there are particular land use issues that require specific management approaches, including urban growth, flood hazards, and the operational requirements of key infrastructural facilities and intensive primary production activities – Rural (Special) Zone.*

*(d) Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk and location and nature of activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.*

*(e) Manage subdivision, use and development in a manner which recognises the attributes that contribute to rural character, including:*

- (i) Openness and predominance of vegetation*
- (ii) Productive working landscape*
- (iii) Varying forms, scale and separation of structures associated with primary production activities.*

## 18 SUBDIVISION LAND DEVELOPMENT AND URBAN GROWTH

### Objective SLD1

- 18.3.1 *To ensure that subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa and protects the efficient and effective operation of land uses and physical resources.*

### SLD1 Policies

- 18.3.2 *(a) Manage subdivision and land development in a manner that is appropriate for the character and qualities of the environmental zone in which it is located, while recognising that such change may alter the character and qualities.*

*(b) Provide subdivision where it is compatible with the physical characteristics of the site, provided any adverse environmental effects are avoided, remedied or mitigated.*

*(d) Set minimum lot sizes for the Rural Zone that provide a baseline for maintaining the character, scale and intensity of development, including their servicing capacity.*

*(f) Limit the intensity of subdivision and land development in those rural parts of the Wairarapa in which significant intensification may have adverse effects on the risks from natural hazards, the operational requirements of key infrastructural and land use assets, water supply catchments, and the growth of urban areas.*

*(g) To provide for the subdivision of rural land for rural-residential purposes through minimum standards that seek to:*

- *Avoid or mitigate any significant potential adverse effects on the viability and operational requirements of any productive use of any adjacent rural land;*
- *Ensure allotment sizes and the pattern of subdivision maintains the open rural character, particularly from public roads;*
- *Ensure allotments are able to accommodate the likely use in accordance with other requirements of the Plan;*
- *Avoid adverse effects on the safe and efficient use of roads, and pedestrian and cycling networks;*
- *Ensure the actual and potential effects on rural character and amenity and natural values will not be compromised by intensive and ad hoc urban development and/or through the cumulative effects of rural-residential development.*
- *Ensure the sewage effluent from all lots can be effectively disposed without any potential adverse effects on the environment.*
- *Ensure a potable water supply is available on each allotment.*

*(h) Allotments below the minimum standards in the Rural Zone shall avoid all of the following outcomes:*

- *The proposed subdivision is likely to have a significant adverse effect on the viability and operational requirements of any productive use of adjacent rural or industrial land, including activities allowed by the zoning, or anticipated urban growth;*
- *The allotment sizes and/or pattern of the subdivision would not maintain the open rural character, particularly from public roads and vantage points;*
- *Allotments are unable to accommodate the likely use in accordance with the other requirements of the Plan;*
- *The subdivision would require an extension or upgrading of any service or road that is not in the economic interest of the District;*
- *The subdivision would compromise the safe and efficient use of the road network;*

*(i) Protect the quality, character and values of the Wairarapa's rural environment from the cumulative effects of intensification by limiting subdivision below the rural minimum area standards to situations where there are special circumstances that would not create a precedent.*

*(n) To support the use of integrated and innovative subdivision design and best practice to maintain and enhance the character and qualities of the environmental zone in which it is located.*

## **Objective SLD2**

*18.3.4 To ensure that subdivision and land development is appropriately serviced to provide for the likely or anticipated use of the land.*

### **SLD2 Policies**

*18.3.5 (a) Ensure adequate infrastructure is provided by the subdivider.*

*(c) Avoid, remedy or mitigate any adverse effects from stormwater discharges.*

*(e) Promote infrastructure and servicing design solutions for development that avoids, remedies or mitigates significant adverse environmental effects.*

## **19 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**

Section 104D of the RMA allows for Territorial Authorities to consider granting a resource consent for a non-complying activity if it satisfied that either the adverse effects of the activity on the environment will be minor (s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104D(1)(b)).

- (a) The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor*

Given that there are 2 existing dwellings on this property and no additional titles are being created by this boundary adjustment, the effects of this proposal are no more than minor.

(b) *The application is for an activity that will not be contrary to the objectives and policies of;*

- *(i) the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
- *(ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
- *(iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

The assessment below demonstrates that this proposal is not contrary to the objectives and policies of the District Plan.

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

- Rural character and amenity values  
*Objective RUR1 4.3.1*  
*RUR1 Policies 4.3.2 (c) (d) (e)*  
*Objective SLD1 18.3.1*  
*SLD1 Policies 18.3.2 (a) (b) (d) (f) (g) (h) (i) (n)*  
*Objective GAV1 19.3.1*  
*GAV1 Policy 19.3.2*
- Servicing  
*Objective SLD2 18.3.4*  
*SLD2 Policies 18.3.5 (a) (c) (e)*

#### *Rural Character and Amenity*

This property has been identified in the Rural (Special) Zone, and as such it must be considered what impact a non-complying subdivision will have on this area, in terms of the relevant objectives and policies.

Established as a vineyard back in 1998 the owner envisaged that this would be his retirement plan. A second dwelling was allowed to be built on the front lot within an established olive grove. The idea of the newly built dwelling in its location was to utilize a space which was secondary to the vineyard, whilst still being able to enjoy living amongst this productive working landscape. For this retiree it means enjoying the working landscape for which the dwelling is enveloped without having the responsibility of working the land.

The creation of an undersized lot and whether or not this sets a precedent must be addressed. I believe that this is a one off special circumstance boundary adjustment in that the house is already established in an olive grove on the property which is not part of the functioning vineyard. The undersized Lot will sit between a right of way and an established 19Ha Award winning Vineyard which is unlikely to be further subdivided.

The setback encroachment is unavoidable in this instance as the new boundaries for Lot 2 will follow existing vegetation and encompass only the newly built dwelling and an olive grove. Because of the vastness of the Vineyard and because all of the buildings on this site are situated close to the right of way, the perception of openness and separation is still evident, therefore the effects of this encroachment are no more than minor.

This proposal is a boundary adjustment based on 2 existing dwellings, no additional lots or titles are being created and the rural landscape will be unchanged by this proposal. Therefore the effects in terms of rural amenity values and character are no more than minor.

In my view, the current proposed subdivision is in harmony with the aims and objectives of the District Plan and there are special circumstances. It retains the low-density lifestyle disposition of the surrounding lots.

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.

#### *Roading and Access*

The current access to the existing houses from Te Muna Road will remain unchanged by this proposal. Both lots can provide ample onsite parking and manoeuvring onsite to exit on to the right of way in a forward direction is achievable.

#### *Servicing*

Both existing dwellings are serviced in terms effluent and stormwater disposal and potable water is available to both dwellings and will be unchanged by this proposal, therefore the effects are no more than minor.

### **6.0 NOTIFICATION**

It is noted that in accordance with s95A of the *RMA*, an application for any type of activity must, under normal circumstances, be publicly notified if:

- the consent authority decides that the activity will have or is likely to have adverse effects on the environment that are more than minor; or
- the applicant requests it; or
- a rule or national environmental standard requires public notification.

In evaluating the above, it is concluded that the assessment in this application demonstrates the effects are no more than minor, the applicant is not requesting notification. Consequently there is a sound basis for the application to be processed on a non-notified basis. SWDC may still publicly notify the application at its discretion, but we are aware of no circumstances or reasons that make that notification necessary. In this application for subdivision consent there are no perceived affected parties that require consultation.

## **7.0 CONCLUSION**

The proposed subdivision is a Non-Complying Activity under the District Plan. The assessment of the application against the relevant activity standards concludes that although this is a non-complying activity, overall the effects of the proposal are no more than minor.

Based on this assessment I consider that the application be **granted** by the South Wairarapa District Council under the Wairarapa Combined District Plan.

**THE SURVEYING COMPANY (WELLINGTON) LTD**



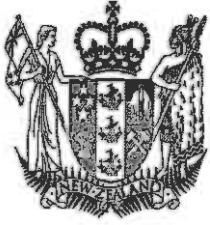
**Robyne Leach  
PROJECT MANAGER**



# **Appendix A**

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Certificate of title information and underlying plan



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



*R. W. Muir*  
Registrar-General  
of Land

**Search Copy**

**Identifier** **WN47A/486**  
**Land Registration District** **Wellington**  
**Date Issued** 28 June 1996

**Prior References**

WN416/216

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**Estate** Fee Simple  
**Area** 10.0000 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 80426

**Proprietors**

Wilhelmus Theodorus Johannes Maria Julicher, Alastair John Mansell and KML Trustees Limited

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**Interests**

Appurtenant hereto are rights of way and rights to transmit electricity, telephone and convey water as specified in Easement Certificate B526062.3 - 28.6.1996 at 2:53 pm

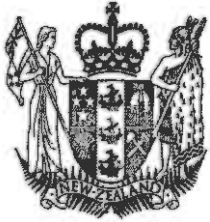
Appurtenant hereto is a right to transmit electricity as specified in Easement Certificate B543585.3 - 14.10.1996 at 3:29 pm

Appurtenant hereto are rights to convey water and electricity created by Transfer B545114.1 - 23.10.1996 at 2:06 pm

B813090.1 Mortgage to (now) Westpac New Zealand Limited - 30.11.2000 at 2:15 pm

8575829.14 Variation of Mortgage B813090.1 - 24.8.2010 at 12:59 pm

9013499.1 Variation of Mortgage B813090.1 - 16.3.2012 at 11:26 am



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



  
R. W. Muir  
Registrar-General  
of Land

**Search Copy**

**Identifier** WN47A/487  
**Land Registration District** Wellington  
**Date Issued** 28 June 1996

**Prior References**  
WN416/216

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**Estate** Fee Simple  
**Area** 10.1340 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 80426

**Proprietors**  
Wilhelmus Theodorus Johannes Maria Julicher, Alastair John Mansell and KML Trustees Limited

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**Interests**

Appurtenant hereto are rights of way and a right to convey water as specified in Easement Certificate B526062.3 - 28.6.1996 at 2.53 pm

Subject are rights to transmit electricity and telephone over parts marked B, D and E and a right to convey water over part marked D on DP 80426 as specified in Easement Certificate B526062.3 - 28.6.1996 at 2.53 pm

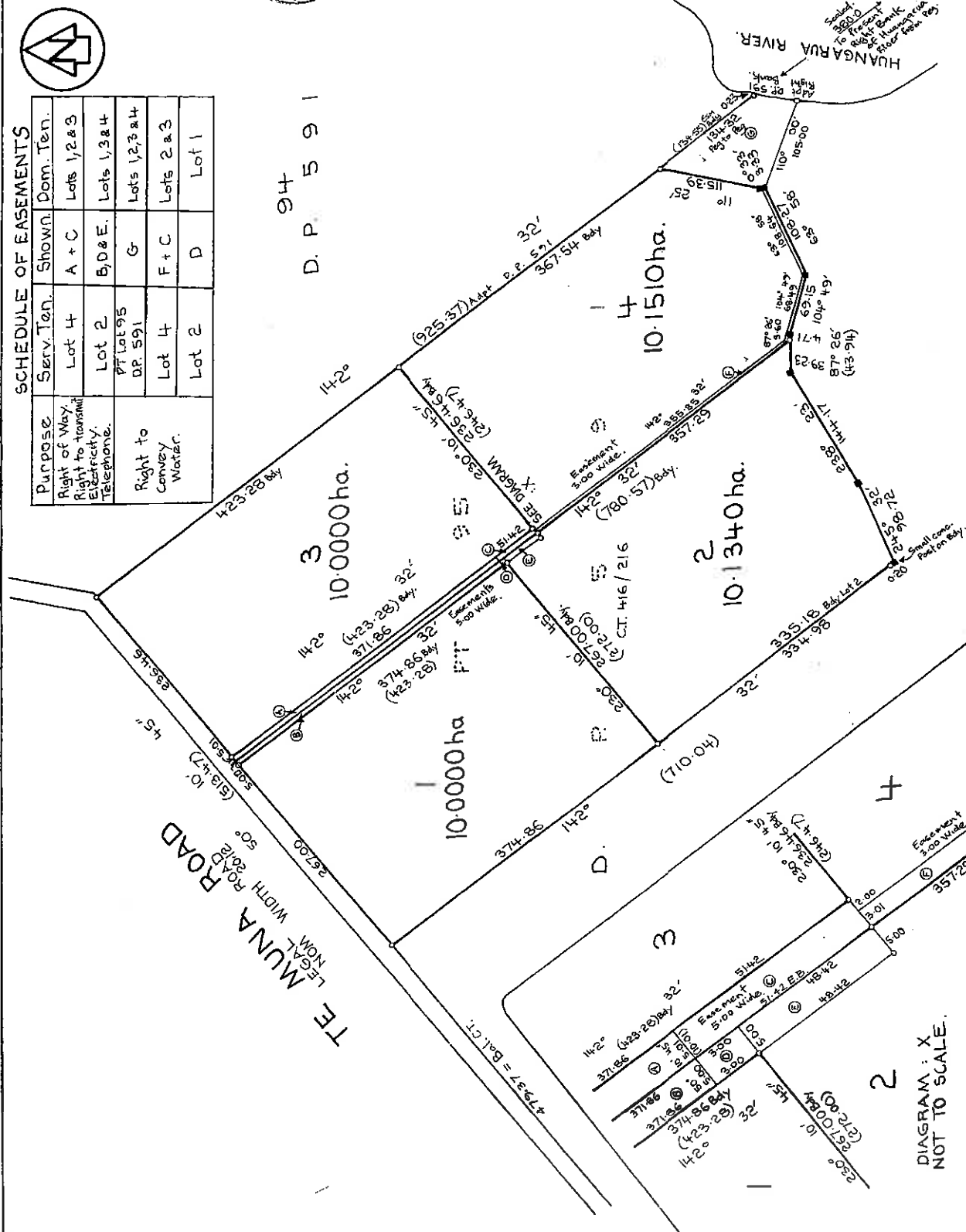
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8575829.14 Variation of Mortgage B813090.1 - 24.8.2010 at 12:59 pm

9013499.1 Variation of Mortgage B813090.1 - 16.3.2012 at 11:26 am



**SCHEDULE OF EASEMENTS**

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right of Way, Electricity, Telephone.	Lot 4	A + C	Lots 1, 2 & 3
Right to Convey Warden.	Lot 2	B, D & E.	Lots 1, 3 & 4
	PT Lot 95 D.P. 591	G.	Lots 1, 2, 3 & 4
	Lot 4	F + C	Lots 2 & 3
	Lot 2	D	Lot 1

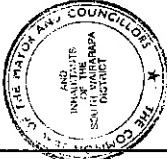
D. P. 591



Approvals

Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 8th day of April 1995.  
The Common Seal of the South Waikato District Council is affixed hereto in the presence of:



Mayor  
General Manager

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the South Waikato District Council.  
Dated this ... day of ... 1995.

General Manager

NEW C.S.T. ALLOCATED  
LOT 1. CT. 47A/486  
LOT 2. CT. 47A/487  
LOT 3. CT. 47A/488  
LOT 4. CT. 47A/489  
PT 95 D.P. 591. CT. 47A/490

Total Area 40,285.0 ha.  
Comprised in C.S.T. 416/216 (P.P.)

I, John ... Registrar of Māori Land, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1981 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
Deed of Vestment, this 5th day of March 1995. Signature: [Signature]  
Field Book 5823, p. 2-11, Reserve Book 583 p. 115-116  
Reference Plans D.P. 591, 2486  
581, 5817579, 36279, H. 6585  
Examined D. Harrison, Coroner

Approved as to Survey  
15.6.95  
Deposited this 23rd day of June 1995

Assisted District Land Registrar  
80426

Approved as to Survey  
15.6.95  
Deposited this 23rd day of June 1995

Approved as to Survey  
15.6.95  
Deposited this 23rd day of June 1995

TERRITORIAL AUTHORITY South Waikato District.  
Surveyed by Tomlinson & Carruthers.  
Scale 1:3000 Date March 1995

LAND DISTRICT ... WELLINGTON  
SURVEY BLK. & DIST. XIX. HUANGARUA  
NZMS 261 SHT. S.27 RECORD MAP No. 6.3

LOTS 1 TO 4 BEING A SUBDIVISION  
OF PT LOT 95 D.P. 591

DIAGRAM : X  
NOT TO SCALE.

## **Appendix B**

Scheme Plan for Proposed Subdivision

SCALE 1:5000



LOCAL AUTHORITY : South Wairarapa District Council  
 ZONING : Rural (Special) Zone  
 TOTAL AREA : 20.1340Ha (CT area)  
 COMPRISED IN CFR : WN47A/486 & 47A/487  
 REGISTERED OWNERS : Wilhelmus Theodorus Johannes Maria Julicher,  
 Alastair John Mansell and KML Trustees Limited

SCHEDULE OF EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT	SPECIFIED IN/ CREATED BY
Right of way, right to transmit electricity and telephone	A, C, D & E	LOT 1	LOT 2 AND LOTS 3 & 4 DP 80426	EC B526062.3
	B	LOT 2	LOT 1 AND LOTS 3 & 4 DP 80426	

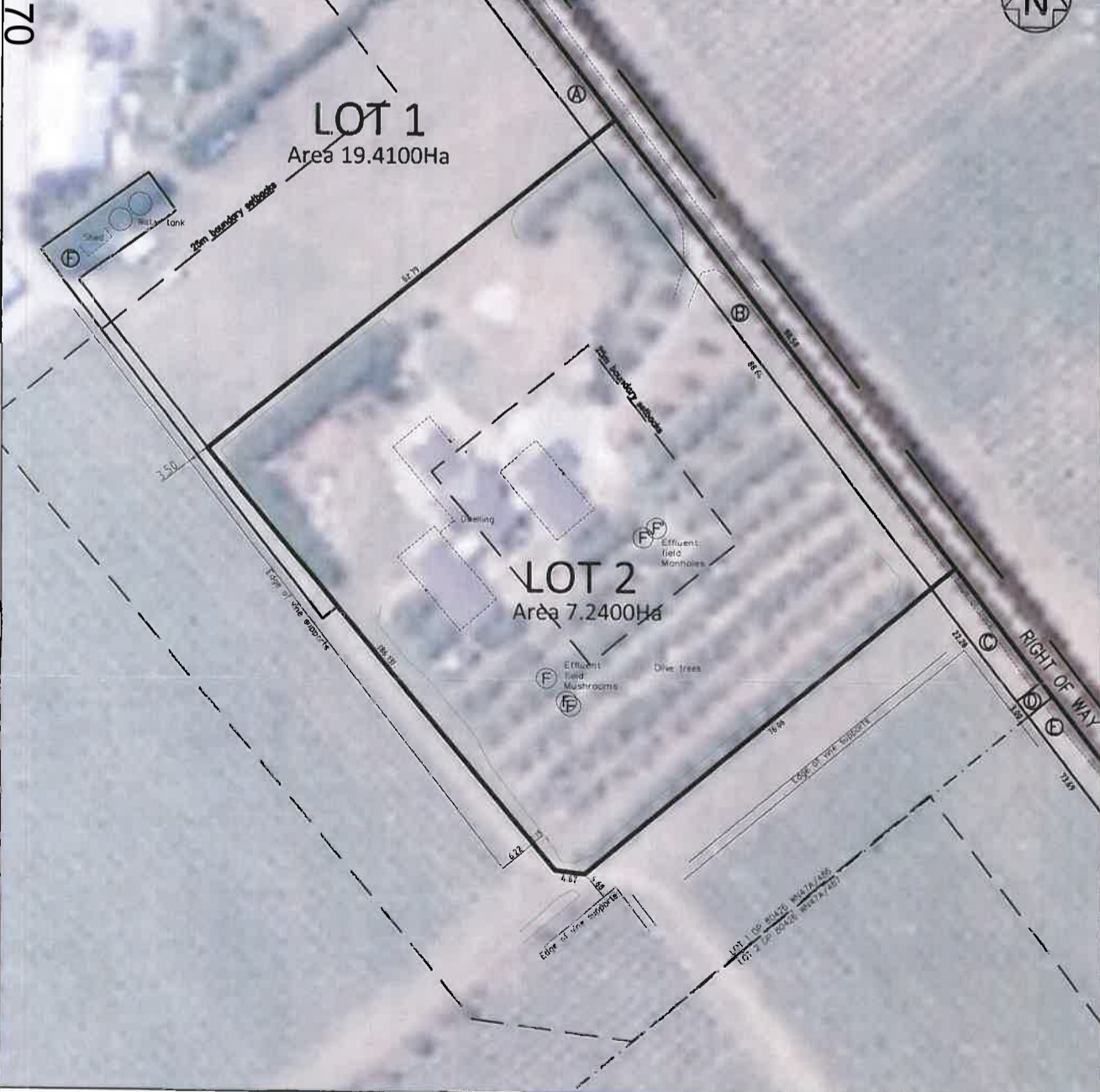
PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
Right to convey water,	F	LOT 1	LOT 2



LOCATION DIAGRAM  
SCALE 1:50000

SCALE 1:1000



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 dimension 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 86 78 78) e-mail: projects@subdivision.co.nz  
 Cnr. King & Main Streets, PO Box 40083, Upper Hutia, New Zealand  
 ph: 04 527 9028, fax: 04 527 7778

LOTS 1 & 2 BEING A SUBDIVISION OF LOTS 1 & 2 DP 80426 – 301 Te Muna Road, Te Muna  
 Prepared for W Julicher

SCALE:	©A3	JOB/DRAWING NUMBER
CHECKED:		
FIELDWORK:	RAA 18/07/14	31456
DRAWN:	RKL 21/07/14	Sheet 1 of 1

# **Appendix C**

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Photographs of existing properties



Julicher Estate Vineyard – Proposed Lot 1



Looking South West through the olive grove through to the vineyard on proposed Lot 2





Looking North West from existing new dwelling on proposed Lot 2 through to existing cottage on proposed Lot 1



Newly built dwelling on proposed Lot 2