



Russell Hooper- Planning Manager

From: Harry <harry@stlukesgreytown.co.nz>
Sent: Friday, 10 May 2019 12:42 p.m.
To: planning
Subject: Submission
Attachments: 190034 Submission form.docx

Kia ora,

Please find my submission regarding the Private Plan Change Request & Resource Consent Application for the Orchards Retirement Village, Greytown.

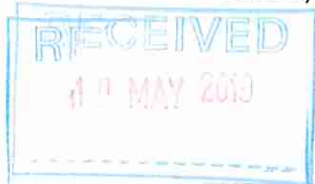
Nga mihi,
Harry

**St Luke's
Church
GREYTOWN**

www.stlukesgreytown.co.nz
office@stlukesgreytown.co.nz
St Luke's Anglican Church
PO Box 133, 158 Main Street
Greytown 5712, Wairarapa

Priest-in-Charge Rev Harry Newton
harry@stlukesgreytown.co.nz
027 342 2574
06 304 7066 (church office)

The information contained in this message is intended for the addressee only and may contain privileged information, but not necessarily the official views or opinions of the Anglican Church in Aotearoa, New Zealand, and Polynesia. If you are not the intended recipient you must not use, disclose, copy or distribute this message or the information in it. If you have received this message in error, please email or telephone the sender immediately.



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	10 May 2019
Full name of submitter(s):	Rev. Harry S.L. Newton
Agent's full name: (n/a if not applicable)	N/A
Email address:	harry@stlukesgreytown.co.nz
Mobile phone number:	0273422574
Postal address:	9 Main Street, Greytown
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? Yes No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? Yes No
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? Yes No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. Yes No N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u> Give details	My submission relates to Section 4.1.9.1 "Road Network" of the proposal. In particular my submission refers to the following paragraph within the section in question: <ul style="list-style-type: none"> "Upgrading the widths of both Market Road (currently width of 5m) and Church Street (currently width of 6m) to meet minimum road widths of 5.5- 5.7m and sealed 0.5m shoulder"
--	--

<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>I wish to have this specific provision amended in order to mitigate the potential impact on users of Church Street.</p>
<p>3. The reasons for your views:</p>	<p>Church street is used in the morning and afternoon by children from both Greytown Primary School and Kuranui College as an access point from Main Street to East Street. During the day Church Street is often used by local pre-schools and in the afternoon a 'walking bus' for children moving from Greytown Primary School to Blue School also use Church Street as a thoroughfare.</p> <p>Furthermore, there are a number of physically disabled adults residing at Noel Hamilton House behind St Luke's Church on the corner of Church Street and East Street. These adults and their carers use Church Street as an access point to Main Street, and therein the shops, as well as to St Luke's Anglican Church.</p> <p>St Luke's Church also has a modest playground on the fence line bordering Church Street which is used regularly. If the road were to be altered this would potentially increase the risk to children.</p> <p>At present St Luke's Church hosts a number of community events and groups throughout the year including: a weekly parents and toddlers group, weekly youth group, regular worship services, and various events (i.e. community fair, Trunk or Treat).</p> <p>Given the above I have questions regarding the proposed upgrade of Church Street which come from a concern regarding pedestrian safety:</p> <ul style="list-style-type: none"> • If Church Street is 6m and the upgrade is proposed in order to ensure the road width meets the minimum requirement of 5.5-5.7m why does the road itself need to be upgraded? • (Assuming it does) Does the requirement for a 0.5m shoulder equate to this 0.5m space being utilised as a footpath? • If the shoulder is to be used as a footpath is it an adequate width to provide for young children, pushchairs, and adult-sized wheelchairs? • Is it possible to amend the provision in order to mitigate the potential impact on pedestrians – particularly children and disabled adults? A suggestion is below. <p>In Fendalton Christchurch, where a similar decision to upgrade and widen the road was made, the safety of pedestrians, smoothing of spatial constraints, and mitigation of barriers to access for those effected was ensured by the installation of a board walk-style footpath on the church's land. This was paid for by the council, and maintained by the church, and allowed for the safety of all to be ensured while also avoiding/mitigating any potential adverse impacts upon local residents.</p>
<p>4. Decision by Council (circle one)</p>	<p>I/ we seek the following decision by Council:</p> <p style="text-align: center;">Accept the plan change with amendments</p>

.....HARRY NEWTON.....

Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātāu

Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	
Full name of submitter(s):	Graeme & Helen Gray
Agent's full name: (n/a if not applicable)	
Email address:	Graeme-gray@xtra.co.nz
Mobile phone number:	
Postal address:	20 market Road, Greytown
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? <div style="text-align: center;"> <input checked="" type="radio"/> Yes <input type="radio"/> No </div>
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? <div style="text-align: center;"> <input checked="" type="radio"/> Yes <input type="radio"/> No </div>
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? <div style="text-align: center;"> <input type="radio"/> Yes <input checked="" type="radio"/> No </div> If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. <div style="text-align: center;"> <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/a </div>

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u> Give details	Re-zoning of land for 67 Reading Street and 31 Market Road Greytown From Rural to Residential zone
---	---

<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>We support the proposal for the Orchards Retirement Village as outlined and we support the request to change the zone of this land from rural to residential but also request that the land on the adjacent south side of market Road be included in the re-zone.</p>
<p>3. The reasons for your views:</p>	<p>We support the development of this retirement village because there is a need for such a complex in Greytown and the South Wairarapa. Greytown has much to offer and the location is close to amenities such as the Library, shops, Park and swimming pool, health providers and also is a reasonable distance to Wairarapa Hospital.</p> <p>It is logical that if 31 Market Road is to be re-zoned that the land on the south side of Market road should also be brought into the urban residential area. (Refer to attached copy of letter and our Annual Plan submission documents previously submitted)</p>
<p>4. Decision by Council (circle one)</p>	<p>I/ we seek the following decision by Council:</p> <p style="text-align: center;">Accept the plan change</p> <p style="text-align: center;"><u>Accept the plan change with amendments.</u></p> <p style="text-align: center;">Decline the plan change</p>

.....
Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)

SUBMISSION FOR SOUTH WAIRARAPA DISTRICT COUNCIL ANNUAL PLAN 2019
RE-ZONING AREA SOUTH OF MARKET ROAD.

This submission is presented for the Annual Plan on behalf of the following residents of Market Road, Greytown:

Graeme and Helen Gray
Marty Stevens and Catherine Kerr
Terry and Michele Falleni

Currently Market Road and the three properties located at the end and on the southern side of the road are zoned as rural land. Our submission is that this area be re-zoned to urban to enable the current parcels of land (approximately 2 hectares each) to be subdivided into sections ranging from a minimum 2000m² to 7000m².

This land was originally market gardens then an orchard until 1999, when it was subdivided into the three 2 ha lifestyle blocks that it is today. The proposed "Orchards Retirement Village" is on the north side of Market Road. Plans for this development show two of the major entrances to the village and also many of the stand-alone villas having access via Market Road. While we are not opposing this development, there is no doubt it will change the demographics of the area from rural to urban. Therefore, it seems practical to re-zone the area to include the land on both sides of Market Road.

We feel the following facts create a compelling argument for this re-zoning:

- Greytown Primary School is in very close proximity to Market Road;
- Kuranui College and the Medical Centre are both on the east side of Greytown;
- it is a very desirable location for larger residential properties close to the town centre;
- in discussion with real estate agents and other residents, it is apparent that there is a demand for sections of this size;
- the infrastructure of water and sewerage is already located under the roadway.

Environmental Impact

Should the area be re-zoned and the subdivision of our parcels of land be permitted, there would be no adverse effect on the land as the current blocks are not large enough to be viable. There would be no disposing of any undesirable substances.

As the services are already at our boundaries, there would not be a need to source water from the underground aquifer and no septic tanks would be required. However, if it was a requirement of subdivision, the sections would be large enough to accommodate a septic tank waste water disposal field.

The road is already tar sealed - this was paid for by the current residents some years ago and the road was then donated to the South Wairarapa District Council. There are currently trees along the boundary lines and more planting will most likely be undertaken.

With any proposed new sections being a minimum 2000m² there would not be a large number of residential properties backing on to the rural land of Papawai Road. Each section would be large enough to plant shelter belts to screen and protect the rural area.

22 MAY 2019

Submission 3

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003



SOUTH WAIRARAPA
DISTRICT COUNCIL
Kia Reretahi Tūtau

Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	22 MAY 2019
Full name of submitter(s):	ROBYN DOROTHY EASTER
Agent's full name: (n/a if not applicable)	N/A
Email address:	robbieinnz@hotmail.com
Mobile phone number:	0211 61 7748
Postal address:	28A McMASTER ST GREYTOWN
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? Yes No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? Yes No
Trade competition: (circle one) N/A <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? Yes No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. Yes No N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u>	Please See Attached
--	---------------------

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

Give details	
2. Position on the proposal: <u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended	Please see attached
3. The reasons for your views:	Please see attached.
4. Decision by Council (circle one)	I/ we seek the following decision by Council: <div style="text-align: center;"> Accept the plan change Accept the plan change with amendments Decline the plan change </div>



Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)

1. The Specific Provisions of the proposal that your submission relates to are:

The retention of all Significant Trees numbered from T1 to T20, as scheduled in the Treecology Report, Appendix 23 & 23A, Particularly T19 ("magnificent mature Japanese Maple")

The ongoing protection of these trees during the construction process in accordance with Treecology's Tree Protection Guidelines Note.

2. Position on the proposal:

I support the retention of all the above trees, numbered T1 to T20 and wish to see them all included in a Final Landscape Masterplan, particularly T19.

With regard to T19, the magnificent mature Japanese Maple, the siting of villas is crucial, so that the building's foundations are well clear of this tree's drip line. (The same applies to the other listed significant trees.)

3. The reasons for your views:

The picturesque, garden landscape with beautiful mature trees and green spaces is why Greytown wins awards and attracts people to settle here, particularly retirees. It's why we chose to live here and every day we appreciate the treescapes of this town. The significant mature trees already established on the proposed development site are a major asset for The Orchards. They've taken decades to grow and add beauty to that space and are standing there now for everyone to enjoy and appreciate. There will be many future

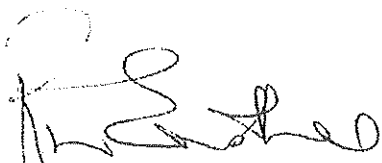
purchasers of The Orchards accommodation, who will be prepared to pay a premium for a villa located in a mature tree environment and enjoy the birdsong. Most retirees don't have the luxury of time to wait for a newly planted tree to grow big and beautiful!

Retaining the intrinsic value of the site and the spirit of the original orchard is of huge value.

All the existing significant trees listed in Appendix 23 must be protected and monitored throughout the lifetime of the development of the project if they are to flourish, particularly T19.

Solutions achieved by the retention of the listed Significant Trees:

- Environmental Wellbeing
- Will help to mitigate the expected net loss of vegetation over the whole site
- Will help to mitigate the possible initial loss of fauna habitat
- Fits the Greytown ethos of valuing and respecting a treed, green landscape
- Will help with climate control – shade in summer, wind/frost protection in winter
- Provides an existing natural barrier between the development construction site and McMaster St residences
- Provides a natural barrier to help control noise and dust during construction



ROBIN EASTER
28A McMASTER ST
MoB : 0211 617748



Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	17/05/19
Full name of submitter(s):	Dr Robert Francis Tuckett Chairman Board of Trustees for Arbor House Rest Home and Hospital
Agent's full name: (n/a if not applicable)	
Email address:	tuckett@farmside.co.nz
Mobile phone number:	022 312 0902
Postal address:	157 Main St Greytown
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? Yes
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u> Give details	To support the proposed Plan Change Request and Resource Consent Application for The Orchards Retirement Village
---	--

<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>Support</p>
<p>3. The reasons for your views:</p>	<p>The Board of Trustees of Arbor House strongly support the plan to develop the area known as Murphy's Orchard at 67 Reading St as a Retirement Village.</p> <p>This, in our view, is a concept that has long been needed in the South Wairarapa. The Plan is for a complex that will fully meet the needs that are clearly developing in our area.</p> <p>In addition we feel it will be ideally situated at the planned site. It is away from the hazards that accompany the traffic associated with State Highway 2, but is still very much part of the central area of Greytown.</p> <p>The plan to incorporate many of the existing orchard trees within the Village development is attractive as well as emphasising the previous history of the area to be developed.</p>

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

4. Decision by Council (circle one)	I/ we seek the following decision by Council: <div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;">Accept the plan change</div>
--	--

.....
Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)



Submission form

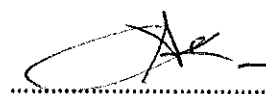
The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	
Full name of submitter(s):	Marty Stevens & Cathryn Kerr
Agent's full name: (n/a if not applicable)	
Email address:	plumtreestudios@xtra.co.nz
Mobile phone number:	
Postal address:	26 Market Rd, Greytown.
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? <input checked="" type="radio"/> Yes No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? <input checked="" type="radio"/> Yes No
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? Yes <input checked="" type="radio"/> No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. Yes No N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u> Give details	Re-zoning of land for 67 Reading St and 31 Market Rd, Greytown. From Rural to Residential zone
---	---

<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>We support the proposal for the Orchards Retirement Village as outlined. We also support the request to change the zoning from Rural to Residential.</p> <p>We also request that land on the adjacent south side of Market Rd, be included in the re-zone.</p>
<p>3. The reasons for your views:</p>	<p>We support the development of the Retirement Village as there's a great need in the South Wairarapa area for this.</p> <p>It is logical that if 31 Market Rd be re-zoned, that the land on the south side of Market Rd should also be changed to urban residential area.</p> <p>(attached is a copy of letter and our Annual Plan submission does previously submitted)</p>
<p>4. Decision by Council (circle one)</p>	<p>I/ we seek the following decision by Council:</p> <p>Accept the plan change</p> <p><u>Accept the plan change with amendments</u></p> <p>Decline the plan change</p>



Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)

SUBMISSION FOR SOUTH WAIRARAPA DISTRICT COUNCIL ANNUAL PLAN 2019
RE-ZONING AREA SOUTH OF MARKET ROAD.

This submission is presented for the Annual Plan on behalf of the following residents of Market Road, Greytown:

Graeme and Helen Gray
Marty Stevens and Catherine Kerr
Terry and Michele Falleni

Currently Market Road and the three properties located at the end and on the southern side of the road are zoned as rural land. Our submission is that this area be re-zoned to urban to enable the current parcels of land (approximately 2 hectares each) to be subdivided into sections ranging from a minimum 2000m² to 7000m².

This land was originally market gardens then an orchard until 1999, when it was subdivided into the three 2 ha lifestyle blocks that it is today. The proposed "Orchards Retirement Village" is on the north side of Market Road. Plans for this development show two of the major entrances to the village and also many of the stand-alone villas having access via Market Road. While we are not opposing this development, there is no doubt it will change the demographics of the area from rural to urban. Therefore, it seems practical to re-zone the area to include the land on both sides of Market Road.

We feel the following facts create a compelling argument for this re-zoning:

- Greytown Primary School is in very close proximity to Market Road;
- Kuranui College and the Medical Centre are both on the east side of Greytown;
- it is a very desirable location for larger residential properties close to the town centre;
- In discussion with real estate agents and other residents, it is apparent that there is a demand for sections of this size;
- the infrastructure of water and sewerage is already located under the roadway.

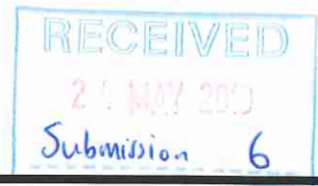
Environmental Impact

Should the area be re-zoned and the subdivision of our parcels of land be permitted, there would be no adverse effect on the land as the current blocks are not large enough to be viable. There would be no disposing of any undesirable substances.

As the services are already at our boundaries, there would not be a need to source water from the underground aquifer and no septic tanks would be required. However, if it was a requirement of subdivision, the sections would be large enough to accommodate a septic tank waste water disposal field.

The road is already tar sealed - this was paid for by the current residents some years ago and the road was then donated to the South Wairarapa District Council. There are currently trees along the boundary lines and more planting will most likely be undertaken.

With any proposed new sections being a minimum 2000m² there would not be a large number of residential properties backing on to the rural land of Papawai Road. Each section would be large enough to plant shelter belts to screen and protect the rural area.



Russell Hooper- Planning Manager

From: Sija Spaak <sijaspaak@gmail.com>
Sent: Friday, 24 May 2019 2:00 a.m.
To: Russell Hooper- Planning Manager
Subject: Re: The Orchards at Greytown

Hi Russell

Thank you for responding.

We left NZ at 7.30am on Saturday 4 May and the letter hadn't arrived but given that NZPost can take a week to get something across Wgtn CBD that's probably not a surprise.

The matters that concern us are:

- Construction noise and dust;
- Length of time of construction continuing for (how many years we can have to put up with noise etc for);
- Increased traffic due number of residents and staff;
- Distance of dwellings from our boundary; and
- What will be planted between our property and the residents houses and the depth of planting as we'd like plenty of tree and shrub planting.

All of these matters concern us because we have just invested our retirement savings into a yurt accommodation business at the back of our property. We began this venture in early 2017 based on the town plan which zones our property, and all of the surrounding area, rural. Our accommodation has been available since late September 2018 and one of the attractions for people who come to stay is the "peace and quiet" of the setting.

We may have other issues to raise but these are the main points that we can come up with given our current circumstances.

We look forward to hearing from you in due course.

Sija
Sent from my iPhone

> On 20/05/2019, at 11:14 PM, Russell Hooper- Planning Manager <Russell.Hooper@swdc.govt.nz> wrote:

>

> Hi Sija,

>

> Our records show we sent a copy of the notice to your address in Wadestown.

>

> In any case, please list your main points in a reply email prior to the 29th May 2019, noting that you would like this to be considered as your submission, and confirming that you like to be heard in support of your submission. You can expand on your submission points at the hearing.

>

> There will also be a further submission process following this submission period where people can submit on others submissions.

>

> I'm happy to answer any questions you may have, otherwise we await your response.

>

> Russell Hooper

> Planning Manager

>

> -----Original Message-----

> From: Sija Spaak <sijaspaak@gmail.com>

> Sent: Monday, 20 May 2019 2:45 a.m.

> To: planning <planning@swdc.govt.nz>

> Cc: Ashley Lienert <ashley.lienert@gmail.com>

> Subject: The Orchards at Greytown

>

> Good afternoon

>

> We live at 81A Reading Street and are directly affected by this propped development. We have not received your letter dated 1 May 2019 but one of our neighbours has sent us a copy. We wish to be heard and make a submission but we are travelling overseas and do not return to NZ until 10 June. I am sending this email to ensure that I have communicated with you within the timeframe, but we cannot make any proper submission given our circumstances.

>

> If there is anything further that we need to do please advise us as soon as possible as we do not always have access to wifi or roaming.

>

> Sija Spaak

> Sent from my iPhone

RECEIVED

28 MAY 2019

Submission

7

Russell Hooper- Planning Manager

From: Luke Braithwaite <Luke.Braithwaite@nzta.govt.nz>
Sent: Tuesday, 28 May 2019 11:27 a.m.
To: Russell Hooper- Planning Manager
Cc: planning; Lucy Perception; Wellington TTM (Capital Journeys)
Subject: NZ Transport Agency Submission - Wairarapa Combined District Plan Private Plan Change and Notified Land Use Resource Consent Application RC190034
Attachments: NZ Transport Agency Submission - Wairarapa Combined District Plan Private Plan Change and Notified Land Use Resource Consent Application RC190034.pdf

Good morning Russell,

Please find attached the New Zealand Transport Agency's submission on the Publicly Notified Proposed Plan Change and Land Use Resource Consent Application from The Orchards Limited Partnership.

We welcome the opportunity to discuss the contents of our submission with Council Officers and the applicant. It is the preference of the New Zealand Transport Agency to try reduce the number of issues of concern prior to a hearing.

If you have any further questions, please do not hesitate to contact me on (04) 978 2643 or luke.braithwaite@nzta.govt.nz.

Ngā mihi,

Luke Braithwaite / Consultant Planning Advisor
Consents & Approvals / System Design & Delivery
DDI: (04) 978 2643
E luke.braithwaite@nzta.govt.nz / w nzta.govt.nz
Wellington Office / The Majestic Centre
Level, 5/100 Willis St, Wellington, 6011, New Zealand



Find the latest transport news, information, and advice on our website:
www.nzta.govt.nz

This email is only intended to be read by the named recipient. It may contain information which is confidential, proprietary or the subject of legal privilege. If you are not the intended recipient you must delete this email and may not use any information contained in it. Legal privilege is not waived because you have read this email.



**TRANSPORT
AGENCY**
WAKA KOTAHİ

Level 5, Majestic Centre
100 Willis Street
PO Box 5084, Lambton Quay
Wellington 6145
New Zealand
T 64 4 894 5200
F 64 4 894 3305
www.nzta.govt.nz

New Zealand Transport Agency Reference: 919015

28 May 2019

Russell Hooper
Planning Manager
South Wairarapa District Council
PO Box 6,
MARTINBOROUGH 5711

Sent via email: planning@swdc.govt.nz

Dear Russell

**Wairarapa Combined District Plan Private Plan Change & Notified Land Use Resource Consent
Application RC190034: NZ Transport Agency Submission**

Attached is the New Zealand Transport Agency's submission on the Publicly Notified Proposed Plan Change and Land Use Resource Consent Application from The Orchards Limited Partnership.

We welcome the opportunity to discuss the contents of our submission with Council Officers and the applicant. It is the preference of the New Zealand Transport Agency to try reduce the number of issues of concern prior to a hearing.

If you have any further questions, please do not hesitate to contact Luke Braithwaite on (04) 978 2643, luke.braithwaite@nzta.govt.nz.

Yours sincerely

Luke Braithwaite
Consultant Planning Advisor

CC: The Orchards Limited Partnership
c/- Lucy Cooper (Perception Planning)
11 Jellicoe Street
MARTINBOROUGH 5711

Sent via email: lucy@perceptionplanning.co.nz

**FORM 5, CLAUSE 6 OF FIRST SCHEDULE & PURSUANT TO SECTION 96, RESOURCE MANAGEMENT ACT
1991**

**Submission on Wairarapa Combined District Plan Proposed Private Plan
Change & Notified Land Use Resource Consent Application – The Orchards
Limited Partnership – Orchards Retirement Village Character Area**

To: Russell Hooper
Planning Manager
South Wairarapa District Council
PO Box 6,
MARTINBOROUGH 5711

Via email: planning@swdc.govt.nz

From: New Zealand Transport Agency
PO Box 5084
WELLINGTON 6145

1. This is a submission on the following:

Private Plan Change to the Wairarapa Combined District Plan – Orchards Retirement Village Character Area; And Notified Land Use Resource Consent Application to provide for the staged development of 180 dwellings and associated non-compliances; both under application number RC190034 submitted by The Orchards Limited Partnership.

2. The New Zealand Transport Agency could not gain an advantage in trade competition through this submission.

3. Role of the New Zealand Transport Agency

The NZ Transport Agency (the Transport Agency) is a Crown Entity which provides an integrated approach to transport planning, investment and delivery. Among other duties, the Transport Agency is required to construct, operate and maintain a safe and efficient state highway network. It is also a co-investor in the local transport network.

4. State Highway 2 Environment and Context:

State Highway 2 through Greytown is identified as a Regionally Significant Route under the One Network Road Classification¹ and as a strategic arterial route per the Transportation Chapter of the District Plan and is designated as DS076². The relevant section of State Highway 2 carries an average daily traffic volume of 8,463 vehicles³, approximately 647 or 8% of which are heavy vehicles (such as trucks). State Highway 2 is identified as a physical resource of regional importance where compromising its safe, effective and efficient operation would be contrary to several District Plan Objectives and Policies.

¹ <https://nzta.maps.arcgis.com/apps/webappviewer/index.html?id=95fad5204ad243c39d84c37701f614b0>

² <https://mstn.govt.nz/documents/council-plans/wairarapa-combined-district-plan/>

³ NZ Transport Agency Traffic Monitoring Site, 00200908 – Nth of Wood St (Greytown)

5. The Transport Agency's submission is:

- (i) The Transport Agency opposes the proposed plan change and resource consent application RC190034 to the extent outlined in this submission;
- (ii) The Transport Agency considers that the proposal is likely to be contrary to Objective 17.3.1, Policies 17.3.2 (c)(d)(e) & (f), Objective 18.3.10 and Policy 18.3.11(c) of the Wairarapa Combined District Plan¹ which provide for the resource management of the districts roads;
- (iii) The Transport Agency supports land development that occurs in a considered and consistent manner considering past and concurrent planning applications as well as long term strategic plans, including infrastructure.

Although the location of the application site is two blocks back from the state highway, because the state highway runs through the town centre where most local services and retail opportunities are concentrated, it is highly likely that traffic generated from this expansion of the urban zone and level of development proposed could have an impact on local road intersections with the state highway. If further information shows that the impacts are indiscernible, the Transport Agency may withdraw its submission.

- (iv) The specific parts of the applications that the Transport Agency's submission relates to are:

Plan Change:

- (a) The location of the Orchards Retirement Village Character Area and the subsequent urban development it could support, has the potential to impact on the transport network. Whilst the location is considered appropriate nestled amongst existing urban development, the supporting information in the Section 32 Analysis and assessment of effects, do not identify what impact the increased traffic from rezoning this land could have on the transport network and the intersections of local roads with State Highway 2, or the pedestrian and cycling infrastructure in the local vicinity.
- (b) If the concurrently sought resource consent was either not granted, or if granted not given effect to, the plan change as proposed would provide for the development of either a retirement village OR a standard residential development; the vehicle trip generation rate is higher for a standard residential development compared to a retirement village. Whilst the Transport Agency supports the inclusion of limits to the number of independent residential units and beds in the care facilities per proposed Section 5.5.2 Standards for Permitted Activities, the potential transport impacts of this urban expansion on local road intersections with the State Highway have not been addressed in the Section 32 analyses or assessment of effects; nor the difference in transport impacts between a standard development compared to a retirement village.
- (c) Using guidance from the Planning Policy Manual - for Integrated Planning & Development of State Highways⁴ and the Transport Agency Research Report 453⁵, the potential traffic generation of 180 dwellings could result in between 2,160-2,250 vehicles per day(vpd) or 186% higher than the figures provided in the assessment submitted.

⁴ Planning Policy Manual - for Integrated Planning & Development of State Highways – Appendix 5

⁵ <https://www.nzta.govt.nz/resources/research/reports/453/>

- (d) The Transport Agency seeks further assessment of the potential traffic impacts of this proposed urban expansion that considers what impacts might occur at local road intersections with State Highway 2. Should issues be identified the Transport Agency seeks that these matters be addressed in the proposed policies and rules.
- (e) The information provided on pedestrian and cycle routes and the likely demand on these routes as a result of the proposed urban expansion is not sufficient to identify if the existing and proposed infrastructure will be suitable. The Transport Agency seeks further assessment of what pedestrian and cycle routes are currently available to support the proposed urban expansion and if any changes to this part of the transport network are required.


Land Use:

- (f) The land use application does not adequately assess the potential impacts on local road intersections with State Highway 2; or the pedestrian and cycle facilities currently available to serve the development. The Transport Agency seeks further assessment of these potential transport network impacts. Should issues be identified the Transport Agency seeks they be addressed within the resource consent application, by way of proposed mitigation.

6. Relief Sought:

- (i) The Transport Agency seeks further information to be the provided by the applicant so that a full understanding of the transport and traffic impacts of the proposed zone change and development can be considered and mitigated where necessary.
- (ii) Any other relief that would address the potential effects on the state highway environment and transport network infrastructure.
- (iii) The Transport Agency does wish to be heard in support of this submission.
- (iv) The Transport Agency is willing to work with the applicant in advance of a hearing.

Dated at Wellington this **28th day of May 2019**



Principal Planner, System Design and Delivery

Pursuant to an authority delegated by New Zealand Transport Agency

Address for service: NZ Transport Agency
Level 5, 100 Willis Street
PO Box 5084
Lambton Quay
WELLINGTON 6145

Contact Person: Luke Braithwaite
Telephone Number: (04) 978 2643
E-mail: luke.braithwaite@nzta.govt.nz

RECEIVED

28 MAY 2019

Submission 8

Russell Hooper- Planning Manager

From: Leigh Hay <hay4greytown@gmail.com>
Sent: Tuesday, 28 May 2019 10:38 a.m.
To: planning; Russell O'Leary - Group Manager Planning and Environment; Russell Hooper- Planning Manager
Cc: Councillor Mike Gray; GCB- Ann Rainford; Member Christine Stevenson; Councillor Colin Wright; GCB- Leigh Hay; Margaret Craig; Mike Gray
Subject: Re: Private Plan Change Request & Submission: Resource Consent Application for the Orchards Retirement Village, Greytown
Attachments: Letter of support for Orchards Retirement Home Greytown May 2019.docx; 190034 Submission form.docx

Please find attached our letter of support from the Greytown Community Board for the proposed plan change by Orchards Retirement Village.

Kind regards

Leigh Hay
Chair
Greytown Community Board

P: 06-304 9876

M: 021 710103

E: hay4greytown@gmail.com

Like our Facebook page - facebook.com/GreytownCommunityBoard





**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	28 th May 2019
Full name of submitter(s):	Greytown Community Board
Agent's full name: (n/a if not applicable)	Leigh Hay, Chair Greytown Community Board
Email address:	Hay4greytown@gmail.com
Mobile phone number:	021 710103
Postal address:	8 Wood St, Greytown
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? Yes
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. Yes No N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u> Give details	Letter of support for project
---	-------------------------------

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>Please see attached letter from the Greytown Community Board</p>
<p>3. The reasons for your views:</p>	
<p>4. Decision by Council (circle one)</p>	<p>I/ we seek the following decision by Council:</p> <p>Accept the plan change</p>

.....
Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)

Greytown Community Board (GCB)
Chair: Leigh Hay
8 Wood Street
Greytown 5712
06 304 9876



**GREYTOWN
COMMUNITY BOARD**
Kia Reretahi Tātau

28 May 2019
Planning
South Wairarapa District Council

Re: Private Plan Change Request & Resource Consent Application for the Orchards Retirement Village, Greytown

The Orchards Retirement Village plan change is to enable the development and operation of a continuing care retirement village (up to 180 independent dwelling units), rest home, hospital, dementia care (up to 120 beds) and ancillary activities.

South Wairarapa currently has an under provision of retirement housing and aged care services. It is a sophisticated community and deserves a corresponding retirement and aged care solution. The South Wairarapa District is experiencing an unusual phenomenon where its aging population are leaving the area due to under supply of retirement and care choices. Many of them are leaving because they have no alternative. There is presently no suitable fully integrated retirement village accommodation available in the South Wairarapa. Currently many people going to a retirement home outside of the district have to leave behind friends and family.

The Orchard Retirement project is a substantial development for Greytown. The Greytown Community Board has been very impressed with the level of consultation by the group. We also admire the thought and care that has gone into the process allowing for the varied schedules of residents in Greytown, which meant there was ample opportunity for all residents to give their feedback.

As a result of extensive consultation over the past year in Greytown and across South Wairarapa by Director Craig Percy, the feedback to the GCB has very extremely positive. Residents have felt they were listened to and their views taken into consideration. Any concerns or issues by the broader community have been addressed and we understand the whole village has now been reduced to single story which fits more appropriately into Greytown. We also understand that a significant number of trees and especially fruit trees will be retained. As the home to New Zealand's first Arbor Day celebrations this is an important factor for any new development in Greytown.

As a result of the single story structure, the large number of trees and planned gardens together with the thoughtful and attractive design we believe this will set a gold standard for retirement homes in New Zealand. It will greatly add to the landscape of Greytown which has been named the most beautiful small town in New Zealand.

The economic and community benefits of a retirement village are significant and will be bringing upwards of 320 residents to The Orchards and Greytown. There is not only the employment created through the construction phase but also the creation of substantial long-term employment with approximately 95 full time equivalents as part of the onsite operation. In addition there will be significant upstream and downstream employment resulting from The Orchards development.

This will have a substantial economic impact on Greytown with an increase in population and visiting friends and family to the region. Greytown relies heavily on tourists to the region and we believe this development with all its positive flow on effects can only benefit Greytown.

The Orchards at Greytown partnership is 50:50 venture between Tumu Group and Craig Percy. It has a sound financial base and extensive knowledge in the retirement sector.

We wholeheartedly commend the project. In a small town such as Greytown (pop 2,310) we are heavily reliant on investments and new developments to ensure that towns such as ours in rural New Zealand continue to be resilient, grow and prosper. We believe it will contribute in a much broader way to the holistic good of our whole community.

From a community perspective it is rare for such an opportunity to come up. The Greytown Community Board fully supports the proposed Orchards Retirement Village.

Yours sincerely

Leigh Hay
Chair
Greytown Community Board



Pamela Attrill - Resource Management Officer

From: Mel Wykes <Mel.Wykes@beca.com>
Sent: Tuesday, 28 May 2019 4:38 p.m.
To: planning
Cc: Perri Unthank
Subject: Submission on Orchards Retirement Village, Greytown
Attachments: Orchards Retirement Village - Submission on behalf of FENZ.pdf

Hi,

Please see the attached submission on behalf of Fire and Emergency New Zealand (FENZ) to the Orchards Retirement Village resource consent application and Private Plan Change.

I would be grateful if you could confirm receipt of this email.

Regards,
Mel

Mel Wykes
Senior Planner
Beca
Phone: +64 9 300 9000 Fax: +64 9 300 9300
DDI: +64 4 550 5980 Mob: +64 2158 2978
www.beca.com
igniteyourthinking.beca.com



NOTICE: This email, if it relates to a specific contract, is sent on behalf of the Beca company which entered into the contract. Please contact the sender if you are unsure of the contracting Beca company or visit our web page <http://www.beca.com> for further information on the Beca Group. If this email relates to a specific contract, by responding you agree that, regardless of its terms, this email and the response by you will be a valid communication for the purposes of that contract, and may bind the parties accordingly. This e-mail together with any attachments is confidential, may be subject to legal privilege and may contain proprietary information, including information protected by copyright. If you are not the intended recipient, please do not copy, use or disclose this e-mail; please notify us immediately by return e-mail and then delete this e-mail.



**Submission on Private Plan Change and Resource Consent
Application: Orchards Retirement Village**

To: South Wairarapa District Council

Submission on: Orchards Retirement Village – Request for Private Plan Change and Application for Resource Consent

Name of submitter: Fire and Emergency New Zealand (FENZ)

Address: c/o Beca Ltd
PO Box 3942
Wellington 6140

Attention: Mel Wykes

Phone: 04 550 5980

Email: mel.wykes@beca.com

This is a submission on behalf of Fire and Emergency New Zealand (hereafter, "FENZ") on the request for a Private Plan Change and associated application for resource consent by The Orchards Limited Partnership, to allow the development of a 180 dwelling retirement village.

The Fire and Emergency New Zealand Act 2017 (FENZ Act) established FENZ from 1 July 2017. FENZ was created from the previous New Zealand Fire Service Commission, the New Zealand Fire Service, the National Rural Fire Authority, and 38 other Rural Fire Authorities. The FENZ Act, among other matters, replaced the two previous governing Acts (the Fire Service Act 1975 and the Forest and Rural Fire Act 1977) to create a single, unified fire services organisation for New Zealand. The FENZ Act establishes the governance, management and operational arrangements for protecting life and property from fire and other emergencies in New Zealand.

FENZ's submission is:

FENZ recognises that the proposed re-zoning of the land and construction of 180 dwellings will contribute towards providing residential accommodation for older people within Greytown.

The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources, which includes enabling people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. The risk of fire represents a potential adverse effect of low probability but high potential impact. FENZ has a responsibility under the FENZ Act to reduce the incidence of unwanted fire and the associated risk to life and property. As such, FENZ monitors development occurring under the RMA 1991 to ensure that, where necessary, appropriate consideration is given to fire safety.

The site is 13.82ha in size and currently comprises a stone fruit orchard and agricultural land, with one residential dwelling and ancillary buildings located in the north eastern part of the site. The site is accessed from Reading Street.

1.1 Proposed Private Plan Change

The Orchards Limited Partnership has requested a Private Plan Change to re-zone the site from Rural (Primary Production) Zone to Residential Zone with an Orchards Retirement Village Character overlay. The site is to be known as the Orchards Retirement Village Character Area.

FENZ consider that the proposed Plan Change provides an opportunity to facilitate the health, safety and wellbeing of the retirement village community by ensuring that appropriate consideration is given to fire safety and operational firefighting requirements within the Orchards Retirement Village Character Area.

The Plan Change request provides for the development and operation of the retirement village as a controlled activity, subject to site-specific performance standards. These site-specific standards establish a framework for the retirement village masterplan.

While these standards include details of wastewater and stormwater disposal, no consideration has been given to water supply in these standards. It is essential that an adequate water supply for firefighting purposes is provided in accordance with the Code of Practice SNZ PAS 4509:2008. It is therefore requested that the provision of a water supply system is added to the proposed matters over which the Council retains control for development within the Orchards Retirement Village Character Area.

Site-specific standard 10 relates to private roads within the development. The standard requires that the secondary roads have a lane width of 3m. The Code of Practice SNZ PAS 4509:2008 requires that the minimum roading width should not be less than 4m to ensure access for firefighting appliances. The proposed width of the secondary roads within the development raises a concern about access for firefighting appliances in emergency situations. In order to meet the minimum access requirements within the Code of Practice SNZ PAS 4509:2008, FENZ request that site-specific standard 10 is reviewed and amended to allow for access for firefighting appliances. FENZ would be happy to meet with the applicant and Council to discuss access requirements for the proposed development.

Fire and Emergency NZ therefore seeks the following decision from South Wairarapa District Council:

- a) Amend the proposed Plan Change to include the provision of an adequate supply of water for firefighting in accordance with the Code of Practice SNZ PAS 4509:2008 within the matters over which the Council will retain control within the new Controlled Activity Rule at 5.5.3.
- b) Amend the proposed Plan Change to increase the width of the secondary roads within the site-specific standards for the Character Area to meet the access requirements of the Code of Practice SNZ PAS 4509:2008
- c) Any further relief, including consequential amendments to the proposed Plan Change that may be necessary to address the matters raised in this submission.

1.2 Resource Consent Application

The applicant is seeking land use consent to establish and operate a retirement village of up to 180 dwellings, with associated roading network, cycling and pedestrian paths, infrastructure and landscaping. A masterplan has been developed for the site. The application states that further resource consent applications will be made in the future to cover the proposed advanced care

facilities, including a rest home, hospital, dementia care unit and self-contained units providing 120 beds.

The application confirms that the existing water supply to the site comprises a 100mm diameter pipe servicing the northern end of the site and a 50mm pipe at the southern end. The application states that *'SWDC have confirmed that the pipe network is of sufficient diameter to supply the proposed design with suitable capacity to meet residential flow needs including as required for firefighting'*. The Civil Design for Resource Consent report appended to the application states that the mains water supply has been designed in accordance with the Code of Practice SNZ PAS 4509:2008 and the design provides for a firefighting flow of 25 l/s and sprinkler flow of 6 l/s. 120,000 of water storage will be provided in site, which will provide for firefighting water (45,000 l), sprinkler storage (10,800 l) and peak flow provision. No further details of the water storage supply are provided; however, it is essential that this is in a location which is accessible to Fire Service appliances.

While FENZ support the proposed water supply solution, it is noted that the report also states *'SWDC have not yet confirmed any details regarding the supply of water to the proposed development'*. Should the Council confirm that the assumed supply of water is not available, then FENZ would want to ensure that any alternative option meets the same design criteria, with water for firefighting and sprinklers provided in accordance with the Code of Practice SNZ PAS 4509:2008.

The Code of Practice SNZ PAS 4509:2008 states that roading widths, surface and gradients should support the operational requirements of Fire Service appliances. The proposal includes two new intersections on Reading Street and two new sections on Market Road. The internal roading network for the site comprises primary and secondary roads, which will be privately owned and maintained. The primary roads will have a lane width of 5.5m, however the secondary roads are proposed to be only 3m wide. It is noted that this has been queried by the Council in their Section 92 request.

As noted in the Plan Change section above, the Code of Practice SNZ PAS 4509:2008 requires that the minimum roading width should not be less than 4m. The secondary roads within the development do not meet this requirement, raising a concern about access for firefighting appliances in emergency situations. FENZ recommend that the accessing arrangements are reviewed to ensure access for Fire Service appliances and would be happy to meet with the applicant and Council to discuss access requirements for the proposed development.

To reduce risk of fire to residents and the surrounding environment, FENZ seek a condition requiring compliance with the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. This will secure the provision of sufficient volumes and accessibility of firefighting water, as well as suitable vehicle access throughout the site for firefighting appliances.

FENZ seeks the following decision from the consent authority:

FENZ is neutral on the application. Should the consent authority approve the resource consent application, FENZ seeks that a condition shall be attached to the consent stating:

Any building constructed shall be provided with a firefighting water supply system and access to this system that complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Fire and Emergency NZ also request that an advice note be placed on the consent stating that:

Fire and Emergency NZ considers that the best way to achieve compliance with New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 is the installation of a sprinkler system that fully complies with the Fire Sprinkler Systems for Houses NZS 4517:2010.

FENZ is not a trade competitor of the applicant.

FENZ does not wish to be heard in support of its submission.



(Signature of person authorised to
sign on behalf of Fire and
Emergency New Zealand)

28/05/19

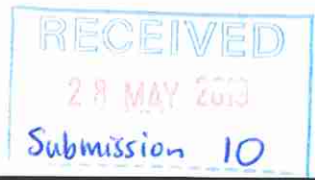
Date

Title and address for service of
person making submission:

Fire and Emergency New Zealand
c/o Beca Ltd

Attention: Mel Wykes

Address: Beca Ltd
PO Box 3942
Wellington 6140



Pamela Attrill - Resource Management Officer

From: Michele Falleni <mlfalleni@gmail.com>
Sent: Tuesday, 28 May 2019 4:41 p.m.
To: planning
Subject: Submission re The Orchards of Greytown Private Plan Change Request
Attachments: 190034 Submission form.docx

Please find attached our submission re the above.

Thank you

Michele Falleni



Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	
Full name of submitter(s):	Terry and Michele Falleni
Agent's full name: (n/a if not applicable)	
Email address:	mlfalleni@gmail.com
Mobile phone number:	0272469144
Postal address:	30 Market Road, Greytown
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? Yes
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. Yes No N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u>	Re-zoning of the land at 67 Reading St and 31 Market Road, Greytown commonly known as Murphy's Orchard from Rural zone to Residential Zone.
---	---

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

Give details	
<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>We support the retirement village proposal as outlined in the Public Notice but wish to have the specific provision regarding re-zoning of the land to be amended to include the land on the southern side of Market Road.</p>
<p>3. The reasons for your views:</p>	<p>We support the retirement village proposal as there is clearly a need for such a facility in South Wairarapa. The Murphy's Orchard site is ideal as it is very close to town and the Medical Centre.</p> <p>We are located on Market Road and are direct neighbours of the proposed retirement village. The village will be accessed off Market Road and this will subsequently create a busy residential street. Therefore the rural nature of the area will be lost and it is clearly logical that the land on both sides of Market Road are included in the re-zoning.</p> <p>We have already sent in a submission to the Annual Plan, (along with our neighbours Helen & Graeme Gray and Marty Stevens and Catherine Kerr) requesting that our land also be re-zoned residential.</p>

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

4. Decision by Council (circle one)	<p>I/ we seek the following decision by Council:</p> <p>Accept the plan change with amendments</p> <p>We are located on Market Road and are direct neighbours of the proposed retirement village. The retirement village will be accessed off Market Road and this will subsequently create a busy residential street. Therefore the rural nature of the area will be lost and it is clearly logical that the land on both sides of Market Road are included in the re-zoning.</p>
--	--

.....

Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Submission form

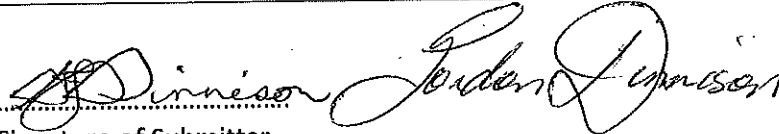
The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	28/5/2019
Full name of submitter(s):	Gordon and Sue Dinnison
Agent's full name: (n/a if not applicable)	n/a
Email address:	gsdinnison@gmail.com
Mobile phone number:	02102592555
Postal address:	73A Reading St Greytown 5712
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? <div style="text-align: center;"> <input checked="" type="radio"/> Yes <input type="radio"/> No </div>
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? <div style="text-align: center;"> <input checked="" type="radio"/> Yes <input type="radio"/> No </div>
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? <div style="text-align: center;"> <input type="radio"/> Yes <input checked="" type="radio"/> No </div> If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. <div style="text-align: center;"> <input type="radio"/> Yes <input type="radio"/> No <input type="radio"/> N/a </div>

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u> Rule 4.5.2(1)	Standard: Minimum dwelling setback
---	------------------------------------

Give details	
2. Position on the proposal: <u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended	To have the provision amended
3. The reasons for your views:	We are against the proposed setback of 7.5m for boundaries 8's 9. 10m as per the existing setback provides the opportunity to have a more extensive boundary planting. This would have greater chance of reducing the impact of noise and dust during construction. We agree with the concept of planting rather than fences as a boundary but the landscape plan of Boundary 9 Elevation does not imply a very extensive planting. We were expecting a more extensive planting in both height and density to lessen disruption to us from noise and dust and minimise the reduction in privacy from a visually dominating view of houses (22.2.4(1) W.D.P). This would be more possible with a 10m setback
4. Decision by Council (circle one)	I/ we seek the following decision by Council: <div style="text-align: center;"> Accept the plan change Accept the plan change with amendments Decline the plan change </div>


 Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)

Submission: The Orchards Retirement Village

Introduction

We(Sue and Gordon Dinnison) purchased 73A Reading Street 3 years ago as the first stage of our retirement years. Sue was a secondary teacher for approximately 30 years. Together we owned a landscaping business for approximately 30 years which Gordon ran in Wellington. The rural lifestyle block at 73A Reading Street, 500m from the main street of Greytown, was an ideal find as it presented Gordon with an opportunity to develop his last landscape design(on 1.5 acres). Fortunately, we have only started the process and the introduction of The Orchards at Greytown Retirement Village is opportune as it allows us to develop our landscape design with regard to theirs.

We do not oppose the development but if accepted by SWDC, we will be impacted significantly. Conceivably, the construction period could be the entire duration of our retirement.

What concerns do we have?

At present we have as a neighbour; an orchard(a rural property), trees and grass. The proposal of 180 dwellings, apartments, hospital and associated buildings presents a vastly different environment; reduced privacy and increased daily noise etc compared to what now exists, both for the construction period and once the village is built.

The solutions to these aspects, for us, lie in how the project is managed, the establishment of a temporary screen and the establishment of a robust boundary planting.

In addition to the increase of noise/dust and decreased privacy, we also have concerns about the provisions for coping with stormwater, definitely not an area of expertise for us. We will rely on the SWDC and their access to professional expertise to ensure our concerns are adequately addressed and supervised.

Expansion

Noise Dust and Privacy

There is a desire by The Orchards not to have any boundary fencing. We are more than happy with this, however we feel that the boundary planting, as proposed, is **not** adequate. To reduce noise/dust and increase privacy, long term, **a multilayered boundary planting is essential.** This is the main reason why we **do not** want the setback distance reduced from what is required now. We want this space to remain and for the planting plan along our boundary to be revisited with greater 'consultation' between the landscape architects (Local Landscape Architecture Collective) and the three affected neighbours on boundaries 8&9.

There is reference by Ms Annan (Landscape and Visual Assessment - LVAEE) that the proposed planting will soften the proposed development. She considers visual aspects. We would like to add noise reduction, dust mitigation and shelter from prevailing winds to the privacy benefits of a cleverly designed boundary planting.

Boundary 8 and 9

It seems from Jez Partridge's report that all existing trees will be removed. The vertical Lombardy poplars are in poor condition (which we agree with as 2 have already fallen) and will be removed. There are many other trees in this boundary planting but as none have been identified as 'significant' and none appear to be on the concept plan we have assumed that all of the existing plants will be removed. What will replace them?

The Orchards have submitted a plan and an elevation of boundary 9 (as attached)

What information can we gather from these drawings?

The Plan

a Most of the boundary planting is concentrated directly on the legal boundary encroaching equally on both properties; 67 Reading Street and 73A Reading Street. Amongst this planting are 5 significant trees (unknown species).

b There are three significant trees near the boundary (unknown species) and the existing block of plum trees that do not encroach on our property.

The Elevation

It is now clearer from the elevation that the use of fastigate conifers, hedges and assorted shrubs (all unknown species) make up the majority of the division between The Orchards and our property.

We deem this division **inadequate** for our needs and a poor use of the 'relatively large' space available.

- our premise that a multilayered boundary planting involving both sides of boundaries 8 and 9 is our best defence against noise/dust and reduced privacy over the very long period of the village's development and during normal village life.
- our setback of 10m, along with the existing 10m setback of The Orchards, will give ample room for a robust multilayered planting
- we suggest that on Boundaries 8 and 9, both The Orchards and affected neighbours **contribute equally** in regards to setback - our setback will remain at 10m and we believe The Orchards should do likewise.

Temporary Screening

The establishment and good maintenance of a substantial temporary screen(possibly Agpac shelter cloth) along our boundaries would be of great benefit during the construction phase of Stage 1 & 2. Erected within the boundary planting, it would offer some protection to the newly established plants, would prevent building rubbish blowing off site and would reduce the inconvenience of wind blown dust especially along Boundary 9 with the prevailing wind being NE.

Timing

We believe the early establishment of an agreed boundary planting and the establishment of a substantial temporary boundary screen is **critical** during this construction process. The project is a long one, most likely well in excess of 10 years and the boundary plantings need to be established very early in the development.

Additional Comments/Concerns

Stormwater

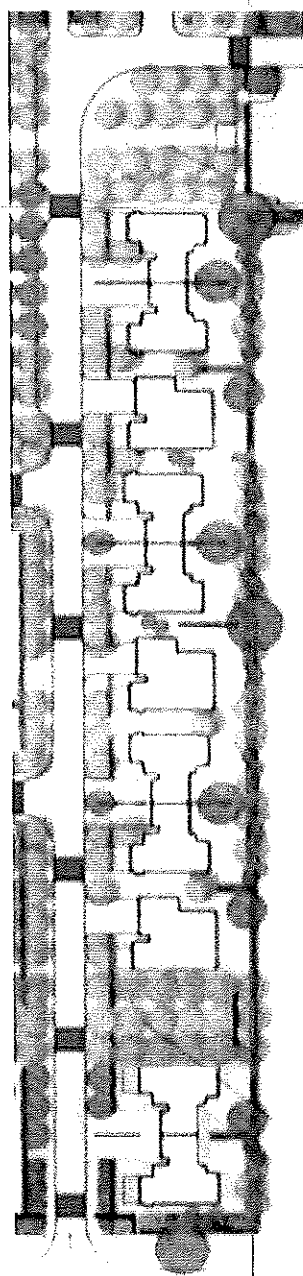
It was pleasing to read (Calibre Consulting Ltd report) that 'no existing surface water exits through our property'. It may be prudent to mention that on one occasion in the last 3 years a stream of water has flowed across our property - heading for our water race.

It is noted on map C210(cut/fill levels and depths) that the cut and fill along our boundary will be minimal and that slopes of approx 1% will be generated away from our boundary (albeit a minimal slope). It is very pleasing to note that existing surface levels will not be changed dramatically. However it is concerning that all stormwater will be dealt with by various forms of soakage.

It is mentioned the overall building site coverage is 26%. This is not the overall site coverage as it excludes roadways, driveways, footpaths, parking areas and paving. Our calculations put total site coverage at close to 50%. Will soakage cope with a significant Easterly rain event? If there is excess surface water where will it go?

We are relying on the SWDC, its professional staff and its access to professional and local expertise to make a good judgment on this issue.

Boundary 8



Main vehicular entry

Boundary 9

THE PLAN



Care Building

Carpark

Orchard Garden

Reading Street

Boundary 2

Boundary 8

THE ELEVATION



Pamela Attrill - Resource Management Officer

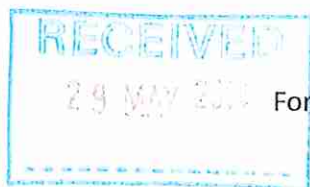
From: Shaun Westhead <shaunwesthead@outlook.com>
Sent: Wednesday, 29 May 2019 12:31 a.m.
To: planning
Subject: Submission on The Orchards Retirement Village Plan/ Resource consent Application.
Attachments: 190034 Submission form Shaun and Vicky Westhead.docx

To SWDC

Please see attached submission.

Many Thanks

Shaun and Vicky Westhead



Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	29/05/2019
Full name of submitter(s):	Shaun Joseph Westhead Vicky Jane Westhead
Agent's full name: (n/a if not applicable)	n/a
Email address:	shaunwesthead@outlook.com
Mobile phone number:	(021)994-510
Postal address:	103 East Street Greytown 5712
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? Yes <input checked="" type="radio"/> No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? <input checked="" type="radio"/> Yes No
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? Yes <input checked="" type="radio"/> No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. Yes No N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u>	4.9.1.1 Road Network And Appendix 22 - Section 9 Construction traffic
---	---

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

Give details	
<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>The property I own and live at is 103 East street. This is on the corner of East Street and the proposed access to the site via Church Street.</p> <p>Whilst I am supportive of the development, the increased traffic associated with the development and the construction traffic associated with this causes me concern.</p> <p>We wish to have an amendment to the plan to include assistance in mitigation of any impacts caused to residents due to the proposed roading changes, construction and traffic increases.</p> <p>We would also like additional consideration to be given to the safety of the south east corner of East street and Church street intersection for pedestrians.</p>
<p>3. The reasons for your views:</p>	<p>We purchased our home in 2016 and at this time there was no indication of any development plans of this nature that may have impacted on our decision to purchase.</p> <p>We have a 3-and-a-half-year-old son and are expecting a baby at the end of July. The baby has been identified as having a congenital diaphragmatic hernia. This condition is associated with lung development issues and potential long-term respiratory issues that we are in the process of planning to manage. He will need significant care and medical intervention as a new born and as he develops.</p> <p>We have concerns regarding:</p> <ol style="list-style-type: none"> 1) The impact caused by the noise created by the increased traffic volumes. Our sleeping areas run along the Church street side and East Street frontage. We are concerned with the volume of heavy vehicles slowing and accelerating from the give way sign adjacent to our home during construction and ongoing after completion of this with the expected increased traffic volumes associated with the development. 2) The traffic pollution and dust which would limit us from using our back garden with our new-born child as it would have a direct impact on his health. At present there is no path from Church street to Reading Street therefore the traffic passes very close to our boundary fence. This will limit our ability to use our back-garden area. 3) Turning traffic on the south eastern church/ east street corner as there is currently no curbing. Vehicles heading west along Church street often cut the corner posing a safety risk to children walking to and from Greytown Primary school. <p>With regards to the above points we would like to discuss the option of the developer installing double glazing to our property to assist in</p>

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

	<p>reducing the impact of noise and pollution caused by the development over the upcoming years.</p> <p>We would also like consideration to be given to extending the footpath or install curbing on the south eastern church Street/ East Street corner to maintain the safety of local school children.</p>
<p>4. Decision by Council (circle one)</p>	<p>I/ we seek the following decision by Council:</p> <p>Accept the plan change</p> <p><u>Accept the plan change with amendments</u></p> <p>Decline the plan change</p>

.....

Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)



Pamela Attrill - Resource Management Officer

From: Matt Bell <matt.bell@pggwrightson.co.nz>
Sent: Wednesday, 29 May 2019 8:23 a.m.
To: planning
Cc: bot@greytown.school.nz; Patrice O'Connor
Subject: The Orchards submission
Attachments: Greytown School BoT - The Orchards submission.pdf

Please find attached the Greytown School Board of Trustees 'The Orchards' notified resource consent submission.

Regards
Greytown School BoT

The PGG Wrightson Ltd Group is New Zealand's leading provider to the farming sector. Please visit www.pggwrightson.co.nz for our wide range of products, services and solutions. This email is intended solely for the intended recipient and may be confidential. If you receive this email in error please immediately notify the sender and delete the email. Please consider the environment before printing this email.



Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Revetahi Tātāu

Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	29 May 2019
Full name of submitter(s):	Greytown School Board of Trustees
Agent's full name: (n/a if not applicable)	n/a
Email address:	bot@greytown.school.nz
Mobile phone number:	n/a
Postal address:	Board of Trustees, C/o Greytown School, 73 East Street, Greytown 5712
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? Yes
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? Yes
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. N/A

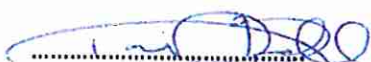
Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u>	1. Specifically we question the number of vehicle crossings into The Orchards site off Reading Street. Not only are there two main entrance roads, but also a further 4 of The Orchards residential units having direct driveways off the street rather than from within the site. There should be only one main entry road off Reading Street to The Orchards site, located to the
---	---

<p>Give details</p>	<p>northern end of their street frontage. This will lessen the impact on existing berm parking for Greytown School parents and align that entry away from existing gates into the school grounds.</p> <ol style="list-style-type: none"> 2. There is proposed changes to the Reading Street carriageway width and formed berm car parking for school traffic. We believe that Greytown School needs to be consulted with regards to the berm car parks location and the number of them; these parks may not necessarily need to be on both sides of Reading Street, however we wish to be consulted prior to any design being finalised. These berm parks should be formed with a permanent surface and marked out. If no berm parks are to be formed on The Orchard side of Reading Street, then this side of the carriageway needs to be a 'no parking' zone at all times...to ensure safe manoeuvring in and out of the berm parks on the school side of the street. 3. There is a lack of staff and resident's visitor car park spaces on The Orchards site. Especially in Stage 1 where potentially these staff and visitor vehicles will end up using berm parking on Reading Street which are required for school staff and parents during peak times. 4. It is unclear if during Stage 1, that the internal road through The Orchards development will be formed and continue through the Stage 2 area and back onto Market Road. If this internal road is not formed to Market Street, then this will increase vehicle traffic on Reading Street when Stage 1 is the only area being developed. 5. The intersection between Reading Street and McMaster Street is not recommended in the report as needing upgrading. However at peak times there is heavy use by Greytown School and Greytown Kindergarten pedestrians and vehicles, plus the additional The Orchards vehicles using this intersection. It is recommended that new pedestrian crossings be located around this intersection for safe crossing by children. The Give Way/Stop signage is known to be confusing as it is, without further traffic. 6. There is a new pedestrian crossing proposed on Reading Street to The Orchards, it is recommended this be located away from the existing and proposed berm parking located along the Reading Street side of Greytown School. 7. Construction timing and traffic needs to take into account the school term times and peaks times during the school day. All construction traffic should use the Market Street entrance only to The Orchards site to lessen the impact on the school pedestrians and traffic, and importantly to lessen traffic noise during school hours. 8. There is a need to ensure the water race pipe between Greytown School and The Orchards site is upgraded to handle water back-up. The pipe under the road appears to back up often and overflows onto the school site.
<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>Greytown School does not wish to stop The Orchards development from proceeding, however being a property that fronts onto 95% of one side of this portion of Reading Street means we will be the most impacted upon by the development. Greytown School will be in a position to support the proposal if all the matters in the above list of concerns are</p>

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

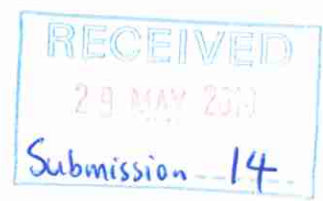
	either addressed, agreed to or during a further design/consultation phase we agree to compromise.
3. The reasons for your views:	<p>As stated above, Greytown School has one side of its site boundary along Reading Street and directly opposite the proposed The Orchards site. Many of our staff and school visitors park on the Reading Street berm each day, and our children use Reading Street and other surrounding streets to either walk or bike to school each day. Our children's parents predominately use Reading Street for drop off and pick up of children instead of the busier East Street. On East Street there is less roadside parking available and more activity with children using the pedestrian crossing, and also more buses before and after school. Although parking on Reading Street is all on unformed berm area, we wish to retain this side of the school as the preferred pick up and drop of area for parents during peak times.</p> <p>We forecast increased traffic use as our role increases, as some 300 plus new sections have become available for homes, and new families move to Greytown. Therefore, any problems and issues will only increase if not considered at this time.</p> <p>We therefore seek to be involved in the discussions and decisions around the design and any changes that are proposed or may occur due to the changes in street layout for the proposed The Orchards development.</p>
4. Decision by Council (circle one)	<p>I/ we seek the following decision by Council:</p> <p style="text-align: center;">Accept the plan change</p> <p style="text-align: center;">Accept the plan change with amendments</p> <p style="text-align: center;">Decline the plan change</p>



Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)



Pamela Attrill - Resource Management Officer

From: Marcus Bishop <Marcus.Bishop@beca.com>
Sent: Wednesday, 29 May 2019 1:14 p.m.
To: planning
Cc: Nathan Baker; Stephen Cross; Dean Ashton; Orchid Atimalala; Andrew Hill
Subject: Submission on Orchards Retirement Village - Ministry of Education
Attachments: Ministry of Education - Submission on Orchards Retirement Village Application.pdf

Tēnā koe,

On behalf of the Ministry of Education, please find attached a submission on the resource consent application to establish and operate the Orchards Retirement Village at 67 Reading Street and 31 Market Road.

Please feel free to contact me should you have any queries.

Ngā mihi

Marcus Bishop

Planner

Beca

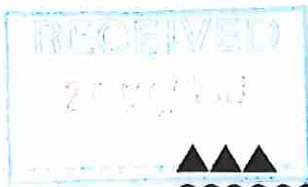
DDI: +64 4 460 1782

www.beca.com

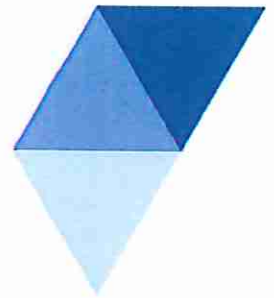
www.beca.com/ignite-your-thinking



NOTICE: This email, if it relates to a specific contract, is sent on behalf of the Beca company which entered into the contract. Please contact the sender if you are unsure of the contracting Beca company or visit our web page <http://www.beca.com> for further information on the Beca Group. If this email relates to a specific contract, by responding you agree that, regardless of its terms, this email and the response by you will be a valid communication for the purposes of that contract, and may bind the parties accordingly. This e-mail together with any attachments is confidential, may be subject to legal privilege and may contain proprietary information, including information protected by copyright. If you are not the intended recipient, please do not copy, use or disclose this e-mail; please notify us immediately by return e-mail and then delete this e-mail.



MINISTRY OF EDUCATION
TE TĀHUHU O TE MĀTAURANGA



FORM 13

Submission on a publically notified application concerning resource consent under section 96, Resource Management Act 1991

To: South Wairarapa District Council

Name of submitter: Ministry of Education ('the Ministry')

Address for service: C/- Beca Ltd
PO Box 3942
Wellington 6011

Attention: Marcus Bishop

Phone: (04) 460 1782

Email: marcus.bishop@beca.com

This is a submission on an application from The Orchards Limited Partnership at 31 Market Road (legally described as Lot 4 DP 410283 and Lot 1 DP 6753) and 67 Reading Street (legally described as Part Tahorahina Block).

The application is for resource consent to establish and operate a retirement village at the subject site, including the following components:

- up to 180 independent dwelling units;
- provision and use of 1 independent dwelling unit to operate as a show home;
- earthworks and disturbance of contaminated soils;
- roading network throughout the development; wastewater, potable water, stormwater and disposal infrastructure; and
- pedestrian paths, community garden spaces, and comprehensive landscaping throughout the site.

Background:

The Ministry is the Government's lead advisor on the education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry's overall purpose is:

'Lifting aspiration and raising education achievement for every New Zealander'

Amongst other educational matters, the Ministry has a responsibility for managing all education property owned by the Crown. They also have a role in ensuring that education providers have the resources and support they need to deliver services to students. The safety of students and teachers is a high priority and as such, the Ministry monitors and responds to land use applications that may have a potential impact on the operation of a school or the safety of teachers and students.

Greytown School is directly adjacent to the proposed development across Reading Street. The proposal has the potential to generate adverse effects on the safe and effective functioning of Greytown School

including impacts on traffic and parking, impacts on amenity and impacts from construction activities such as noise and dust.

On Thursday 13 December 2018, a pre-application meeting was held between Dean Ashton (Ministry of Education), Patrice O'Connor (Greytown School Principal), Craig Percy (developer) and Nathan Baker (Beca), to discuss the proposed retirement village and potential impacts on Greytown School.

The following key matters and actions were discussed and agreed:

1. Reading Street

This is currently a low grade road. School staff and visitors use Reading Road for parking and access, particularly along the frontage of the school.

There is opportunity for the school, Orchards RV, and Council to coordinate with a view to upgrading the road, and confirming a parking and access solution that works for all. That might include limiting new access points to the proposed retirement village from Reading Road, developing dedicated parking further south adjacent to the school playing fields, and potentially changes to speed limits along the school parking and entrance area (for example 30km).

The action was for Craig to take a lead in coordinating with Council and Greytown School on this matter.

2. Capacity issue of northern creek

There is a capacity/ flooding issue at the existing pipe. There is opportunity to resolve this issue as part of the likely upgrade works to Reading Street or separately.

The action was for Craig to take a lead in coordinating with Council and Greytown School on this matter, with an understanding Council would likely need to take a lead on this matter as a drainage matter.

3. Construction Management Plan

The need to carefully manage the construction phase was discussed. The action was for Craig to develop a Construction Management Plan as part of the planning approvals process and coordinate with the School in developing the details of that where appropriate.

The requirement to maintain continued communications between all parties was also agreed.

The Ministry of Education's submission is:

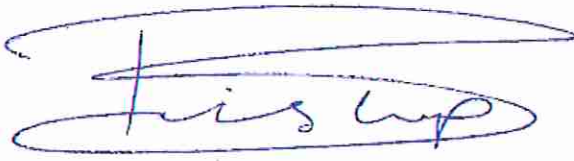
The Ministry would like to submit as **neutral** to the application, with the purpose of documenting those matters agreed with the Applicant summarised above.

The Ministry of Education seeks the following decisions from the consent authority:

That the consent authority considers those matters raised above and in making its decision ensures that any potential or actual adverse effects on Greytown School are avoided, mitigated or remedied.

The Ministry does not wish to be heard in support of their submission.

The Ministry understands that Greytown School will also likely make a submission.



(Signature of person authorised to sign on behalf of the Ministry of Education)

Date: 29 May 2019



Pamela Attrill - Resource Management Officer

From: Scott Norman <scott.norman@hotmail.com>
Sent: Wednesday, 29 May 2019 9:04 a.m.
To: planning
Subject: Orchards retirement village consent submission
Attachments: 190034 Submission form.docx

Hello

Please see attached my submission on the consent application for the Orchards Retirement Village.

Kind regards

Scott Norman

**Submission form****The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application**

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	29/5/19
Full name of submitter(s):	Scott and Elizabeth Norman
Agent's full name: (n/a if not applicable)	
Email address:	Scott.norman@hotmail.com
Mobile phone number:	0274200332
Postal address:	81B Reading Street, Greytown 5712
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? Yes <input checked="" type="radio"/> No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? <input checked="" type="radio"/> Yes No
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? Yes <input checked="" type="radio"/> No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. Yes No N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u> Give details	1) Minimum dwelling set back 2) Operating hours for construction
---	---

<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>1) Oppose reduced setback distance of 7.5 meters from our boundary</p> <p>2) Oppose proposed hours of construction, specifically Saturdays.</p>
<p>3. The reasons for your views:</p>	<p>1) We'd ideally like the set-backs from the boundary to be at least 10m. This corresponds with the distance that we had to comply with when we built our house last year, and is not an unreasonable request given the size and rural setting of the development.</p> <p>Within the increased set-back area, we also request that significant planting/fencing is included to provide adequate separation between the development and our property. This is especially important to us given the positioning of our house in the south-western corner of our section.</p> <p>2) We worry about the effects that years of building could have on our family life – currently we have two toddlers who will grow up over the life of this project. Ideally, building would only take place during business hours on weekdays, and significantly reduced hours on a Saturday. 7:30am on a Saturday morning in our view is unreasonable, and we'd expect any activities on a Saturday to be restricted to a start time significantly later than this.</p>

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

4. Decision by Council (circle one)	I/ we seek the following decision by Council: Accept the plan change <div>Accept the plan change with amendments</div> Decline the plan change

.....

Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)

RECEIVED

29 MAY 2019

Submission 16

Pamela Attrill - Resource Management Officer

From: Simon Roche <Simon.Roche@powerco.co.nz>
Sent: Wednesday, 29 May 2019 1:33 p.m.
To: planning
Subject: Proposed Private Plan Change - Orchard Retirement Village
Attachments: Proposed Private Plan Change - Orchard Retirement Village.pdf

Dear Sir/ Madam

Please find Powerco's submission on the Proposed Private Plan Change for the Orchard Retirement Village.

Regards

Simon Roche | Environmental Planner

POWERCO

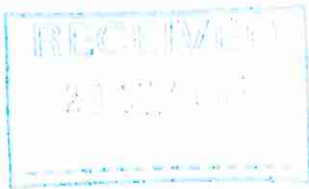
35 Junction Street, New Plymouth 4312 | Private Bag 2065, New Plymouth 4342

Ext 6779 | DDI +64 6 9681779 | Web www.powerco.co.nz

Please consider the environment before printing this e-mail

CAUTION: This email and any attachments may contain information that is confidential. If you are not the intended recipient, you must not read, copy, distribute, disclose or use this email or any attachments. If you have received this email in error, please notify us and erase this email and any attachments. You must scan this email and any attachments for viruses.

DISCLAIMER: Powerco Limited accepts no liability for any loss, damage or other consequences, whether caused by its negligence or not, resulting directly or indirectly from the use of this email or attachments or for any changes made to this email and any attachments after sending by Powerco Limited. The opinions expressed in this email and any attachments are not necessarily those of Powerco Limited.



**SUBMISSION BY POWERCO LIMITED ON A PRIVATE PLAN CHANGE REQUEST &
RESOURCE CONSENT APPLICATION FOR THE ORCHARDS RETIREMENT VILLAGE
IN GREYTOWN**

To: South Wairarapa District Council
PO Box 6
Martinborough
email: planning@swdc.govt.nz

From: Powerco Limited ("Powerco")
Private Bag 2061
New Plymouth
(Note that this is not the address for service.)

**Feedback on the private plan change and resource consent closes on the 29th May
2019**

1. This is a submission by Powerco Limited on a private plan change and resource consent application for the Orchards Retirement Village in Greytown.
2. The reasons for Powerco's submission are set out in the attached schedule (Schedule 1). In summary, no relief is sought but this submission outlines details on servicing the proposed retirement village with electricity.
3. Powerco **does not wish to be heard** in support of this submission.
4. Powerco could not gain an advantage in trade competition through this submission.



5. Powerco is directly affected by an effect of the subject matter of the submission that—
- (a) adversely affects the environment; and
 - (b) does not relate to trade competition or the effects of trade competition.

Dated at New Plymouth this 29th day of May 2019

Signature of person authorised to sign on behalf of Powerco Limited:



Simon Roche

ADDRESS FOR SERVICE:

Powerco: Private Bag 2065

New Plymouth 4342

Attention: Simon Roche

Phone: 64 06 9681779

Email: simon.roche@powerco.co.nz

Ref: SUB/2019/05

Schedule 1 – Submission by Powerco

SCHEDULE 1

REASON FOR POWERCO'S SUBMISSION

1. INTRODUCTION

1.1 This submission has been prepared on behalf of Powerco Limited (Powerco). Powerco is New Zealand's largest electricity and second largest gas distributor in terms of network length and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.

1.2 Powerco's electricity networks are located in five regions – Taranaki, Manawatu-Whanganui, and Greater Wellington (Wairarapa only), as well as parts of the Bay of Plenty and Waikato. Powerco distributes electricity to residential and commercial customers throughout the South Wairarapa District including Greytown and the existing orchard.

2. POWERCO'S COMMENTS ON THIS PRIVATE PLAN CHANGE AND RESOURCE CONSENT

2.1 Powerco is neutral to private plan change and resource consent. However, should it proceed, Powerco seeks to ensure that electricity can be supplied to this development and the upgrading of our infrastructure can be undertaken in an appropriate and timely manner.

Ensuring adequate supply of electricity to new developments

2.2 For new residential growth areas, it is necessary to have some forewarning and plan for the new lines, poles and transformers and the establishment of locations for utility street furniture/above-ground assets. Powerco's planning engineers have reviewed this proposed private plan change plan. The existing sub-transmission feeder has sufficient capacity and no upgrades are needed. However, for this development to go

ahead Powerco will need to undertake the following work based on an assumed load of 1 MVA to provide the proposed development with electricity:

- Upgrade the zone transformer;
- Upgrade 1 km of Overhead Distribution feeder line.

2.3 It is therefore best if this can occur simultaneously or prior to the new development to minimise disruption to other infrastructure (e.g. particularly having to dig up roads) and also reduce costs to end consumers. Furthermore, the earlier this is addressed, the more readily such facilities can be accommodated within the overall design of an area.

2.4 I would also refer you to the objectives and policies of the National Policy Statement on Urban Development Capacity, relating to "other infrastructure", which includes electricity:

OD1. Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

b) Promoting the efficient use of urban land and development infrastructure and other infrastructure;

The identification of future growth areas, through rezoning to allow a retirement village, shows potential future service provision. To enable a more orderly and timely provision of electricity supply, the developer or council should contact Powerco to ensure the upgrades can be completed in a timely manner.

3. CONCLUDING COMMENT

- 3.1 Powerco appreciates the opportunity to input on this private plan change and resource consent. In summary, no relief is sought but Powerco would like to remind the South Wairarapa District Council of the National Policy Statement (NPS) on Urban Development Capacity and requests to be kept informed of the rezoning and development of the retirement village, should it be approved. This is to ensure electricity can be supplied to the site and the required upgrading of our network can be done in a timely manner.
- 3.2 Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche (06) 9681779



Pamela Attrill - Resource Management Officer

From: Hannah van Haren-Giles <h.vanharen@hyc.co.nz>
Sent: Wednesday, 29 May 2019 2:44 p.m.
To: planning
Cc: Mark St.Clair
Subject: Schubert Wines Limited submission on The Orchards Partnership Limited Private Plan Change Request/ Resource Consent Application
Attachments: Schubert Wine submission form for plan change.pdf; Schubert Wine submission form for resource consent.pdf; Schubert Wine submission Plan Change .pdf; Schubert Wine submission Resource Consent.pdf

To whom it may concern

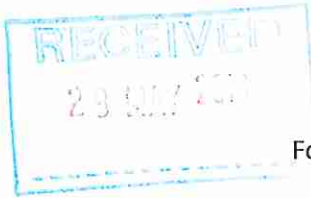
Please find attached submissions on The Orchards Partnership Limited Private Plan Change Request/ Resource Consent Application on behalf of Schubert Wines Limited. A separate submission form and submission document is attached for both the private plan change request and the resource consent application.

Kind regards,
Hannah

Hannah van Haren-Giles
Consultant Planner
Hill Young Cooper Ltd
Level 4, 111 Customhouse Quay, Wellington

Phone: +64 4 473 5310
Mobile: 022 075 2404
Email: h.vanharen@hyc.co.nz
Web: www.hyc.co.nz
LinkedIn: www.linkedin.com/in/hannahvanharen

IMPORTANT - This email and any attachments may be confidential. If received in error, please contact us and delete all copies. Before opening or using attachments, check them for viruses and defects.



Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Submission form

The Orchards Partnership Limited Private Plan Change Request

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request by The Orchards Partnership Limited
Date of submission:	29 May 2019
Full name of submitter(s):	Schubert Wines Limited Mr. Kai Schubert
Agent's full name: (n/a if not applicable)	Mark St Clair
Email address:	m.stclair@hyc.co.nz
Mobile phone number:	021 271 0815
Postal address:	PO Box 8092, The Terrace, Wellington 6143
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? <div style="text-align: center;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? <div style="text-align: center;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? <div style="text-align: center;">Yes <input checked="" type="checkbox"/> No</div> If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. <div style="text-align: center;">Yes No <input checked="" type="checkbox"/> N/a</div>

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u> Give details	See attached document.
---	------------------------

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>See attached document.</p>
<p>3. The reasons for your views:</p>	<p>See attached document.</p>
<p>4. Decision by Council (circle one)</p>	<p>I/ we seek the following decision by Council:</p> <p>Accept the plan change</p> <p>Accept the plan change with amendments</p> <p>Decline the plan change</p>

.....
Signature of Submitter
(or person authorised to sign on behalf of submitter)
(NB. A signature is not required if you make your submission by electronic means.)



Form 13, Resource Management (Forms, Fees, and Procedure) Regulations 2003



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Submission form

The Orchards Partnership Limited Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	29 May 2019
Full name of submitter(s):	Schubert Wines Limited Mr. Kai Schubert
Agent's full name: (n/a if not applicable)	Mark St Clair
Email address:	m.stclair@hyc.co.nz
Mobile phone number:	021 271 0815
Postal address:	PO Box 8092, The Terrace, Wellington 6143
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? <div style="text-align: center;"><input checked="" type="radio"/> Yes <input type="radio"/> No</div>
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? <div style="text-align: center;"><input checked="" type="radio"/> Yes <input type="radio"/> No</div>
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? <div style="text-align: center;"><input type="radio"/> Yes <input checked="" type="radio"/> No</div> If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. <div style="text-align: center;"><input type="radio"/> Yes <input type="radio"/> No <input checked="" type="radio"/> N/a</div>

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u>	See attached document.
---	------------------------

Form 13, Resource Management (Forms, Fees, and Procedure) Regulations 2003

Give details	
2. Position on the proposal: <u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended	See attached document.
3. The reasons for your views:	See attached document.
4. Decision by Council (circle one)	I/ we seek the following decision by Council: <div style="text-align: center;"> Accept the plan change Accept the plan change with amendments Decline the plan change </div>

.....
Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)

**SUBMISSION ON A PUBLICLY NOTIFIED PRIVATE PLAN CHANGE REQUEST
FORM 5 OF THE RESOURCE MANAGEMENT (FORMS, FEES, AND PROCEDURE) REGULATIONS 2003**

**Private Plan Change Request & Resource Consent Application for
the Orchards Retirement Village, Greytown**

TO: South Wairarapa District Council
By email: planning@swdc.govt.nz

Name: Mr K Schubert
Schubert Wines Limited
57 Cambridge Road
Martinborough

**Address
for service:** Hill Young Cooper Limited
P O Box 8092
The Terrace
WELLINGTON 6143

Attention: Mark St Clair

Phone: (04) 473 5310
E-mail: m.stclair@hyc.co.nz

Submission Details:

1. This is a submission by Schubert Wines Limited (Schubert Wines).
2. This submission relates to the Private Plan Change request, sought by The Orchards Limited Partnership.
3. Mr Schubert is the owner of Schubert Wines and the owner of the property at 42a McMaster Street Greytown (Lot 1 DP367619) which borders the site subject to the Plan Change Request (The Orchards along Boundary 3 and Boundary 4). Schubert Wines winery operates on the site 42a McMaster Street Greytown.
4. This submission relates to the Private Plan Change request to re-zone approximately 13.82ha of land that is currently zoned Rural (Primary Production) Zone to Residential Zone.

5. This submission opposes the Private Plan Change in its entirety.
6. Schubert Wines Limited confirms that it could not gain any advantage in trade competition as a result of this submission.

Reasons for submission:

7. The main concerns that the submitter has with the proposed development directly relate to the loss of primary production land and issues of reverse sensitivity.

Rural (Primary Production) Zone

8. Schubert Wines opposes the re-zoning of land from Rural (Primary Production) Zone to Residential Zone with a character area overlay specifically for the Orchards Retirement Village development.
9. Primary production land is considered to be a significant resource both nationally, and to the local region. The S32 report needs to identify more clearly the Land Use Classification (LUC) of the soils, which are primarily LUC 1 or 2, the elite productive soils which are needed for agricultural and horticultural production. It is understood that the process of developing a National Policy Statement for Versatile Land and High Class Soils has been put in motion. Schubert Wines considers that the S32 assessment has not given sufficient regard to the loss of productive land.
10. Schubert Wines do not agree with the Applicant that the re-zoning of land will enable a more sustainable, efficient and effective use of the land. The loss of productive land does not meet the Purpose of the Act as set out in Section 5(2)(a). It is not appropriate to allow urban residential activity to sprawl onto high quality production soils.
11. In the Wairarapa Combined District Plan, Rural Zone chapter, the foremost *Significant Resource Management Issue* is identified as 'safeguarding the life-supporting capacity of Wairarapa's soil resources for both current and future generations'.
12. Schubert Wines notes that there is already provision for future development within Greytown as shown on Map 59 of the Wairarapa Combined District Plan, without the need for the re-zoning of the area covered by the requested Plan Change.

Permitted Activity Standards

13. Schubert Wines does not support the introduction of a new Standard for Permitted Activities at 5.5.2 to enable the development of a retirement village in the Orchards Retirement Village Character Area.
14. It is not considered that the Permitted Activity Standards for the Orchards Retirement Village Character Area are appropriate or sufficient. The Indicative Concept Plan referred to in 5.5.2(l)(3) does not provide sufficient details and is too vague.
15. Schubert Wines also has concerns that no specific height limit is set in the Permitted Activity Standards for the Orchards Retirement Village Character Area.
16. As set out in the Proposed Plan Change under Section 5.5.2(l)(3) the setback distance along "Boundary 3" is 5m, while the setback distance along "Boundary 4" is 7.5m. Both of these boundaries boarder the Rural (Primary Production) Zone of the Schubert Wines property. It is unclear why one boundary along Schubert Wines property is 5m and the other is 7.5m. Appendix 20- Landscape and Visual Assessment, Section 6.1, states that 'greater setbacks adjacent rural zoning of up to 10m provide an appropriate response to the more open space character of this zone'. In addition, it is unclear why a 5m and 7.5m setback are provided for along the Boundary to the Rural Zone along Boundaries 3 and 4 whilst the boundary setback along the Rural Zone at Boundary 5 and 6 has a setback distance of 10m. In the Rural Zone of the Combined Wairarapa District Plan, the setback for all other boundaries, apart from the front yard, is understand to be 25m. Schubert Wines seek that boundary setbacks on Boundary 3 and Boundary 4 should be 25m.
17. Schubert Wines is specifically concerned with the setback distance along boundary 3 (5m) in conjunction with 5.5.2 (l)(4). This provision states that the advanced residential care facility must include doors, windows, building modulation or other architectural detail for no less than 50% of its total façade facing boundary 3. This represents a significant concern for Schubert Wines, as these building design considerations, specifically doors and windows which open in the direction of the shared boundary raise the potential of significant reverse sensitivity issues in relation to odour, noise, and dust.
18. In addition, the Plan Change relies on the maximum building height at Rule 5.5.2 (a) of the Combined Wairarapa District Plan which is 10m. This potentially provides for two storey buildings to be developed and similarly is not appropriate with the shared boundary and potential significant reverse sensitivity issues in relation to odour, noise, and dust. Schubert Wines seek that the maximum building height limit for the Orchard Retirement Village be 6m.

19. To address potential reverse sensitivity issues in relation to noise, Schubert Wines seek that appropriate acoustic insulation standards be specifically referenced in the permitted activity standards as they apply to Orchards Retirement Village Character Area.

Controlled Activity Standards:

20. Schubert Wines has concerns about the introduction of Rule 5.5.3 which provides for the development of a retirement village within the Orchards Retirement Village Character Area as a Controlled Activity. Of particular concern is the lack of finalisation of the design for the resthome/hospital building, and notably that an application for resource consent for controlled activities made under this rule need not be notified; and need not be served on affected persons. This activity status does not address the reverse sensitivity issues.
21. Schubert Wines seek that the activity status for any independent residential units, buildings and land for advanced residential health care, recreational and communal facilities, grounds maintenance and ancillary activities be non-complying.

Subdivision:

22. Schubert Wines has concerns about the introduction of a new subdivision standard at 20.1.2(a) to provide for future subdivision within the Orchards Retirement Village Character Area as a Controlled Activity. In addition Schubert Wines has concerns about future subdivision, and the approach to how residents purchase/rent their home/property being unclear. Will each section be subdivided, rented, or under licence to occupy.
23. Schubert Wines has concerns about the introduction of a new Assessment Criteria at 22.1.1 to enable assessment of subdivision activity within the Orchards Retirement Village Character Area. Again the concept plan referred to here is not appropriate, and too vague.
24. Schubert Wines has concerns about the introduction of a new Assessment Criteria at 22.2 to enable assessment of future land use development within the Orchards Retirement Village Character Area. Of particular concern is 22.2.18(v) which vaguely refers to 'Whether buildings and land for advanced residential health care purposes, grounds maintenance and community facilities are generally located within the areas indicated for such purposes in the Indicative Concept Plan'. The approximate location of these buildings, and grounds (including landscaping) is of particular importance to Schubert Wines given the proximity of these buildings to Boundary 3. Schubert Wines seek that a more comprehensive development plan and location of individual buildings is required.

25. Schubert Wines has concerns about the new Appendix to Part D which will include the Orchards Retirement Village Concept Plan. It is understood that this concept plan is attached to the Application as Appendix 6. It is not considered that this concept plan is sufficient. Schubert Wines seek that a more comprehensive development plan and location of individual buildings is required.

Stormwater/Water Race:

26. Schubert Wines has concerns in relation to the potential stormwater runoff from the proposed retirement village and the potential usage of the water race for stormwater disposal. In addition, plans attached to the plan change request, variously show the re-routing of the water race, which flows through the Schubert Wine property. The plan change does not adequately address the potential effects on the Schubert Wines property.

Decision Requested:

27. Schubert Wines Limited request that the Private Plan Change request for re-zoning is declined.

Submission at Hearing:

28. Schubert Wines Limited request to present their submission at a Council hearing.
29. If others make a similar submission Schubert Wines Limited will consider presenting a joint case with them at the hearing.

**SUBMISSION ON A PUBLICLY NOTIFIED RESOURCE CONSENT APPLICATION
PURSUANT TO S96 OF THE RESOURCE MANAGEMENT ACT 1991**

**Private Plan Change Request & Resource Consent Application for
the Orchards Retirement Village, Greytown**

TO: South Wairarapa District Council
By email: planning@swdc.govt.nz

Name: Mr K Schubert
Schubert Wines Limited
57 Cambridge Road
Martinborough

**Address
for service:** Hill Young Cooper Limited
P O Box 8092
The Terrace
WELLINGTON 6143

Attention: Mark St Clair

Phone: (04) 473 5310
E-mail: m.stclair@hyc.co.nz

Submission Details:

1. This is a submission by Schubert Wines Limited (Schubert Wines).
2. This submission relates to the resource consent application, sought by The Orchards Limited Partnership, to establish and operate a retirement village at 67 Reading Street and 31 Market Road, Greytown, South Wairarapa.
3. Mr Schubert is the owner of Schubert Wines and the owner of the property at 42a McMaster Street Greytown (Lot 1 DP367619) which borders the site subject to the Land Use Consents sought (The Orchards along Boundary 3 and Boundary 4). Schubert Wines winery operates on the site 42a McMaster Street, Greytown.
4. This submission opposes the resource consent application in its entirety.

5. This submission relates to the entire application, however, the particular areas of concern relate to:
 - a. Reverse Sensitivity
 - b. Incompatible Land Use
 - c. Intensification/Density
 - d. Water Race
 - e. Bore Location
 - f. Stormwater
 - g. Boundary Setback Distances
 - h. Protection of Rural Production Land
 - i. Soil Quality
6. Schubert Wines Limited confirms that it could not gain any advantage in trade competition as a result of this submission.

Reasons for submission:

7. The main concerns that the submitter has with the proposed development directly relate to reverse sensitivity.

Reverse Sensitivity:

8. There would be significant more than minor reverse sensitivity effects of locating a retirement village with such an extensive Rural Production boundary. The residents will be sensitive receivers, to all the effects of rural production, such as noise from machinery, bird-scaring devices, smoke, agricultural/horticultural strays, mowing and mulching debris, animal noise and odour. Those rural productive activities need to occur at particular operational times of day and seasons, as well as weather conditions. Complaints from the multiple residents in close proximity could make rural productive operations unsustainable in this location.
9. Primary production activities are specifically provided for in the Rural Zone. It is imperative that any residential development on adjacent land will not compromise Schubert Wines existing operation on the site, including during vintage/harvest.

Boundary Setback Distances:

10. The Design Response – Proposed Site Plan shows villas located in close proximity to the Schubert winery and the proposed main building which is to be covered by a future resource consent process. Schubert Wines do not consider that these setback distances are sufficient to manage reverse sensitivity issues.

11. In addition, there are building design considerations- specifically doors and windows which open in the direction of the shared boundary which raise significant reverse sensitivity issues in relation to odour, noise, and dust. It is noted that acoustic insulation standards have not been addressed in the application.

Protection of Rural Production Land:

12. Rural primary production land must be protected for rural production uses. This includes land supply purposes (resource allocation) for rural production and for efficient use of the soil resource, and for protection against reverse sensitivity of incompatible neighbours.
13. Schubert Wines considers that the establishment of the retirement village will not enable a more sustainable, efficient and effective use of the land. The loss of productive land does not meet the Purpose of the Act as set out in Section 5(2)(a). It is not appropriate to allow urban residential activity to sprawl onto high quality production soils.
14. In the Wairarapa Combined District Plan, Rural Zone chapter, the foremost *Significant Resource Management Issue* is identified as 'safeguarding the life-supporting capacity of Wairarapa's soil resources for both current and future generations'.

Soil Quality:

15. The proposal will result in the loss of LUC 1 or 2 soils, of which these elite productive soils are needed for agricultural and horticultural production. The development of The Orchards Retirement Village would remove this land from productive capability. It is not appropriate to allow urban residential activity to sprawl onto high quality production soils.
16. The protection of elite soils and their productive capacity requires an 'avoid' rather than 'mitigation' planning approach. As such zoning for rural production and protecting rural productive activities should be protected.
17. Protection against reverse sensitivity can theoretically be achieved by an appropriate physical buffer distance, supported by intensive landscape screening. No significant shading of the rural land should be permitted as sun access is essential to soil productivity. It is not considered that this matter has been addressed in the application.

Density:

18. In addition to the matters raised above, the proposed development is of a scale and intensity that is largely inconsistent with the residential character of the surrounding area and the wider rural area.
19. As a general rule, Greytown is characterised by low density residential development comprising mostly single detached dwellings. The final design for the wellness centre, serviced apartments, and large hospital/ memory care facility are not specified in the Application. Nonetheless, without knowing the height or final design, buildings of the size being proposed are entirely out of character for the residential zone, and incompatible with the adjacent Rural Zone, particularly along Boundary 3.

Water Race:

20. The concept plan identifies that some form of water course runs through The Orchards development. This appears to be a diversion of the existing water race which currently sits along Boundary 4 between The Orchards and Schubert Wines property. It is our understanding that under the Local Government Act 2002, authorisation from South Wairarapa District Council would be required to divert this water race and that as such this should be more formally tied in with the design of the development, and included within the application as per Section 91 RMA.
21. Under the Moroa Water Race Bylaw 2007, the primary purpose of the water race system is to supply stock water. If the water race is shifted from the Schubert Wines property this would remove an important source of stock water. Sufficient consideration has not been given to this water race. The implications of diverting this water race, need to be further addressed.
22. In addition, no specific authorisation by way of certificate of compliance for a permitted activity is included in the application documents, confirming that a resource consent from the Greater Wellington Regional Council is not required for the diversion of the water race.

Bore Location:

23. It is stated in the Application that there is an existing bore located on The Orchards property identified in Appendix 10. Schubert Wines could not identify the location of the bore from the plans provided.
24. It is not considered that sufficient consideration has not been given to neighbouring bores. No specific authorisation by way of certificate of compliance for a permitted activity is included in the application

documents, confirming that a resource consent from the Greater Wellington Regional Council is not required for the water take.

Decision Requested:

25. Schubert Wines Limited request that the resource consent application is declined.

Submission at Hearing:

26. Schubert Wines Limited request to present their submission at a Council hearing.

27. If others make a similar submission Schubert Wines Limited will consider presenting a joint case with them at the hearing.



Pamela Attrill - Resource Management Officer

From: Elaine h Stephen <sarah.sowman@xtra.co.nz>
Sent: Wednesday, 29 May 2019 3:57 p.m.
To: planning
Cc: honz@xtra.co.nz
Subject: Submission - The Orchards Retirement Village

To Whom It May Concern:

The following is a submission on the Private Plan Change request and Resource Consent Application for the Orchards Retirement Village development at 67 Reading Street Greytown, and 31 Market Road Greytown.

Date : 29 May 2019

Name: Mrs Sarah L Sowman

Email address: sarah.sowman@xtra.co.nz

Mobile telephone number : 027 6700 622

I apologise for being presently unable to download and print the official submission form, and hope this format is acceptable.

Below are some concerns I have in relation to the proposal.

I am a prospective purchaser of a property in McMaster Street, Greytown, (the property being 38B McMaster Street) The back boundary of the property shares a boundary with Stage One of the proposed development. A number of residential properties in McMaster Street share this boundary, and from the plans retirement village villas are proposed to be constructed along this Northern Boundary.

My concerns are that directly affected residents in this area should continue to be able to have quiet enjoyment of their properties, both during construction and after completion of the project, and also not have the existing visual outlook from their homes significantly disrupted.

I wish to raise the following :

- The proposed setback from the boundary is five metres, I would like to request a consideration to increase the setback distance to a minimum 15 metres from current property boundary fences. (Stage One - Northern Boundary "The Orchards")

- My understanding is that new "screening" vegetation would be planted within the new setback area. Can assurance be given that, in addition to new planting, significant existing trees within this boundary setback area will be permitted to remain ?
- There is a line of tall trees - Poplars ? - to the left of the rear of 38B McMaster, Again, is it possible for all, or most of this tree line to remain ? It is difficult to ascertain from current information which trees of significance will remain, and it would be appreciated for neighbours to be able to have some input into this.
- The development is likely to cause significant noise disruption to nearby residents for lengthy time periods, due to the scale of works required. The current proposed construction times for the facility are suggested as Monday to Friday 7 30 am to 6 00 pm, and Saturday 7 30 am to 1 00 pm. I would like to suggest a reduction in these times, to no later than 5 00 pm Monday to Friday, and from no earlier than 9 00 am, to no later than 12 00 pm (if at all) on a Saturday.
- The possibility of Increased traffic volumes through McMaster Street - please advise what measures will be taken, if any, to reduce this.

Thank you

Yours sincerely

Sarah Sowman

Submission 19

Pamela Attrill - Resource Management Officer

From: Sam Wilkie
Sent: Wednesday, 29 May 2019 5:58 p.m.
To: planning
Subject: Private Plan Change Request & Resource Consent Application for the Orchards Retirement Village, Greytown
Attachments: 190034 Submission form.pdf

Hi

Please find attached my submission

Thanks
Sam Wilkie



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

Submission form

The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

To:	South Wairarapa District Council
This is a submission on:	Private Plan Change Request / Resource Consent Application from The Orchards Partnership Limited for the Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown
Date of submission:	
Full name of submitter(s):	Sam Wilkie
Agent's full name: (n/a if not applicable)	n/a
Email address:	
Mobile phone number:	
Postal address:	
Attend a formal hearing: (circle one)	Do you wish to be heard in support of your written submission? No
Local Government information: (circle one)	I/ we accept by taking part in this public submission process that my submission (including personal details) will be made public? No
Trade competition: (circle one) <u>Explainer</u> If you could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6 (4) of part 1 of Schedule 1 of the Resource Management Act.	Could you gain an advantage in trade competition through this submission? No If you said "yes" above, could you be directly affected by any adverse environmental effects as a result of the proposed plan change? N.B Separate from, and does not relate to trade competition, or the effects of trade competition. N/a

Submission content (please turn over page, please complete all sections numbered 1-4)

1. The specific provisions of the proposal that your submission relates to are: <u>Explainer:</u>	Section 4.1.9.1 indicates that no changes are proposed to the Reading/McMaster or Reading/Market/Church intersections. Both these intersections require changes for the development. The Reading/McMaster intersection has poor visibility from McMaster to Reading. Also the intersection has other safety issues for pedestrians such as a two part road crossing from the north east to southwest due to
---	--

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

<p>Give details</p>	<p>lack of sight distance. The intersection is wide, and as Reading St traffic has priority, southbound vehicles travel at relatively high speed toward the proposed Reading St intersection with the development. These issues will be exacerbated with the additional traffic from both construction and new use of the land including general traffic, pedestrians, mobility scooters. The additional traffic (745 veh/day) is significantly greater than the current daily traffic (265 veh/hr). Most of this current traffic is at school closing, and therefore that additional traffic will be a significant change outside of these times. The intersection should be improved by shortening the crossing distances eg by narrowing the approaches, kerb build outs and providing kerb and footpath on all approaches.</p> <p>The proposal notes that pedestrian access to the Greytown village will be via the footpath on the southern side of McMaster. This footpath is narrow and with the likely increase in pedestrian, cycling, mobility scooter traffic, an additional footpath (on the northern side) or improved footpath would reduce safety risks.</p> <p>Similar for Reading/Market – with the proposed footpaths on both sides of Reading, these footpaths need to connect to other paths and provide safe crossing facilities to assist people get to Main St – eg footpath needed on north side of Market adjacent school.</p> <p>No detail is provided on the type of intersections proposed on Market Road or Reading St for the development. These intersections will need to be designed to accommodate the expected vehicle and people walking, scooting about. Both streets are not well lit and it will be important through both construction and operation of the village that these intersections are safe and easily visible for all users. The application identifies that the site is close to Greytown village area and so residents could easily choose to bike or walk. The design of the intersections and road layouts should therefore accommodate this use, eg pedestrian and cycle crossing points.</p> <p>S4.1.10.4 Proposed traffic management/operations during construction are not identified. However access is noted to occur via McMaster and also via Church. Sight distances out of McMaster St onto SH2 are limited and picking gaps is currently difficult at certain times. Church St includes an on street parking area that is used as a footpath. Widening Church St will reduce this width and create safety risks for people choosing to go around parked cars into the road area. St Lukes is frequently used by church and community groups, with many accessing by foot or bike. Providing access for construction vehicles presents a significant safety concern. Papawai Rd provides safer access.</p> <p>Construction traffic is noted to occur over many years. This in combination with the development of Greytown School in 2020 to provide further educational facilities will require careful management. It is noted that construction work will occur 7:30am-6pm, times that include school opening and closing which may create safety concerns.</p>
<p>2. Position on the proposal:</p> <p><u>Explainer:</u> Whether you support or oppose the specific provisions or wish to have them amended</p>	<p>Support the proposal overall. Oppose the provisions related to construction traffic (access) and oppose the assessment of traffic effects related to intersections and providing for people walking and on bikes as noted above (in point 1).</p>

Form 5, Resource Management (Forms, Fees, and Procedure) Regulations 2003

3. The reasons for your views:	Safety as described above in 1.
4. Decision by Council (circle one)	I/ we seek the following decision by Council: Accept the plan change with amendments

.....

Signature of Submitter

(or person authorised to sign on behalf of submitter)

(NB. A signature is not required if you make your submission by electronic means.)



Pamela Attrill - Resource Management Officer

From: Alastair Smaill <Alastair.Smaill@gw.govt.nz>
Sent: Thursday, 30 May 2019 8:21 a.m.
To: planning
Subject: Submission on The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application
Attachments: SUBMISSION on The Orchards Ltd Partnership 27 May 2019.docx

Please find attached the Greater Wellington Regional Council's submission on The Orchards Partnership Limited private plan change request and resource consent application for The Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown.

Regards
Alastair Smaill
Acting Manager Environmental Policy

Alastair Smaill | Programme Leader- Urban Water Management
GREATER WELLINGTON REGIONAL COUNCIL
Te Pane Matua Talao
Shed 39, 2 Fryatt Quay, Pipitea, Wellington 6011
PO Box 11646, Manners St, Wellington 6142
T: 04 830 4314 M: 021 652 882
www.gw.govt.nz

ATTENTION: This correspondence is confidential and intended for the named recipient(s) only. If you are not the named recipient and receive this correspondence in error, you must not copy, distribute or take any action in reliance on it and you should delete it from your system and notify the sender immediately. Unless otherwise stated, any views or opinions expressed are solely those of the author, and do not represent those of the organisation.



27 May 2019

Planning Department
South Wairarapa District Council
PO Box 6
Martinborough 5741

Shed 39, Harbour Quays
PO Box 11646
Manners Street
Wellington 6142
T 04 384 5708
F 04 385 6960
www.gw.govt.nz

By email: planning@swdc.govt.nz

Dear Sir/Madam,

Submission on The Orchards Partnership Limited Private Plan Change Request/Resource Consent Application

Please find enclosed the Greater Wellington Regional Council's submission on The Orchards Partnership Limited private plan change request and resource consent application for The Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown.

Please feel free to contact me on 06 826 1529 or lucy.harper@gw.govt.nz if you have any questions or concerns.

Yours sincerely

Lucy Harper
Team Leader, Environmental Policy

Encl: Submission



Greater Wellington Regional Council: Submission

To:	South Wairarapa District Council
Submission on:	The Orchards Partnership Limited Private Plan Change Request and Resource Consent Application for The Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown

1. Reason for submission

- 1.1 The Greater Wellington Regional Council (GWRC) wishes to make a submission on The Orchards Partnership Limited private plan change request and resource consent application for The Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown pursuant to the Resource Management Act 1991 (RMA).

2. Comments

- 2.1 GWRC requests that the provisions in the proposed plan change relating to stormwater be amended. In relation to the resource consent application, GWRC requests that an additional clause be added to the resource consent conditions in relation to water sensitive urban design. Consideration of other matters in relation to the request and resource consent application is also noted.
- 2.2 GWRC notes that its current flood hazard mapping shows that this area is not affected by flooding in a 1 in 100-year event or 1% Annual Exceedance Probability flood event including climate change.
- 2.3 GWRC notes that remediation of the site is to occur in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) and that resource consent was granted by SWDC under the NES-CS to change the land use from rural to residential and soil disturbance associated with the proposed remediation.

3. Policy framework

- 3.1 GWRC has assessed The Orchards Partnership Limited's private plan change request and resource consent application in relation to:
- The Wellington Regional Policy Statement 2013 (RPS)
 - The Proposed Natural Resources Plan (PNRP)
 - The Regional Land Transport Plan 2015 (RLTP)
 - The National Policy Statement for Freshwater Management 2014 as amended 2017 (NPS-FM)

- The Ruamāhanga Whaitua Implementation Programme 2018

3.2 GWRC seeks to ensure that the plan change will support and contribute to achieving the sustainable management of natural and physical resources in the Wellington region, and in particular, stormwater design and management using water sensitive urban design measures, and land use and transport integration.

3.3 In relation to the resource consent application, GWRC requests consideration of water sensitive urban design in relation to the landscaping proposed.

4. Regional Policy Statement for the Wellington Region

4.1 The Regional Policy Statement (2013) (RPS) gives guidance on the future direction for the sustainable management of natural and physical resources in the Wellington region. The RPS sets out objectives and policies to address regionally significant issues. The RPS must be given effect to by regional and district plans and must be given particular regard to when resource consents are processed.

4.2 In relation to the private plan change request and resource consent application, the following provisions of the RPS are particularly relevant. The application identified Objective 22, and Policies 31, and 55 to 59 as relevant.

Stormwater management

4.3 The direction of the RPS is to use low impact design – Water Sensitive Urban Design (WSUD) concepts in order to minimise the effects of stormwater. Sitting above the RPS is the NPS-FM which sets out the objectives and policies for freshwater management under the RMA. Of particular relevance is the requirement of the NPS-FM to maintain and improve water quality in water bodies in the region.

4.4 Objective 12 of the RPS seeks that the quantity and quality of fresh water meets a range of uses and values for which water is required, safeguards the life-supporting capacity of water bodies and meets the reasonably foreseeable needs of future generations. This objective is implemented by various policies in the RPS, including Policy 42 which is relevant to the plan change request and resource consent application as it seeks to minimise the adverse effects of stormwater runoff from new development.

4.5 Policy 42 states that when considering an application for a resource consent or a change of a district plan to have particular regard to:

- (a) *limiting the area of new impervious surfaces in the stormwater catchment;*
- (b) *using water permeable surfaces to reduce the volume of stormwater leaving a site;*
- (c) *restricting zinc or copper roofing materials, or requiring their effects to be mitigated;*
- (d) *collecting water from roofs for domestic or garden use while protecting public health;*
- (e) *using soakpits for the disposal of stormwater;*
- (f) *using roadside swales, filter strips and rain gardens;*
- (g) *using constructed wetland treatment areas;*

- (h) *using in situ treatment devices;*
 - (i) *using stormwater attenuation techniques that reduce the velocity and quantity of stormwater discharges; and*
 - (j) *using educational signs, as conditions on resource consents, that promote the values of water bodies and methods to protect them from the effects of stormwater discharges.*
- 4.6 Policy 42 states that the stormwater design and treatment approaches set out in this policy seek to achieve hydraulic neutrality and reduce adverse effects from development on the quality of stormwater in new subdivision and development.
- 4.7 Two branches of the Moroa Water Race flow through the site and the application states that this is currently the only infrastructure used to convey stormwater within the site. In addition to being controlled by SWDC's Moroa Water Race Bylaw, the water race discharges into a natural water body and is the subject of discharge permit WAR010200 granted by GWRC to SWDC to discharge residual water from the race into the Waiohine River, Papawai Stream, Otakura Stream and Dock Creek. This permit includes conditions in relation to water quality standards, and sampling and monitoring of the quality of the discharge.
- 4.8 GWRC strongly supports the proposed inclusion of water sensitive urban design (WSUD) measures including vegetated berm swales and on-site raingardens to manage stormwater from the site. As well as helping achieve hydraulic neutrality, the use of vegetated berm swales and on-site raingardens will assist with maintaining the water quality in the water race following development. The use of such measures is consistent with Policy 42 and the NPS-FM, and will assist SWDC in meeting the conditions of Discharge Permit WAR010200.
- 4.9 However, we note that in the request, 5.5.2 Standards for Permitted Activities proposed clause (1)(9) of the proposed plan change only requires that stormwater from buildings and hard surfaces is disposed of in accordance with the NZS 4404:2010 Land Development and Subdivision Infrastructure. While this standard was updated in 2010 and now includes formal provision for Low Impact Design (LID) for stormwater, stormwater treatment and requires climate change impacts to be taken into account, there is no requirement for WSUD measures to be used on site.
- 4.10 GWRC requests that the plan change provisions specifically refer to the use of WSUD measures, a guideline document such as Water Sensitive Design for Stormwater, Auckland Council Guideline Document 004¹, and/or to the management and attenuation of stormwater on-site such that pre-development peak flow and total discharge from the site is not exceeded post-development.
- 4.11 A plan change provision of this nature would ensure that the intended use of these measures is applied to the proposed Orchards Retirement Village Character Area.

¹ Lewis, M., James, J., Shaver, E., Blackbourn, S., Leahy, A., Seyb, R., Simcock, R., Wihongi, P., Sides, E., & Coste, C. (2015). Water sensitive design for stormwater. Auckland Council Guideline Document GD2015/004. Prepared by Boffa Miskell for Auckland Council.

- 4.12 GWRC recommends an amendment to Clause (l)(9) of the proposed permitted activity standards, as set out at point 7 below.

Land use and transport integration

- 4.13 Objective 22 and Policies 10, 55 and 57 of the RPS seek that urban development has a compact, well designed and sustainable form and is well integrated and connected with the public transport network. It is also important to ensure good connectivity within and between settlements to optimise walking, cycling and public transport.
- 4.14 GWRC notes the close proximity of the site to the Greytown township and that the site is located on the edge of existing residentially zoned land. The site is accessible by car, foot and bicycle, and GWRC operates public bus and train services to connect Greytown to other parts of the region. The location of the site provides good connections with Greytown's existing infrastructure, community facilities and the township itself.
- 4.15 In relation to the plan change, GWRC supports the matters of control in 5.5.3(c) clause (x) which provides for safe pedestrian and cycle access throughout the site.
- 4.16 The resource consent application states that movement through the site is to be encouraged by landscaped pathways and cycling is also being encouraged, with bike stands and cycling to be permitted within the site. While there is no specific resource consent condition in relation to the provision of cycle access and bike stands within the site, the application states that providing cycling and pedestrian paths is a key component of the proposal. GWRC requests that the provision for cycling and pedestrian paths within the site be provided for in the detailed design of the proposal if granted.

Development in rural areas

- 4.17 Policy 56 of the RPS states that when considering an application for a resource consent or a change to the district plan in rural areas to give particular regard to a number of matters. Policy 59 states that particular regard be given to retaining highly productive agricultural land. The 13.8 ha site has been used as a stone fruit orchard for approximately 30 years and as a berry farm prior to that.
- 4.18 The proposal will result in the loss of productive capability of the rural area. Nor is the proposal provided for by SWDC's Growth Strategy. However, the proposed development is able to connect to existing Council services, given its close proximity to the centre of Greytown. This is consistent with Policy 58 of the RPS which seeks to make efficient and safe use of existing infrastructure capacity. Stormwater from the site is proposed to be managed using WSUD measures which is consistent with Policy 42 as noted above.
- 4.19 GWRC is neutral in terms of whether the proposed change of land use from rural to residential with a retirement village overlay is appropriate for this location. However, GWRC notes the non-complying activity status for residential development that is not for the purposes of a retirement village. The request states that this is intended to provide certainty about the use of the land discourage the development and use for general residential purposes. GWRC

agrees that if the land is not to be used for retirement village purposes, other controls may be required, or it may be preferable that the land is used for primary production purposes.

Urban design

- 4.20 Policy 54 of the RPS seeks that urban design principles are based on seven design qualities described in the New Zealand Urban Design Protocol. GWRC supports the inclusion of the intent of these urban design principles as part of the plan change.

5. Ruamāhanga Whaitua Implementation Programme

- 5.1 The Ruamāhanga Whaitua Implementation Programme (WIP) describes the ways people from the Ruamāhanga catchment want to manage their water now and for future generations through a range of integrated tools, policies and strategies. The WIP includes recommendations on managing contaminants, water allocation and river management and sets freshwater objectives and limits for each freshwater management unit (FMU) in the catchment. The WIP assists with implementing the new freshwater management regime which is set out in the NPS-FM.
- 5.2 The WIP notes that ageing pipes and higher stormwater flows off ever-growing areas of hard surfaces put additional pressure on wastewater and stormwater systems through increased volumes and cross-contamination. These result in both managed and unmanaged discharges of contaminants to surface water and risk the contamination of groundwater
- 5.3 The WIP includes objectives and recommendations in relation to water quality and quantity, including managing urban stormwater through the use of rainwater tanks, and in accordance with good management practice and progressive improvement. Regarding water races, the WIP recognises that the quality of water deteriorates as it moves down a water race and may impact on the receiving environment water quality.
- 5.4 The amendments sought by GWRC for the plan change and resource consent conditions, if granted, will be consistent with the recommendations for managing water in the Ruamāhanga Whaitua.

6. Regional Plans

- 6.1 Regional plans sets out the objectives, policies and methods for people and organisations that use the region's resources for a variety of purposes.
- 6.2 The Proposed Natural Resources Plan (PNRP) was publicly notified by the Council on 31 July 2015. All rules in the PNRP have immediate legal effect under section 86B(3) of the Act. For any application lodged after 31 July 2015, the PNRP is relevant to determining the resource consents required, activity status, the notification decisions and the substantive assessment of the proposal under section 104 of the Act.
- 6.3 In addition to the PNRP, the provisions of the operative regional plans remain relevant until the PNRP is operative. For the development and use of this site for

a retirement village, the relevant plans are likely to include the Regional Freshwater Plan (RFP), and the Regional Plan for Discharges to Land (RPDL).

Earthworks

- 6.4 The application states that resource consent will be sought from GWRC under the PNRP for earthworks in excess of the permitted activity standards which allow for a 12-month period of works. It notes that this consent application will be made once the detailed design for the project has been completed. In addition, resource consent for earthworks is also likely to be required under Rule 5 of the operative Regional Freshwater Plan (RFP).

Discharges to the water race

- 6.5 Water races are not defined as rivers under the RMA, and are not controlled by section 13 (uses of beds of lakes and rivers). Water races are, however, defined as surface water bodies under the PNRP, and the water within the races is controlled by section 14 of the RMA (restrictions relating to water). Discharges to the water race are controlled by regional plans, including any discharges as a result of earthworks, and ongoing stormwater discharges from the site. The relevant rules of the RFP include Rules 1 (minor contaminants), 2 (stormwater), 3 (stormwater) and 5 (all remaining discharges).
- 6.6 The relevant permitted activity rules of the PNRP are Rules R42 (miscellaneous discharges), R48 (stormwater discharges), and R99 (earthworks). If any discharges to the water race are unable to meet these conditions, resource consent from GWRC will be required.

Contaminated land investigation and discharges

- 6.7 Resource consent has been sought, and granted by SWDC under the NES-CS to change the land use from rural to residential and for soil disturbance associated with the proposed remediation. However, regional councils control discharges of contaminants, including from contaminated sites, to land, water and air, for the purposes of controlling the use of land for soil conservation, water quality and ecosystems in water. Further, the investigation of land for the purposes of identifying and monitoring contaminated land, remains a function of regional councils.
- 6.8 The relevant rules in the PNRP for contaminated site investigation or discharges from the site are permitted activity rules R54 (site investigation) and R55 (discharges from contaminated land). If the conditions of these rules are unable to be met, resource consent from GWRC will be required under Rule R56.

7. Relief sought

- 7.1 Should the South Wairarapa District Council approve The Orchards Partnership Limited private plan change request for The Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown, GWRC requests that our support is noted where given and amendments are made as follows:

5.5.2 Standards for Permitted Activities

(l) The Orchards Retirement Village Character Area

- 9) Stormwater from buildings and hard surfaces within The Orchards Retirement Village Character Area shall be managed and attenuated on-site using water sensitive urban design measures such that pre-development peak flow and total discharge from the site is not exceeded post-development, and all stormwater shall be disposed in accordance with NZS 4404:2010 Land Development and Subdivision Infrastructure.

7.2 Should the South Wairarapa District Council approve The Orchards Partnership Limited resource consent application for The Orchards Retirement Village development at 67 Reading Street and 31 Market Road, Greytown, GWRC requests that amendments are made as follows:

- Amend Condition 16 of the resource consent to include:

aa) Details of water sensitive urban design incorporated into the landscaping

8. Further involvement

GWRC wishes to be heard in support of its submission. We would also welcome the opportunity to clarify and further discuss the matters raised.

Alastair Smail
Acting Manager, Environmental Policy

Address for service:

Lucy Harper
Team Leader, Environmental Policy
Greater Wellington Regional Council
PO Box 11646
Manners Street
Wellington 6142

T 06 826 1529