



## Maori Standing Committee

Minutes 11 November 2013

- Present:** Haami Te Whaiti (chair from 6:10pm), Horipo Rimene, Michael Roera, Terry Te Maari and Cr Robertson.
- In Attendance:** Adrienne Staples (Mayor), Paul Crimp (Chief Executive Officer) and Suzanne Clark (Committee Secretary).
- Conduct of Business:** The meeting was held in the South Wairarapa District Council Chambers, 19 Kitchener Street, Martinborough. The meeting was conducted in public between 6:05pm and 7:18pm.
- Also in Attendance:** Johni Rutene

### PUBLIC BUSINESS

#### Mayor Staples in the Chair

Haami Te Whaiti opened the meeting with a karakia.

#### 1. APOLOGIES

*MSC RESOLVED (MSC 2013/34)* to receive apologies from Trevor Hawkins, Janine Adams and Cr Brian Jephson.

*(Moved Cr Robertson/Seconded Rimene)*

Carried

#### 2. PUBLIC PARTICIPATION

There was no public participation.

#### 3. ELECTION OF CHAIRPERSON AND DEPTY CHAIR

##### 3.1 Election of a Chairperson and Deputy Chair

Horipo Rimene nominated Haami Te Whaiti for the position of chairperson.

*MSC RESOLVED (MSC 2013/35)* that Haami Te Whaiti be elected chairperson of the Maori Standing Committee.

*(Moved Rimene/Seconded Roera)*

Carried

The Committee agreed to delay the appointment of a deputy chairperson until Committee vacancies had been filled.

#### DISCLAIMER

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

#### **4. MAORI STANDING COMMITTEE MINUTES**

##### **4.1 Maori Standing Committee Minutes – 9 September 2013**

*MSC RESOLVED (MSC 2013/36)* to receive the minutes of the Maori Standing Committee 9 September 2013.

*(Moved Roera/Seconded Rimene)*

Carried

##### **4.2 Matters arising**

There were no matters arising.

##### **4.3 Action items**

The Committee agreed that work needed to continue for determining a preferred Maori local governance structure under any new local governance arrangement.

*MSC NOTED:*

1. Action 728: Liaise with Ron Mark, Rawiri Smith and the Wairarapa Governance Review Working Party regarding provision of a suitable facilitator for Maori governance hui; P Crimp

#### **5. OPERATIONAL REPORTS – COUNCIL OFFICERS**

##### **5.1 Schedule of Ordinary Meetings 2013**

*MSC RESOLVED (MSC 2013/37):*

1. To receive the information.
2. To adopt the revised 2013 schedule of meetings.
3. To adopt the 2014 schedule of ordinary meetings for Council, community boards and committees.

*(Moved Rimene/Seconded Cr Robertson)*

Carried

##### **5.2 Elected and Non-Elected Members' Remuneration**

*MSC RESOLVED (MSC 2013/38)* to receive the information noting that the chair of the Maori Standing Committee would receive \$4,150pa.

*(Moved Roera/Seconded Te Maari)*

Carried

##### **5.3 Model Standing Orders for Meetings of Local Authorities and Community Boards**

*MSC RESOLVED (MSC 2013/39):*

1. To receive the information.

#### **DISCLAIMER**

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2. To adopt the Model Standing Orders NZS9202:2003 for Meetings of Territorial Authorities and community Boards, including Appendix H.

*(Moved Te Maari/Seconded Rimene)*

Carried

#### 5.4 Annual Plan 13/14 Outcomes

Mr Crimp clarified Council's decision on the MSC submission to the Annual Plan 13/14 saying that no cash would be provided, however opportunities for other assistance, such as building consent fees being waived, could be arranged.

Members discussed the coastal interpretation signage project. Mr Crimp advised that signage hadn't been budgeted for in the current financial year, but that a plan, including associated costs should be submitted to Council by the MSC so it can be considered in the 14/15 Annual Plan.

*MSC NOTED:*

1. Action 729: Print out copies of the Coastal Reserves Management Plan for members; P Crimp

### 6. GREYTOWN WASTE WATER

Mr Crimp outlined the background and intended purpose for the block of Papawai land on Tilson's Road that was purchased by Council. Mr Roera invited Mr Crimp to the Papawai Marae trustees meeting on the 2 December 2013 to update trustees on future plans.

*MSC NOTED:*

1. Action 730: Inspect Papawai Road to see if it needs routine maintenance – specifically there is a dip in the road which may need levelling; JP Irwin

### 7. GENERAL BUSINESS

*MSC RESOLVED (MSC 2013/40)* to accept the resignation of Rutu Namana, nominee of Papawai Marae.

*(Moved Rimene/Seconded Te Maari)*

Carried

Haami Te Whaiti closed the meeting with a karakia.

**Confirmed as a true and correct record**

.....Chairperson

.....Date

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**Maori Standing Committee  
Action Items from  
11 November 2013**

Ref #	Meeting	Date	Action Type	Responsible Manager	Action or Task details	Status	Notes
161	MSC	18-Mar-13	Action	Haami/Paora	Write a media article and/or rates newsletter article targeting developers and encouraging early consultation with Maori	Open	Aiming for April newsletter
728	MSC	11-Nov-13	Action	Paul	Liaise with Ron Mark, Rawiri Smith and the Wairarapa Governance Review Working Party regarding provision of a suitable facilitator for Maori governance huis	Open	
729	MSC	11-Nov-13	Action	Paul	Print out copies of the Coastal Reserves Management Plan for members	Actioned	Last changes to the concept plan were only received from the landscape architect w/c 25 November. Will be printed and included with MSC agenda.
730	MSC	11-Nov-13	Action	Mark	Inspect Papawai Road to see if it needs routine maintenance – specifically there is a dip in the road which may need levelling	Actioned	Officer looked at the location described and as a priority to rectify it would be low. However, when this road comes up for resurfacing the dip may be considered for a small overlay as a reseal repair. Papawai Road is not on this years treatment programme.

# MAORI STANDING COMMITTEE

16 DECEMBER 2013

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## AGENDA ITEM 4.1

### OFFICERS' REPORT

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#### **Purpose of Report**

To update the Community Board and Maori Standing Committee on Council activities.

#### **Recommendations**

Officers recommend that the Community Board/Committee:

1. *Receive the information.*

#### **1.1 Staffing**

We welcome Leanne Kernot to the roading engineer role. Leanne is on secondment for three months from NZTA and we are picking her brains as much as Leanne is picking ours.

We continue to seek a permanent replacement for this role.

#### **1.2 Occupational Health and Safety**

There were no incidents reported since the last Council meeting.

Murray Buchanan has commenced the process of ensuring SWDC complies with its obligations in this area.

#### **1.3 Local Government Commission/Governance Review**

The Local Government Commission (the Commission) continues its background work and will commence public meeting in the Wairarapa on 19 November.

The three Wairarapa CEs met with BERL economists to tease out the issues from the Martin Jenkins report, in particular the views on the funding "gap"

The Commission also visited SWDC (and the other authorities) to get a "feel" for SWDC and its issues.

There are also some underlying financial comparisons being undertaken, this will be taken from the published documents, Long Term Plan, Annual Plan, Annual Report.

The Commission still plans to announce its preferred option March 2014. Consultation on that preferred option will then commence.

## **1.4 Meetings**

### **1.4.1. CE Forum/Mayoral Forum**

Two CE Forum meetings have been attended

While there has been some discussion on Regional matters the majority of the discussion has been “over the hill” centric. This is an interesting observation as it highlights that while the Wairarapa is included where prudent; the Wairarapa has very different issues.

For example, there is a significant shared service push in the IT area which on the surface of it will generate significant dollar savings for the participating authorities.

If the Wairarapa authorities were to participate in this IT initiative in all likelihood IT spend would increase.

The other interesting observation is that shared services need not be undertaken by all LA’s in an area, it can be successful if only a subset of LA’s work collaboratively. This applies in the Wairarapa as well. I think the feeling that all LA’s in an area (NZ wide) should be involved for shared services to be successful has held back progress in some areas.

The key initiatives being considered are:

- IT – back office services
- Spatial and Transport Planning
- Regional water
- Economic Development

### **1.4.2. Local Government Financial Prudence Regulations**

As part of the “Better Local Government” initiatives, and the Bill enacted in November 2012, the Government have announced the draft financial prudence benchmarks.

The full paper is replicated in the policy and finance committee agenda as there are no specific actions required.

## **1.5 Annual Plan / LTP actions**

An update will be provided as part of the quarterly report

## **1.6 Elections**

The election process has been completed. Note that we will exceed budget as there is a by election required for the Greytown Community Board

## **1.7 Featherston Land Swap**

All ministerial and legal hurdles have been overcome and this land swap has been completed.

## **1.8 Wastewater Update**

Good progress continues to be made toward the lodgement of the Greytown and Martinborough consents, which are due to be lodged in January 2014. Featherston is due shortly thereafter.

The purchase of the land adjacent to the Greytown treatment plant has been finalised and this presents us with a fantastic opportunity.

This land purchase was affected possibly two decades earlier than we would have anticipated in our overall long term plan, however it does not diminish the cost or affordability issues that Council faces.

## **1.9 NRB Survey**

The triennial NRB Survey will commence at the end of November. The questions are standard and are generally driven from the LTP service performance measures.

There is little scope for new / changed questions as we need to ask questions on a consistent basis for comparative purposes.

We did add a couple of questions around voter turnout and reasons for not voting.

## **1.10 Quarterly Report**

The quarterly report, based on results to the end of October, will be circulated separately.

## **1.11 Financial Statements**

Financial Statements for the four months ended 31 October will be tabled and discussed at the policy and finance committee.

# **2. Discussion**

## **2.1 2012/13 Annual Report**

Completed!

## 2.2 Rate Arrears

Efforts continue on rate arrears. The table below outlines the situation as at 17 June 2013, and excludes multi ownership Maori land.

<b>Date</b>	<b>Amount \$'000</b>	<b>Number</b>	<b>Days since installment due</b>	<b>SWDC component \$'000  (81%)</b>
30 June 2011	\$851	631	31	\$689
1 August 2011	\$780	463	64	\$632
28 November 2011	\$969	760	7	\$785
1 March 2012	\$925	690	7	\$740
16 March 2012	\$830	602	23	\$672
23 March 2012	\$790	555	30	\$640
1 June 2012	\$855	722	10	\$692
19 June 2012	\$730	632	31	\$591
10 September 2012	\$947		21	\$767
15 February 2013	\$820	565	57	\$664
17 June 2013	\$913	740	27	\$739

We have made 24 demands on banking institutions, the outstanding rates value amounts to \$227,000.

This process is a bit time consuming, we can only demand the outstanding amount from the prior year (as at 30 June 2013). The first step is to write to the bank and give notification we will be seeking payment. We cannot actually make the demand for three months from the date of notification, and I guess it will be a week or so after that we will receive the funds.

## 2.3 LGOIMA Requests

- Adam Hutchinson: Freedom Camper Information for a GPS system
- Catherine Mitchell re: All Correspondence between NZTA and Central Government regarding seal extension subsidies.
- Michelle Holland Freshminds Ltd.: Environmental Service and Solid Waste contracts.
- Errol Brassett TR Consultants Intl. Ltd, Tawa, Wellington 5028: List of businesses premises with grease traps/converters.
- Caleb Harris Information on Eateries that Council Inspectors have closed or have issued cleaning or repair notices.
- Caleb Harris DomPost: Resource and Building consents for the properties of James Cameron.
- Stan Mangin and Butch Carrington: Sandy Bay Lease.
- Stan Mangin and Butch Carrington: Sandy Bay detail on former agreement - Council notes.
- Karaitiana Taiuru: Government entities usage of web addresses/domain names.
- Jordan Williams: New Zealand Taxpayers' Union Inc.



- John Moynihan: Proposed replacement of cherry trees in Jellicoe Street.
- Volme Springford. WTA: Vehicles dumped in SWDC - costs of disposal.
- Linda.Gross Department of Internal Affairs Cost relating to amalgamation if it succeeds.
- Derek Anderton, Director, Capital Ventures (2007): Rates Information.
- Marty Sharpe Hawkes Bay Reporter, DomPost: Plastics recycling.
- Talia Shadwell, DomPost: Data relating to noise complaints

Contact Officer: Paul Crimp, Chief Executive

# **PLANNING AND ENVIRONMENT GROUP REPORT ON ACTIVITIES**

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## **1. Introduction**

### **1.1 Planning and Environment Group**

The Group is responsible for the planning, building and environmental health activities of Council. These activities deliver both policy and regulatory outcomes relating to the governance/advocacy, resource management and public protection goals and objectives of the Council, as set out in the Annual Plan.

The day to day focus is on the processing of Resource Consents, Building Consents, Food/Liquor/Health Licences, and Dog Control.

The Group Manager oversees all the functions of the group. Hazel Turner is the Administration Assistant for the Group as well as assisting with Food and Liquor Licensing, and coordinating Land Information Memorandum (LIM) applications for the Council.

## **2. Planning**

### **2.1 Overview**

The Planning team is responsible for advising our citizens about the Wairarapa Combined District Plan (its strategic intent, policies and rules), processing resource consents, ensuring resource consent compliance, and developing reserve management plans for all the districts reserves.

The key pieces of legislation for this team are the Resource Management Act 1991, the Local Government Act 2002 and the Reserves Act 1977.

There are four staff members in the Planning team: Murray Buchanan (Team Leader/Group Manager), Chris Gorman (Senior Planner), Russell Hooper (Planner) and Jen Olson (Resource Management Officer).

In the coming year the key work for the team will include completing 100% of resource consents within statutory timeframes, resolving complaints, continuing to review Reserve Management Plan(s), the development of improved guidelines for new developments in heritage precincts, the development of a "one stop shop" information package, monitoring and inputting as necessary into the new Resource Management Act based Wellington Regional Plan and continuing work on the Greytown Future Development Area Structure Plan and the Wairarapa Moana management project.

The Planning team also assists with other Council projects as required, including community consultation.

## **2.2 Resource Consents**

Officers have processed 20 consents since 1 September 2013; all were completed within statutory timeframes.

Officers provide detailed fortnightly updates on all consents direct to Council and Community Board members, so consent details are not listed here.

## **2.3 Policy**

### **2.3.1. Historic Heritage Guidelines**

Featherston, Greytown and Martinborough all contain Historic Heritage Precincts (HHP); areas where the distinctive character and historic heritage of our towns is to be recognised.

The main commercial areas of the three towns are covered by this provision, and in Greytown it extends into the residential areas on Main Street, both north and south of the commercial centre.

Officers are developing new Heritage Precinct Design Guides to give property owners clearer guidance on recognising, maintaining and enhancing the historic character of our towns.

Recently some new building developments have brought into focus the fact that the existing guidelines do not provide much direction or interpretive information to enable such structures to be consistently assessed.

One key aspect of the new guidelines will be criteria that will enable developers and staff to readily identify whether a particular building design is likely to be compatible within a heritage area.

The new guidelines for new developments should ensure that such structures respect and sit comfortably with the surrounding heritage character, while not having to be pseudo replicas of heritage buildings.

### **2.3.2. Business Streamlining Programme**

As part of Council's goal to provide excellent service and to be easy to deal with, Planning Officers are putting together an information package, with the idea being to streamline and coordinate the processes required to set up new businesses and/or projects in our district. It is proposed that brochures will be made available, as well as setting up a page on the SWDC website for such information.

This proposal is based on the New Plymouth District Council's award winning "Taking Care of Business" initiative.

Starting a business and/or project can require multiple Council consents, registrations and approvals spanning every department. This can be daunting for some people.

In order to make things easier, we are, in addition to the information package, looking at the practicalities of assigning a single officer as a primary contact at Council for significant development proposals.

Where meetings and wider communication about all of the relevant Council processes is required, these will be coordinated by the primary contact to ensure timely, consistent and accurate information is provided in a good service focussed environment.

The primary contact could be a Planner, a Building Control Officer, an Infrastructure officer, or any other Council officer who is best suited to the particular proposal.

The end result of these initiatives should be to help our businesses, investors and developers and Council staff focus on the most important thing: getting the business and/or project started or approved with the minimum of delay or contention.

### **3. Building**

#### **3.1 Overview**

The Building team is responsible for processing building consents; identifying dangerous, insanitary, and earthquake prone buildings; monitoring existing swimming pools; issuing building warrants of fitness; and responding to building incidents such as storm water run-off and illegal building work.

The key pieces of legislation for this team are the Building Act 2004, the NZ Building Code, and Building Regulations.

There are 6 staff; Derrick Thorley (Building Control Team Leader), Adrian Cullen (Building Control Officer), Derek Staines (Building Control Officer), Tim Grindlay (Building Control Officer), John Tait (Building Control Officer), and Sara Edney (Building Control Administrator).

The building team is also required to maintain Council's accreditation as a Building Control Authority (BCA).

#### **3.2 Building Consents**

##### **Processing statistics for: 1 September 2013 to 30 September 2013**

<b>Item</b>	<b>Period</b>	<b>Year to date</b>	<b>Same period last year</b>	<b>Annual Plan</b>
Consents received	40	124	61	N/A
Consent processing performance (within 20wd's)	100%	98.06%	96.15%	100%
Certificate of Acceptance processing performance	N/A	75%	N/A	N/A
Code Compliance Certificate processing performance	100%	98.46%	100%	100%

## Consents granted by project

Type	No. of consents	Value
Covered Yards - farm building	3	\$44,530
Demolition - Dwellings	1	\$12,000
Dwelling - alterations	7	\$612,000
Dwelling - unattached	5	\$624,500
Garage	4	\$59,127
Implement Shed - farm building	1	\$25,000
Public Toilets	1	\$143,963
Relocation - dwelling	2	\$77,000
Sewage and Drainage System (treatment plant)	1	\$6,500
Sleep out	1	\$60,000
Solid Fuel Heater	5	\$30,348
Swimming Pools & Spa Pools	2	\$66,000
Workshop - e.g. electrical or vehicle repairs	1	\$480,000
	<b>34</b>	<b>\$2,240,968</b>

Processing statistics for: 1 October 2013 to 31 October 2013

Item	Period	Year to date	Same period last year	Annual Plan
Consents received	29	153	29	N/A
Consent processing performance (within 20wd's)	97.30%	98.06%	94.29%	100%
Certificate of Acceptance processing performance	100.00%	75.00%	0%	N/A
Code Compliance Certificate processing performance	100.00%	98.46%	100.00%	100%

## Consents granted by project

Type	No. of consents	Value
Bank	1	\$6,000.00
Carport/Boatshed / Car deck	1	\$25,000
Covered Yards - farm building	2	\$17,641
Demolition - Other Buildings	1	\$5,000
Dwelling - alterations	6	\$520,824
Dwelling - relocation	2	\$35,000
Dwelling - unattached	4	\$720,000
Flat/Townhouse / Studio / Unit - attached and unattached	1	\$0
Garage	5	\$100,400
Retail outlet/Shop e.g. hairdresser, travel agent, real estate	1	\$0
Sewage and Drainage System (treatment plant)	1	\$15,000
Shops, restaurants - Alterations & additions	1	\$10,000

Sleep out	3	\$97,000
Solid Fuel Heater	7	\$28,817
Water Storage and Supply	1	\$5,500
	<b>37</b>	<b>\$1,586,182</b>

### 3.3 Enforcement

None to report

### 3.4 Policy

None to report

### 3.5 LIMs

#### LIM APPLICATIONS RECEIVED FOR 1 SEPTEMBER TO 31 OCTOBER 2013

Item	Period	Same period last year	YTD (1/7/2013 to 31/10/2013)	YTD Last Year
Urgent (5 Working Day) Applications received	15	6	80	21
Standard (10 Working Day) Applications received	26	28	116	136
LIMs processed within specified deadline	41 (100%)	34	196 (100%)	157

### 3.6 Enforcement

None to report.

### 3.7 Policy

None to report.

### 3.8 Other matters

None to report.

## 4. Environmental Health

### 4.1 Overview

The Environmental Health team is responsible for liquor licensing; food premise inspections, registrations and audits of food control plans; noise complaints and assessments; environmental health; and bylaws.

Bylaws cover animal control including dogs wandering, barking causing a nuisance, attacks and stock on the road; abandoned vehicles; long grass causing fire hazards; trees and other vegetation overhanging the footpath; litter and camping on reserves.

The key pieces of legislation are the Health Act 1956, Dog Control Act 1996, Food Act 1981 (soon to be replaced), Sale and Supply of Alcohol Act 2012, Impounding Act 1955, and the Resource Management Act 1989.

There are four staff; Bronwyn Johnson (Environmental Health Team Leader), Rob McDonald (Environmental Health Officer), Andrew McEwan (Bylaw Officer) and Stan Matovich (Casual Bylaw Officer).

In the coming year the key focus will be implementing systems and procedures for the change in alcohol legislation that begins in December 2013. In addition, there will be work to address changes to the Food legislation.

## **4.2 Liquor Licensing**

### **4.2.1. The Sale and Supply of Alcohol Act 2012**

The Sale and Supply of Alcohol Act 2012 comes into full force on the 18 December 2013. This is a significant change that has brought additional work for staff as it is implemented.

### **4.2.2. Wairarapa Liquor Working Group**

This working group is to continue through 2014. The key tasks for the three Councils involved are the development of the Local Alcohol Policy and ensuring that there is a sound communication strategy to inform communities, industries and licensees of the new requirements under the Act. The appointment process for the joint list members for each District Licensing Committee is now essentially completed with the formal appointment by Council expected to be completed at the 27 November 2013 Council meeting.

### **4.2.3. Liquor Licenses issued**

Three on licence renewals and 3 off licence renewals were issued from 1 September 2013 to 31 October 2013. In the same period, 26 manager's certificates were issued.

## **4.3 Food Bill**

The Food Bill has been deferred by Government and will not be passed in 2013 as previously reported. In preparation for the new Act we are continuing to encourage food premises to voluntarily change to the Food Safety Plan approach. To date 18 food premises have changed to using the new Food Control Plan, with generally good results. The Food Bill is likely to require additional resources to implement

## **4.4 Noise Control**

Twenty noise control complaints were received from 1 September 2013 to 31 October 2013. 16 were located in Featherston, 3 in Greytown and 1 in Martinborough.

## **4.5 Bylaws and animal control**

### **4.5.1. Dog and stock data**

<b>INCIDENTS REPORTED</b>	<b>Martinborough</b>	<b>Featherston</b>	<b>Greytown</b>
Attack on Pets	1	0	0
Attack on Person	0	1	0
Attack on Stock	0	1	0
Barking and whining	1	6	1

<b>INCIDENTS REPORTED</b>	<b>Martinborough</b>	<b>Featherston</b>	<b>Greytown</b>
Lost Dogs	0	2	2
Found Dogs	3	1	1
Rushing Aggressive	0	2	0
Wandering	2	14	4
Welfare Concerns	0	1	0
Stock	0	0	0
<b>TOTAL</b>	<b>7</b>	<b>28</b>	<b>8</b>

#### **4.5.2. Dog Exercise areas**

Councils Amenity manager has met with Bruce Farley, Greytown Lions President, about the dog exercise area. The job will be project-managed by City Care, who will also do the materials purchasing.

Lions will contribute the labour for the fencing. The intention is to have the basic work done and the park up and running by the end of 2013. Some of the Lions are keen to contribute further, with equipment for obedience and agility.

#### **4.5.3. Bylaws**

Stan Matovich is currently filling the Bylaws Officer role for two weeks while Andrew McEwan is on leave, and as of 1 December will be taking on the role of the Casual Bylaws Officer for the summer months and Easter and Labour weekends.

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



# INFRASTRUCTURE AND SERVICES GROUP REPORT

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## 1. Consents

### **Wastewater (Martinborough, Featherston, Greytown)**

A further workshop was held on 18 November 2013, the outcome of which will be known to Council.

In summary Council's proposals and proposed consent conditions are required to be submitted to the Regional Council by 31 January 2014 for Martinborough and Greytown and for Featherston by 28 February 2014.

#### **1.1 Wastewater Land Disposal**

Newly acquired land at Papawai is now being examined to establish what long term land treatment proposals are available and the context within which other activities may operate on the land holding.

#### **1.2 Water**

Nil to report.

#### **1.3 Coastal**

Covered in Roading report below.

#### **1.4 Gravel Pit Extraction**

Nil to report

#### **1.5 Land Fill Consent**

Nil to Report

#### **1.6 Wastewater and Water Reticulation**

The construction is completed for this cyclical (targeted) renewal contract and the contractor Bruce Buchanan Ltd has requested the Practical Completion Certificate in October. The completed works has come in under the Council budget and within the contract time frame. There were contract variations to the value of \$90,260.06 the additional laying of 134 metres of 300 diameter sewer main in Brandon St accounts for the bulk of these variations.

#### **1.7 Water Supply Capital Improvements**

The Featherston water supply upgrade project is underway with drilling consents and pricing being sought for production drilling operations, this work is expected to be completed in the New year after which a detailed design will commence for the new bore filed and plant up grade.

The project is planned to be delivered over two financial years with completion scheduled for December 2015.

## **2. Operations Utility Assets and Services**

### **2.1 Wastewater Treatment Plants**

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

This was a recorded incidence where the allowable parameters to discharge to the river had been exceed at the Martinborough Wastewater Treatment Plant. This breach is similar to the one in July where irregular results have occurred with the sampling or the testing at laboratory. All indications show that the plant was functioning within its specifications at the time the sample was taken.

### **2.2 Wastewater Reticulation**

There were no reported pipeline blockages during the period.

### **2.3 Water Treatment Plants**

Martinborough and the Featherston/Greytown Water Treatment Plants operated routinely throughout the period.

An incident report for a transgression to the Martinborough water supply in October has been forwarded to DWA and MoH. The fault was identified to some inconsistencies around the sampling point which have been investigated. A new sampling location has been established and the testing results were clear.

There was a 20 hour power supply outage at the UF treatment plant and a 12 hour outage at the Kuratawhiti Street bore in October due to the storm event on the 7th. There was a risk of compromising the Greytown water supply. The situation was handled without incident. Council officers were in contact with the power network repair crews about prioritising the power supply to these plants.

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

### **2.4 Water Reticulation**

There were twenty-three water reticulation repairs reported and rectified during the period.

### **2.5 Water Races**

City Care Ltd has been performing the routine monthly inspections and blockage clearing of the water race network to maintain satisfactory flows. There were twelve reported accounts for blockage clearing of the Moroa network over the period. The annual walk over inspection of the two networks by City Care is nearing completion and notices to land owners for water race cleaning will be sent out by Council officers once the inspections are complete.

## 2.6 Waste Management

Operations continued on a routine basis throughout the period.

The re-location of the Tukurumuri recycling site did not go ahead. Council officers are considering options for this facility. Discussions are continuing with the solid waste contractor on possible solutions to managing holiday refuse at the coast.

A Waste Minimisation officer has been appointed, a separate report to council covers this.

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

## 2.7 E-Waste Collection District Wide

The TV Takeback quota of 427 units that received an Mfe subsidy has been exhausted. The Council contractor ran the TV Takeback campaign smoothly with the quota being reached towards the end of October. TV's can be received at the Council sites but there is a cost to process from now on. E-waste recycling costs are posted on the Council web site and at each receiving station.

# 3. Roading and Reserves

## 3.1 FAR Review

NZTA is reviewing how the funding assistance rates (the percentage that NZTA funds local roads) are calculated.

The latest information is that under the provisional framework those territorial authorities who have 'special purpose roads' such as is the "Cape Palliser Rd", in their districts would receive the same funding assistance rate for those special purpose roads as they would for all the other local roads in their network.

Name of road	Location	Road controlling authority (district)	Approx. length	Date of Board resolution/ (notice)	Gazette Notice reference	Reasons why declared a subsidised highway or special purpose road (if known)	Status of the carriageway now
<b>South Wairarapa District</b>							
Cape Palliser Road	From the intersection with Lake Ferry Road to its terminus at Cape Palliser.	South Wairarapa District Council (South Wairarapa District)	37.7 km	(15 September 1997)	18 September 1997, page 3101	SH Review recommendation. Due to high tourism value and high maintenance costs with minimal local rate income.	SPR

Expenditure on the SPR totals \$351,683 which is 100% funded via NZTA. If the FAR rate reduces to 50% Council will need to find an additional \$175,841. This equates to a possible 1.8% increase to council rates required. These figures do not take into consideration the emergency funding required on this section of the network. Over the past few years several million dollars has been spent in funding preventative maintenance such as the rock walls, gabion baskets and recently the concrete section over "the blow hole". This funding is a greater risk for council and the venerable communities on this coastal road.

The remainder of council's local roads \$2,801,741 is subsidised via the \$1,389,511 from NZTA. Council would need an increase in its far rate from its current 49% to 55.3% to equal the loss of the SPR funding.

### **3.2 One Network Road Classification**

NZTA is investigating creating a One Network Road Classification system for local roads and state highways. This involves categorising roads based on the functions they perform. This means that over time road users can expect to have a similar experience across the country, on roads with the same classification. It will also bring a consistent approach, instead of the many variations currently used by road controlling authorities.

This initiative will be assisted in the Wairarapa with the 3 Councils combining their road specifications and standards under their respective documents.

SWDC signed up as one of the first "trial council" and have had the preliminary classifications run against its roads data to show the first draft of the new road hierarchy.

As shown above the preliminary review has highlighted the Martinborough Square as a secondary collector based on one of the determining factors (in this case traffic volume). However the logical approach would be to use the traffic bypass.

There is a lot of work to be done on this over coming months, due to the requirement to have this for the new land transport plan and incorporate any funding changes back to councils transport AMP.

### **3.3 Roading Maintenance – Oldfield Asphalts**

The expenditure to date for this contract is at 41% of this year maintenance budget. The Kupe's Sail repair accounts for the higher than forecast

### **3.4 Expenditure to date against the repairs and maintenance programme.**

The three month forward works programme is at \$270,000 which includes minor bridge repairs identified with last years bridge inspections. The reseal repairs for this year's sites has been approved for November. High shoulder removal is the major repair for these sites.

The Emergency Works to reinstate the road at Kupe's Sail was completed and open to traffic on the 20 September 2013.

There were two storm events that cost the Council a \$100,000 to clean up in September and October. An application to NZTA for subsidy has been submitted for emergency funding to cover this additional cost which is on top of this years approved programme.

A street sweeping contract has been negotiated with City Care Ltd as a variation to the existing Parks & Reserve contract. The street sweeping started on the 1 October with an end date of 30 June 2014 as the street sweeping is to be included with new Roads Contract that will be in place by July 2014.

City Care Ltd have reported that since taking on the street sweeping contract they have cleared 30% of the sumps and removed over 45m<sup>3</sup> of spoil from sumps and the road kerb. The problematic flooding areas are a priority and the cause of recent flooding is due to sump leads restricting flows. These pipes are being addressed and have been found to be blocked with silt, coke bottles and wheel hub caps.

The services of a mechanical sweeper to maintain the main street of Greytown and Fitzherbert Street and Revans Street in Featherston will only be as required. City Care will manage the street cleaning by hand where possible.

### **3.5 Area Wide Pavement Treatment (AWPT)**

With the pavement testing results the three selected sites have been reduced to one only this year. The data collected for Lake Ferry and Bidwills Cutting Road sites are in the Forward Works Programme to be considered next financial year.

Contract documents have being prepared for the rehabilitation of 1.175km of pavement by stabilising on Hinakura Road.

Tenders have been invited on the 8 November 2013 with tenders closing on the 22 of November 2013.

### **3.6 Reseal Programme**

The contractor has submitted their seal designs for this year's programme. The design approvals will be done through Council Professional Services Consultant Spiire.

Defects liability has expired for Fulton Hogan 2011/12 sealing contract C1195 subject to the Kahutara road site meeting the contract specifications for surface texture as this site has flushed in the wheel tracks.

### **3.7 Bridge Maintenance Contract**

From this years bridge inspections structural repairs have been identified for 7 bridges by Spiire Engineers. This repair work is to be put out in a separate contract as it is specialist bridge work. It is anticipated that the document will be out to tender late January 2014.

### **3.8 2014-17 Road Maintenance Contract**

Council officers are currently working with MDC and CDC to standardise the new road maintenance contract document. It is expected that the new contract will address maintenance issues common to each District. The letting of the contract will be March 2014.

### 3.9 Speed Count for Roads

	Last count	Completed	Road Name	Mean / 85% / Max	Kph
<b>75</b>	10/09/2008	18/09/2013	CAMBRIDGE RD	49/59/79	100
<b>76</b>	16/11/2012	18/09/2013	HUANGAROA ROAD	53/73/109	100
<b>77</b>	16/11/2012	18/09/2013	PURATANGA ROAD	56/72/114	100

Martinborough Community Board requested an investigation on the possibility of reducing the speed on Huangarua Road where it meets Puruatanga Road (where Ata Rangi Vineyard is situated). Speed counts have been completed and resulted in the 'mean' speed is between 59 and 73 kph in a speed zone of 70 kph. Apart from the extreme the 85 percentile of the traffic is travelling within the speed limit. No need to reduce this zone down to 50kph.

## 4. Amenities

The first year of the contract has been completed, and we are now in a position to look at contract variations to put fixed prices against some items which were not fully costed in the initial negotiations, and have been treated as dayworks eg berm mowing.

The Cost Fluctuation Adjustment to be applied for the year from 1 October 2013 is 1.78%, which is less than the 3% allowance made in the budget.

### 4.1 Graffiti

**Table 1 – Graffiti strikes September 2013**

<b>Town</b>	<b>No. of strikes</b>	<b>Location</b>
Featherston	1	Public toilets
Greytown	1	Town Hall toilets
Martinborough	2	Playground, Martinborough Square

**Table 2 – Graffiti strikes October 2012 – September 2013**

<b>Town</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>TOTAL</b>
Featherston	13	0	17	102	9	23	87	101	0	5	1	1	<b>359</b>
Greytown	0	0	9	0	0	1	0	0	1	0	0	1	<b>12</b>
Martinborough	5	0	5	0	14	0	0	13	0	0	0	2	<b>39</b>
<b>TOTAL</b>	<b>18</b>	<b>0</b>	<b>31</b>	<b>102</b>	<b>23</b>	<b>24</b>	<b>87</b>	<b>114</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>4</b>	<b>410</b>

**Table 3 – Graffiti strikes on SWDC property October 2013**

<b>Town</b>	<b>No. of strikes</b>	<b>Location</b>
Featherston	0	
Greytown	0	
Martinborough	0	

Following the first meeting of the Graffiti Working Party in September, graffiti strikes on non-Council property are being recorded in City Care's database along with strikes on Council property. In late October there was a massive graffiti attack on the Featherston railway station/rail corridor area, too many strikes to count, and likely to have been gang-related. This was referred to Kiwi Rail for their contractor to clean up.

#### **4.2 Playgrounds**

The annual audit of playground equipment against NZS 5828:2004 was carried out in September, with follow-up remedial works in October.

#### **4.3 Trees**

October was a windy month with two major storms, resulting in considerable damage to trees in our parks, reserves and berms in all three towns. Costs so far are around \$1300 but more arborist bills are yet to come.

The issue of the large pines on the Murphy property on Reading Street, Greytown was raised again by members of the public. SWDC has very limited powers in dealing with trees on private property, and could take no formal action. However officers worked with the Murphys and an arborist to deal with the most at-risk branches, and to put a monitoring programme in place. Some dead-wooding remains to be done before the end of November, this work was delayed by the demands elsewhere on the arborist after the October storms.

#### **4.4 Sports fields and facilities**

No issues to report.

#### **4.5 Pensioner housing**

There are no vacancies at any of the pensioner housing complexes. There are five people on the waiting list for Martinborough, eight for Featherston and five for Greytown.

The six-monthly flat inspections were carried out in September, and a number of minor repairs made in consequence during October. The wind storms blew down a fence between Matthews Flats and the neighbouring property – this has now been replaced, with costs shared with the neighbour. Two trees were also blown down at Matthews flats in the wind storms.

## **4.6 Parks and Reserves**

### **4.6.1. Martinborough**

Fence palings were kicked in at the skate park and required repair. Storm damage to two acacia trees in the Square resulted in the removal of one and major pruning to the other.

### **4.6.2. Greytown**

There was storm damage to southern gateway trees – the damage poses no danger to passing cars/people, and is yet to be addressed by the arborist. Two fences were damaged by wind in the Kowhai Reserve – the street frontage fence was completely flattened and is being replaced, while the north boundary fence is to be repaired and costs shared with the neighbour. A number of trees in Collier Reserve, Soldiers' Memorial Park and the campground were also damaged in the storm. The arborist report on the campground trees has now been reviewed by the Tree Advisory Group and pruning work will commence when the arborist becomes available. A metalled driveway has been put across the back of the camp ground to improve access to sites in wet weather.

### **4.6.3. Featherston**

There was storm damage in Cherry Tree Park, the Peace Gardens, the Skate Park and Card Reserve.

### **4.6.4. Rural and coastal**

The lease of the Sandy Bay boat launching area has been completed, and new signage was put in place before Labour weekend.

## **4.7 Toilets**

The new Greytown Exeloo toilets are well under way and will be completed by mid-November.

## **4.8 Properties**

### **4.8.1. Featherston**

The conservation report on the Anzac Hall has been received, and a funding bid to Lottery Grants for assistance with the cost of future works is being prepared. The Lottery Grants Board awarded \$11,000 from an earlier funding bid towards the cost of the conservation report.

### **4.8.2. Martinborough**

The Pain Farm homestead has been leased on a residential tenancy.

### **4.8.3. Greytown**

Council has approved the licencing of the shed behind the old Borough Chambers to the Greytown Men's shed.

## **4.9 Cemeteries**

### **4.9.1. Featherston**

A tender process was carried out for a grazing licence for the cemetery extension paddock. The licence begins on 15 November.



There were two burials and an ashes interment at Featherston in September, and one ashes interment in October.

#### **4.9.2. Greytown**

The October storms brought down one big tree in the cemetery, fortunately without damage to people or gravestones. The well-established trees at the west end of the cemetery are to be reviewed in November to allow planning for future maintenance work.

There was one burial in September and two in October.

#### **4.9.3. Martinborough**

The October storms brought down one big tree in the cemetery.

There was one burial in October.

### **4.10 Events**

The Amenities team has been working with the Planning and Environment team on establishing a process (and application form) for major events so that each major event has a single SWDC officer coordinating it.

#### **4.10.1. Featherston**

Completed events - 19/10 Kokomai event in Anzac Hall; 11/11 Armistice Day. Future events - 14/12 Christmas parade.

#### **4.10.2. Greytown**

Completed events - 18-27/10 Kokomai Festival. Future events - 21/12 Christmas parade

#### **4.10.3. Martinborough**

Completed events - 2/11 Guy Fawkes night bonfire; 3/11 Martinborough Fun Ride. Future events - 16/11 barrel race and Party Marty; 17/11 Toast Martinborough; 15/12 Christmas parade and carols in the Square; Dec/Jan La De Da.

## **5. Libraries**

### **5.1 Statistics all Libraries**

See Appendix 3 for issues and transactions statistics.

### **5.2 Library strategy**

Three staff workshops have now been held in the library strategy review – Collection Development, Literacy and Learning. Workshop participants enjoyed the workshops and contributed numerous ideas. The final workshop, on Library Buildings, has been postponed until November.

### **5.3 Grants**

Martinborough Library recently received two grants from the Cochrane Trust - \$2000 for large print books, and \$750 to purchase another Victor Reader for visually-impaired users.

#### **5.4 Summer reading programmes**

All libraries are now gearing up for the summer reading programmes.

### **6. Civil Defence and Emergency Management**

#### **6.1 Emergency Services**

Nil to report.

### **7. Appendices**

Appendix 1 - Monthly Water Usage

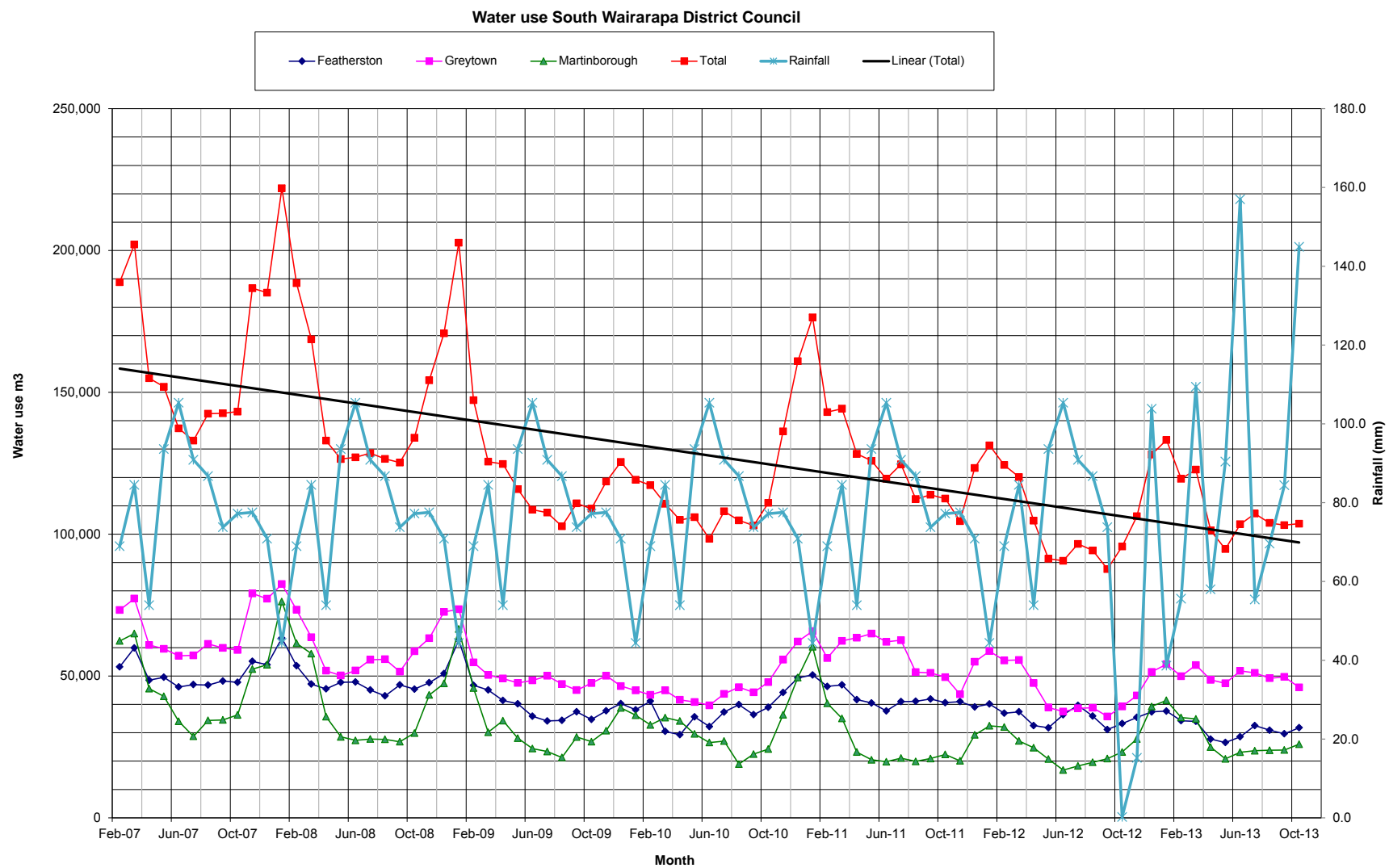
Appendix 2 – Waste Exported to Bonny Glen

Appendix 3 – Library Statistics

Contact Officer: Mark Allingham, Group Manager Infrastructure and Services

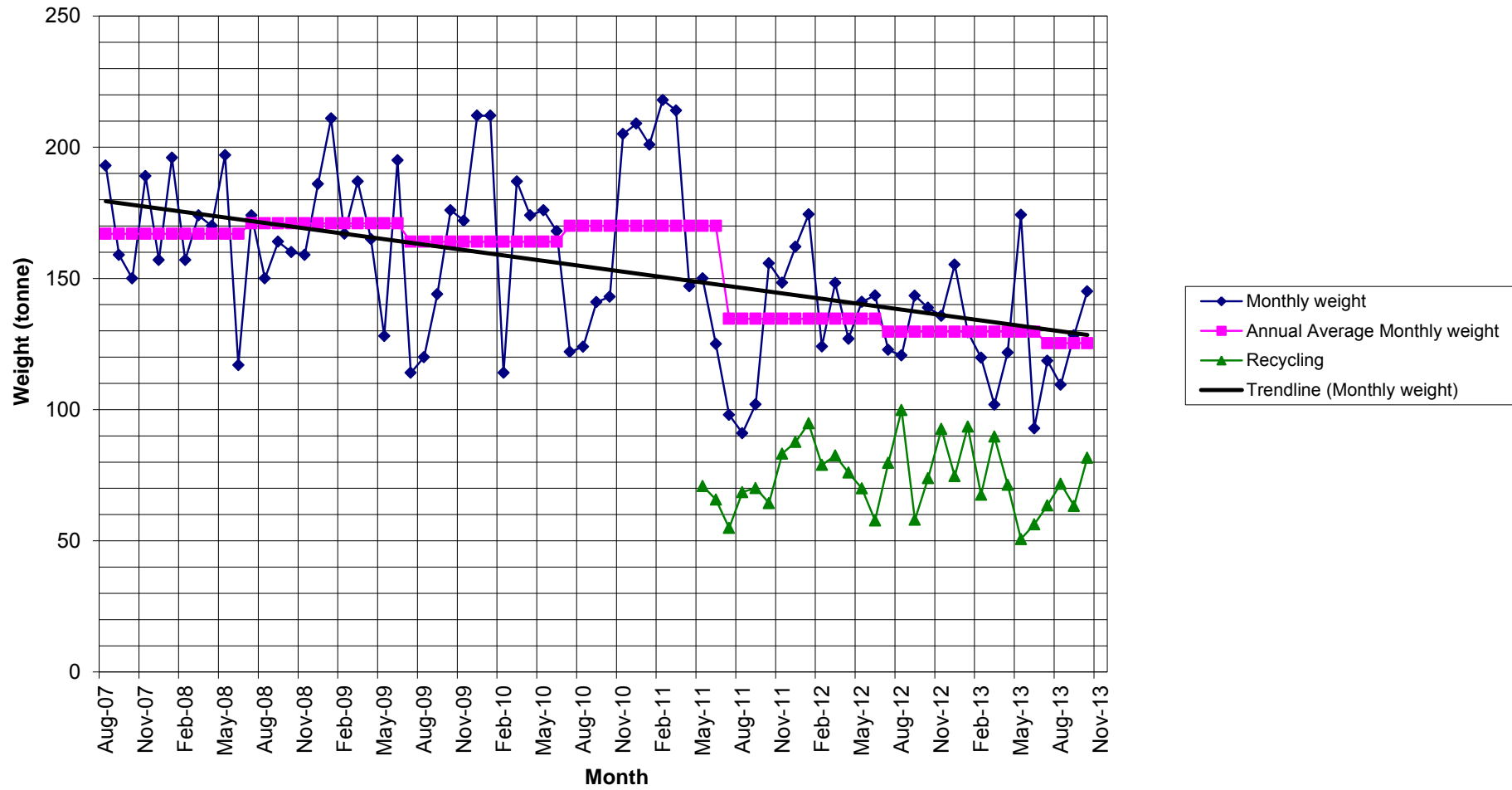
Reviewed By: Paul Crimp, Chief Executive

# **Appendix 1 – Water Usage**



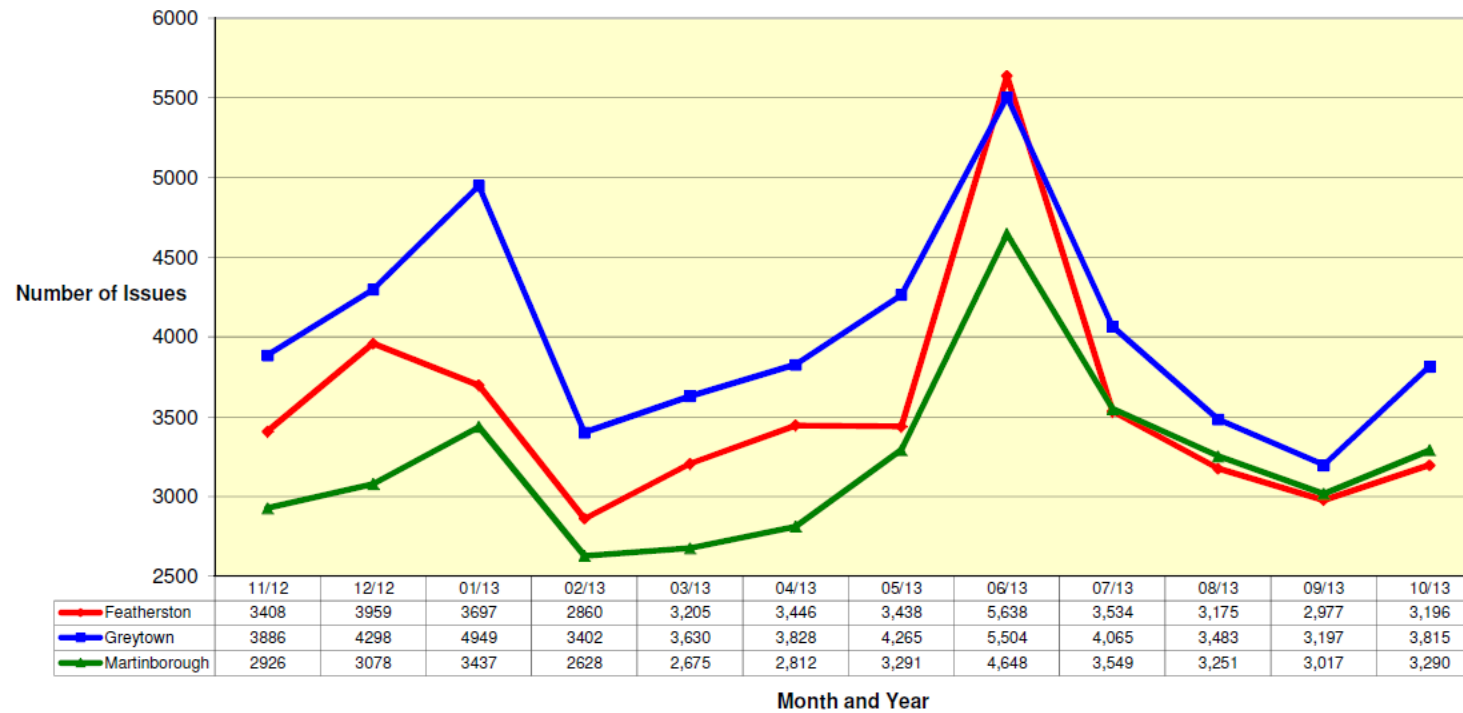
## **Appendix 2 – Waste Exported to Bonny Glen Including Recycling**

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

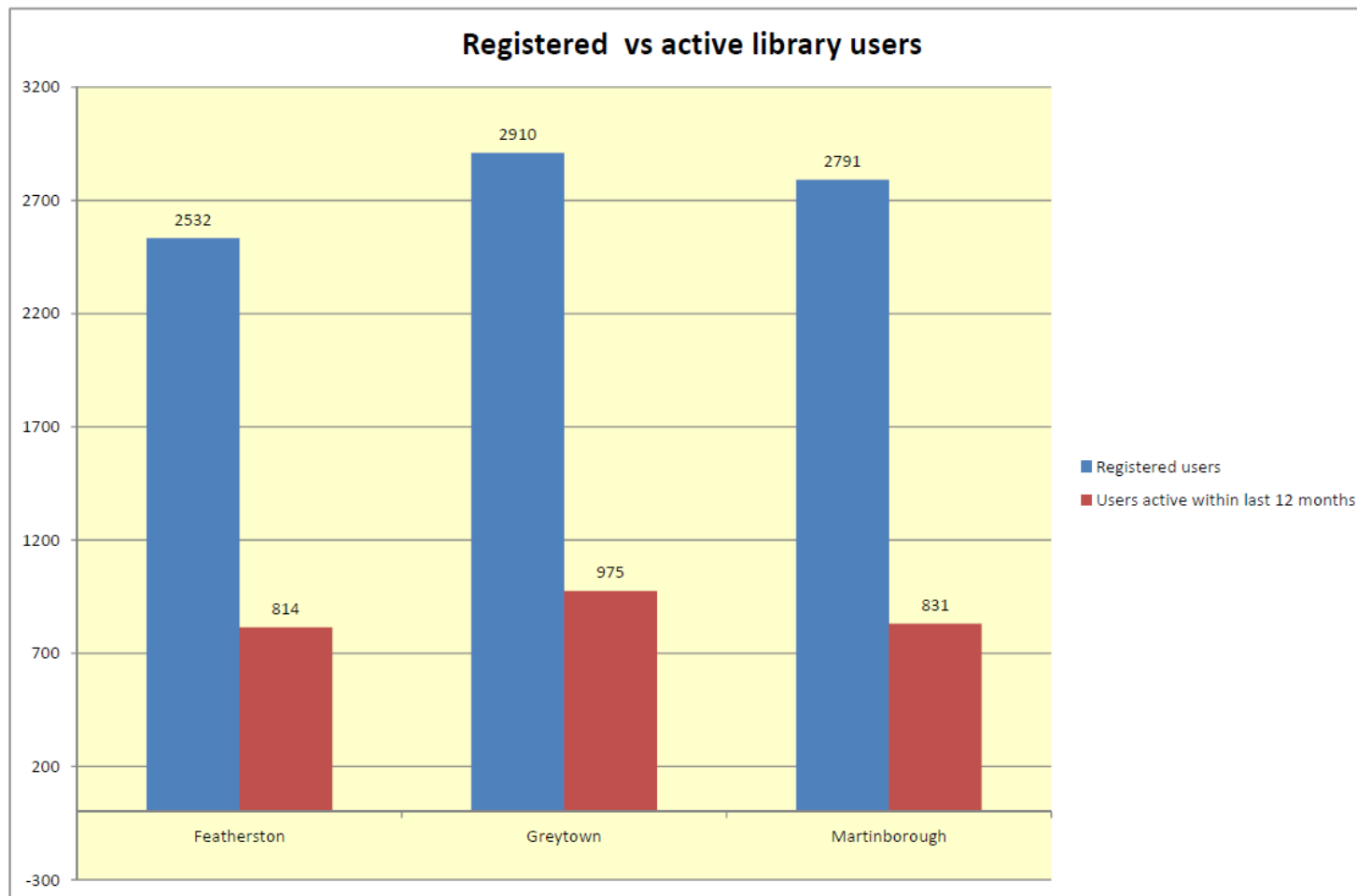


## **Appendix 3 – Statistics all Libraries**

Issues to October 2013







# MAORI STANDING COMMITTEE

16 DECEMBER 2013

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## AGENDA ITEM 4.2

### NOMINATION TO CREATIVE COMMUNITIES ASSESSMENT COMMITTEE

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#### **Purpose of Report**

To seek nominations from Marae and Iwi for members to sit on the Creative Communities Assessment Committee.

#### **Recommendations**

Officers recommend that the Committee:

1. *Receive the information.*
2. *Liaise with their Marae and Iwi to determine whether there is member interest in providing representation on the Creative Communities Assessment Committee.*

## **1. Executive Summary**

The Creative Communities Scheme involves a partnership between Creative NZ and South Wairarapa District Council.

Creative NZ work to foster an environment that supports the development of arts and artists and provide greater opportunities for people to enjoy the arts. One of the ways they achieve this is by funding projects in the local community.

An assessment committee has been established by Council to assess project applications against a set of given criteria for funding eligibility and to allocate available funds.

It is a requirement that membership of the Assessment Committee is reviewed at least every three years and that 'one member is appointed on the recommendation of local iwi or hapu. In areas with more than one Iwi or tangata whenua group, Creative NZ recommends that each local runanga is invited to put forward a representative to the assessment committee'.

## **2. Role of the Assessment Committee**

The main role of an Assessment Committee member is to assess arts applications and allocate funding in line with any specific local priorities that

have been set. There is also a role in promoting the availability of the scheme to the wider arts community in the district. The position is a volunteer position with no remuneration available. Creative NZ may provide mileage compensation to members as their funds allow on a once a year basis (i.e. this is not guaranteed). Meetings are held 2 or 3 times a year and the location of the meeting will be determined by the new Committee.

The Creative Communities Administrator is responsible for distributing applications to the Committee for consideration.

### **3. Nominations**

Nominations to the Creative Communities Assessment Committee should be made by contacting Suzanne Clark 06 306 9611 xtn 823 or [Suzanne.clark@swdc.govt.nz](mailto:Suzanne.clark@swdc.govt.nz) or by completing the nomination form in Appendix 1.

### **4. Appendices**

Appendix 1 – Creative Communities Nomination Form

Contact Officer: Suzanne Clark, Committee Secretary  
Reviewed By: Paul Crimp, Chief Executive

# **Appendix 1 – Creative Communities Nomination Form**

# Nomination form

## Nomination form for assessment committee membership

**Assessment Committee**  
**Nomination Form for Election of Community Members**



I, the undersigned, hereby nominate \_\_\_\_\_

for the position of Community Representative on the **South Wairarapa District Council**  
Creative Communities Scheme Assessment Committee.

Name \_\_\_\_\_

Signed \_\_\_\_\_

I accept the nomination.

Signed \_\_\_\_\_

# MAORI STANDING COMMITTEE

16 DECEMBER 2013

## AGENDA ITEM 7.1

### RESOURCE CONSENT SUBDIVISION APPLICATION 130116

#### **Purpose of Report**

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

#### **Recommendations**

Officers recommend that the Committee:

1. *Receive the information, and*
2. *Provide feedback to Officers on the subdivision application.*

#### **1. Background**

Maori Standing Committee members have been provided with copies of one recent subdivision application for C & L Olds (ref 130116). We have included the application on the agenda so that the MSC can discuss the proposal and provide feedback to officers.

#### **2. Discussion**

The application is for a 2 lot rural subdivision off Moroa Road, Greytown. It is proposed to create one 1.0 hectare lot with an existing house, and one 3.4 hectare lot containing stables. The site is in the Rural (Primary Production) zone and the proposed lots are of permitted sizes in that zone. There is a water race on site, but no other water bodies adjacent to the site. According to ArchSite there are no archaeological sites on or near the property.

#### **3. Conclusion**

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

Contact Officer: Jen Olson, Resource Management Officer

Reviewed By: Murray Buchanan, Group Manager Planning & Environment

# **Appendix 1 – Resource Consent Application 130116**

Ref: 1405  
Contact: Phillip Adamson  
Date: 2 December 2013

To: South Wairarapa District Council  
PO Box 6  
MARTINBOROUGH  
Attn: Jen Olsen



Dear Jen

**PROPOSED SUBDIVISION – OLDS – MOROA ROAD & No1 LINE – TAUHERENIKAU**

Please find enclosed an application for a two lot subdivision fronting Moroa Road and No1 Line in Tauherenikau. A cheque for \$408 being the application deposit fee for a Controlled Activity subdivision application is enclosed herewith.

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

Yours faithfully  
Adamson Shaw

A handwritten signature in blue ink, appearing to be "P. Adamson", written over a horizontal line.

Phillip Adamson  
Director  
encl.

ADAMSON LIMITED trading as

WAIRARAPA – ADAMSONSHAW - 47 Perry Street PO Box 696 Masterton 5840 p. 06 370 0027 f. 06 378 2009

WELLINGTON – MAUNDER SURVEYING - PO Box 17 376 Karori Wellington 6012 p. 04 476 7499 f. 04 476

5927 Email: [survey@adamsonshaw.co.nz](mailto:survey@adamsonshaw.co.nz) website: [www.adamsonshaw.co.nz](http://www.adamsonshaw.co.nz)



## RESOURCE CONSENT APPLICATION

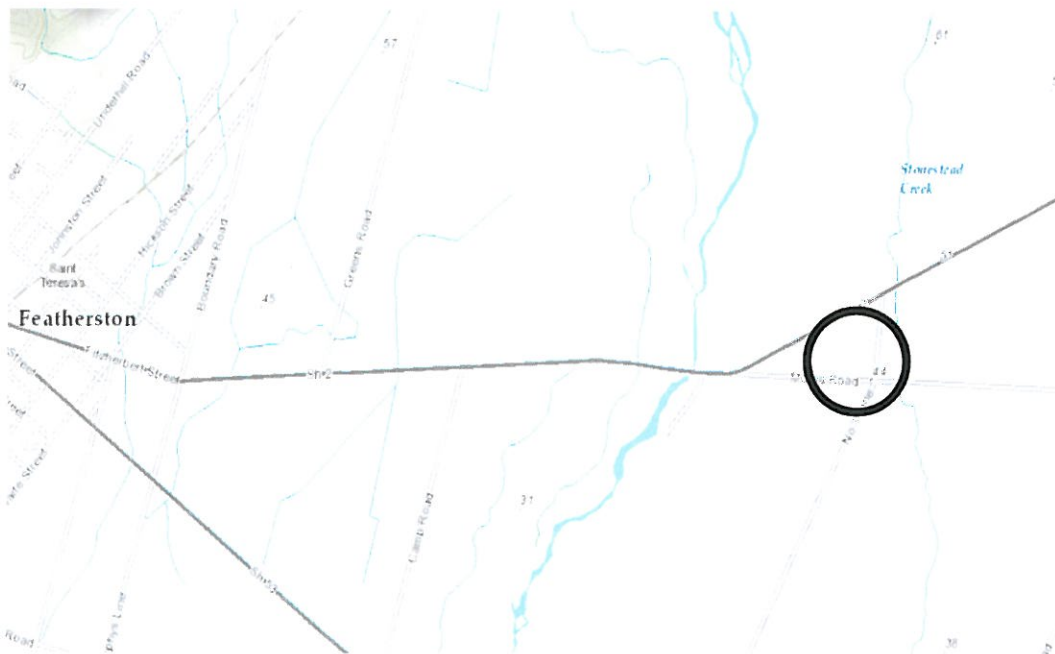
CR & LLB Olds  
Proposed Subdivision  
Moroa Road & No1 Line  
TAUHERENIKAU



## PROPOSAL SUMMARY

<b>To</b>	South Wairarapa District Council
<b>Proposal</b>	2 Lot Subdivision
<b>Applicant</b>	Colin Russell Olds & Lyn Lila Brenda Olds
<b>Location</b>	Corner Moroa Road & No 1 Line, Tauherenikau
<b>Zoning</b>	Rural (Primary Production) Zone
<b>Legal Description</b>	Part Lot 3 DP 40313 (CT WN38C/853)
<b>Activity Status</b>	Subdivision – Controlled Activity
<b>Address for Service</b>	CR & LLB Olds C/ AdamsonShaw PO Box 696 MASTERTON Attn: Phillip Adamson

### Location diagram



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# 1 INTRODUCTION

Pursuant to Section 88 of the Resource Management Act 1991 (the Act) Colin & Lyn Olds, apply to the South Wairarapa District Council for subdivision resource consent. This application has been prepared by Adamson Shaw in accordance with Form 9 and Schedule 4 of the Act, and incorporates the information required by the Act.

The proposal is described in detail in this document and shown on Adamson Shaw Scheme Plan, AS 1405 SC-01 attached at [Appendix A](#).

The objective of this application is to provide sufficient information to allow any person to determine the likely outcome of the proposed development, including any actual and potential effects on the environment, and any measures proposed to avoid, remedy, or mitigate those effects. The application will discuss the following matters in relation to the proposed development:

- Consents required
- Description of the site
- Description of the proposed development
- Assessment of relevant planning instruments
- Assessment of effects on the environment
- Mitigation measures and suggested conditions of consent
- Consultation and notification

The information contained in this application and supporting documents demonstrates that the proposed development is appropriate in this location, and will contribute to the sustainable development of the South Wairarapa.

## 2 CONSENTS REQUIRED

Following an assessment of the proposed development in terms of the Wairarapa Combined District Plan (the District Plan), it has been determined that **Subdivision Consent to undertake a Controlled Activity** is required.

## 3 SITE DESCRIPTION

### 3.1 LEGAL DESCRIPTION

This proposed subdivision is of land held within one certificate of title;

- CT WN38C/853 - Part Lot 3 DP 40313 - Total area 4.4951 hectares.

Certificate of Title WN38C/853 has the following interests registered

- 5297330.1 Mortgage

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



### 3.2 PHYSICAL DESCRIPTION

The application site, incorporates

- the applicants dwelling and curtilage in the south western corner
- stable, associated building and yards in the north western corner
- two vacant, shelter bounded paddocks on the eastern side of the site
- water race running through the eastern paddocks which deviates close to the Moroa Road frontage into the proposed lot 1
- electricity and telephone services servicing the site
- on site effluent disposal immediately north of the dwelling
- domestic water supplied from a bore within the property to header tanks at the dwelling
- established shelter belts bordering the property and major divisions through the site
- the property is basically flat with low undulations running across it and no other notable features



*Photograph 1: Looking west to lot 2 from No1 Line*

There are not any documented fault lines or zones either through or in close proximity to the subject site. Documented faults and zones are as shown in the District Plan with additional data on the Wellington Regional Council GIS Viewer.

To the best of our knowledge there are not any heritage features, or any specific sites of significance to Tangata Whenua located within the subject land holding or in the immediate vicinity. The District Planning Maps do not identify any such features.

## 4 PROPOSAL DESCRIPTION

### 4.1 OVERVIEW

This application seeks resource consent from the South Wairarapa District Council to subdivide Part Lot 3 DP 40313 into two lots. Part Lot 3 DP 40313 is comprised in certificate of title WN38C/853 and has a total area of 4.4951 hectares.

The applicants are proposing to remain living on site within the proposed lot 1 and offer the proposed lot 2, that includes the stables, for sale.

The proposed subdivision is shown on Adamson Shaw Scheme Plan AS 1405 SC-01 attached at [Appendix A](#). Details of the proposed development are outlined in the following sections.

### 4.2 PROPOSED ALLOTMENTS

The proposed subdivision is configured as follows:

Lot No.	Area	Description
1	1.0 ha	Developed site including dwelling, garage, established gardens and vacant paddock. It includes a short section of water race adjacent to Moroa Road. The dwelling has well formed access (double) fronting Moroa Road.  To be retained by the applicant
2	3.4 ha	Includes stables, planting, water race and vacant paddocks.  Access proposed to be formed, to satisfy the anticipated condition of consent, fronting Moroa Road. As indicated on the plan of proposal.  To be offered for sale.

### 4.3 ACCESS AND SERVICING

Access to the proposed lot 1 will remain as existing via well formed entrances to/from Moroa Road immediately in fronting of the dwelling. This access will remain as such.

A new access, formed to Council standard, will be constructed fronting Moroa Road. No1 Line frontage is also available and may wish to be used by future owners but it is considered

that Moroa Road frontage is more desirable.

All required services, being electricity, telephone, on site effluent disposal and an independent water supply are existing to/for the proposed lot 1. Additional water is provided through the property via water race.

It appears that services are available to easily service the proposed lot 2 when required, and will be extended to and constructed within.

#### **4.4 FINANCIAL CONTRIBUTIONS**

The proposal has one existing underlying certificate of title, CT WN38C/853. This proposal will result in two new certificates of title issuing.

- A new title for lot 1
- A new title for lot 2

Accordingly, one road and reserves financial contribution will be payable at the time of request for the issue of the 224(c) completion certificate.

## **5 PLANNING CONSIDERATIONS**

### **5.1 ZONING**

Under the District Plan (Map 19), the application site is located within the Rural (Primary Production) Zone.

### **5.2 DISTRICT PLAN**

As required by the Act, the District Plan classifies subdivision into categories; Controlled, Restricted Discretionary, Discretionary, and Non-Complying. These different categories determine the level of control Council has over various activities. Section 20 of the District Plan deals with subdivision and sets standards for each of the four different activity status'.

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



Controlled Activity Standards	Proposal's Compliance
<p>Rule 20.1.2(b)(i)</p> <p><u>Minimum Lot Area</u></p> <p>- 2. Where the Certificate of Title for the site being subdivided was issued before 29 March 2008, or resource consent to subdivide was granted for the site before 29 March 2008, up to two lots may have a minimum lot area of 1 hectare provided they have a minimum average lot area of 2 hectares.</p>	<p><b>Complies</b></p> <p><i>Average lot size in excess of 2ha</i></p> <p><i>1 hectare house site</i></p> <p><i>title issued October 1990</i></p>
<p>Rule 20.1.2(b)(ii)</p> <p><u>Lot Frontage</u></p> <p>- Each front lot shall have a minimum frontage of 100m</p>	<p><b>Complies</b></p>
<p>Rule 20.1.2(c)</p> <p><u>Compliance with District-wide permitted activity land use standards for Roads, Access, Parking and Loading in Section 21.1.21</u></p>	<p><b>Complies</b></p>
<p>Rule 20.1.2(d)</p> <p><u>Two or more rear lots shall share a single vehicle access</u></p>	<p><b>Complies - NA</b></p>
<p>Rule 20.1.2(e)</p> <p><u>Building area</u></p> <p>- Each lot must contain a 12m x 15m building area meeting landuse standards for dwellings which can satisfactorily dispose of effluent</p>	<p><b>Complies</b></p> <p><i>Each proposed lot contains a building area</i></p>



Controlled Activity Standards	Proposal's Compliance
Rule 20.1.2(h)  <u>Landuse standards</u>  <i>- Each lot shall demonstrate compliance with Rural (Primary Production) Zone permitted activity standards.</i>	<b><i>Complies</i></b>
Rule 20.1.2(i)  <u>Servicing</u>  - To be in accordance with NZS:4404	<b><i>Complies</i></b>  <i>All servicing is (or can be) in accordance with Council requirements</i>
Rule 20.1.2(j)  <u>Financial Contributions</u>  - To be in accordance with Section 23	<b><i>Will Comply</i></b>  <i>One roading and reserves contribution will be payable</i>

The above table shows that the proposed subdivision does meet the standards for Controlled Activity Subdivisions.

### 5.3 ACTIVITY STATUS

The assessment of the District Plan's standards in the preceding section shows that the application must be assessed as a Controlled Activity.

## 6 ASSESSMENT OF ENVIRONMENTAL EFFECTS

### 6.1 INTRODUCTION

In accordance with Section 88(2)(b) of the Act and Clause 1(d) of Schedule 4 to the Act, this assessment of environmental effects for the proposed activity has been prepared in such detail as corresponds with the scale and significance of the effects that it may have on the environment.

Subject to the purpose and principles set out in Part II of the Act, the consideration of this application by Council will involve a judgement of whether the proposed activity will promote the sustainable management of resources in a manner or at a rate that enables people and communities to provide for their social, economic and cultural well being, health and safety while avoiding, remedying or mitigating any adverse effects on the environment.

It can be concluded from our assessment of the above matters, and our experience with this type of proposal, that the actual and potential effects of the proposal on the environment primarily relate to:

## **6.2 EFFECTS ON RURAL CHARACTER AND AMENITY**

The Act defines amenity values as “those natural and physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”. Amenity values can be affected by such things as noise, lighting and glare, vehicle movements, available parking spaces, shading effects, visual dominance of a large structure in close proximity, levels of privacy and general visual appearance of a site and activities on the site.

In accordance with the Act, the District Plan has been developed through an extensive process, involving full public consultation, to establish a set of subdivision rules and standards which set a level of development of which the effects are considered acceptable.

As noted, the principal reason for the application is to facilitate the sale of the substantially undeveloped, other than the stables, lot 2. The proposal is both in compliance with the provisions of the District Plan and provides the opportunity for a greater utilisation of the land resource.

The extensive shelter planting dictates that development within the proposed lot 2 is unlikely to be visible by any parties and subject to it being developed in accordance with rules and accepted land use practice it is extremely unlikely to have any notable effect.

We consider that the proposal will have less than minor effects on rural character and amenity.

## **6.3 REVERSE SENSITIVITY EFFECTS**

Given that all proposed lot 2 is large enough to contain dwellings which meet the District Plan's rural setback rules we consider that reverse sensitivity effects will be less than minor. The existing nature of development and planting within lot 1 dictates that the creation of the proposed lot 1 will not introduce additional effects.

## **6.4 EFFECTS FROM NATURAL HAZARDS**

Other than earthquakes, noting that there are no known faults in close proximity to the property, and extreme weather events there are not any known natural hazards that could have an impact on this proposal.

We therefore consider that the provisions of Section 106 of the Act have been met, and any potential adverse effects relating to natural hazards will be no more than minor.

## **6.5 ACCESS EFFECTS**

The existing structure and standard of the well formed drive and associated access points to/from Moroa Road mean that no new construction or upgrading works are anticipated as being required to service lot 1.



*Photograph 2: Looking east toward No1 line from in front on the dwelling on lot 1*



*Photograph 3: Western entrance to dwelling, lot 1*

Lot 2 requires an access to be formed to satisfy an anticipated consent condition. As noted above and on the plan of proposal, at Appendix A, it is proposed to construct this entrance on the Moroa Road frontage.





*Photograph 4: Eastern entrance to dwelling, lot 1*

Given the above, compliance of the proposal with the Controlled Activity provision of the District Plan and the minimal additional usage of the roading infrastructure, it is considered that any adverse traffic and access effects arising from the proposed development will be no more than minor.

## **6.6 POTENTIAL EFFECTS ON THE INTEGRITY OF THE DISTRICT PLAN**

By addressing potential effects on the environment (particularly rural amenity effects) we believe we have shown that the proposed subdivision can be approved without having an adverse effect on the integrity of the District Plan.

## **6.7 ENVIRONMENTAL EFFECTS CONCLUSION**

The assessment of environmental effects presented above is guided by the provisions of the Act and the assessment criteria of the District Plan.

Overall, this assessment shows that the actual and potential effects of the proposed subdivision on the environment will be no more than minor.

## **7 MITIGATION MEASURES**

Clause 1(g) of Schedule 4 to the Act states that an application should include “*a description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent the actual and potential effect*”. Mitigation measures are addressed in the assessment of environmental effects at Section 6.0 of this application, which found that the adverse effects of the proposed activity on the environment will be no more than minor.

## 8 SUGGESTED CONDITIONS OF CONSENT

We envisage that the standard conditions Council normally applies to subdivision consents should be sufficient to ensure that the subdivision is completed in a manner that is consistent with Council's vision for the development within the rural zone and wider District.

## 10 CONSULTATION AND NOTIFICATION

Clause 1(h) of Schedule 4 to the Act states that an application should include an "identification of the persons affected by the proposal, the consultation undertaken, if any, and any response to the views of any person consulted". In order to avoid doubt, Section 1AA of Schedule 4 states that *"clause 1(h) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not oblige the applicant to consult with any person; or create any ground for expecting that the applicant will consult with any person"*.

This proposed subdivision is a Controlled Activity with any potential effects being less than minor. We do not anticipate that there are any other parties which are potentially affected by this proposal.

Sections 95A of the Act set out the circumstances where an application for resource consent should be publicly notified, the procedures for notification, and when notification procedures may be waived.

In respect of Section 95A(2), the assessment of actual or potential effects in this application found that any adverse effects of the proposal would be less than minor. The proposal therefore meets the tests of Sections 95A and 95(B) and does not require any notification.

There are no unusual circumstances that would warrant the public notification of this application under Section 95A(4) of the Act.

Given the above, the proposed subdivision meets the requirements of the Act and therefore need not be notified or served on any parties seeking written approval.

## 11 CONCLUSION

This proposal has been assessed in terms of the Wairarapa Combined District Plan and in accordance with the Fourth Schedule of the Resource Management Act 1991.

Overall it is concluded that the effects of the proposal are consistent with the intentions of the District Plan and any adverse effects will be less than minor.

We trust the above meets Council's requirements and provides the necessary information to enable the non-notified processing of this application.

Phillip Adamson

for **AdamsonShaw** on behalf of the applicant.

Date ..... 2 / 2 / 12 .....

# Appendix B

## Certificate of Title



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

**Guaranteed Search Copy issued under Section 172A  
of the Land Transfer Act 1952**



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

**Identifier** **WN38C/853**  
**Land Registration District** **Wellington**  
**Date Issued** 04 October 1990

**Prior References**  
WN12A/873

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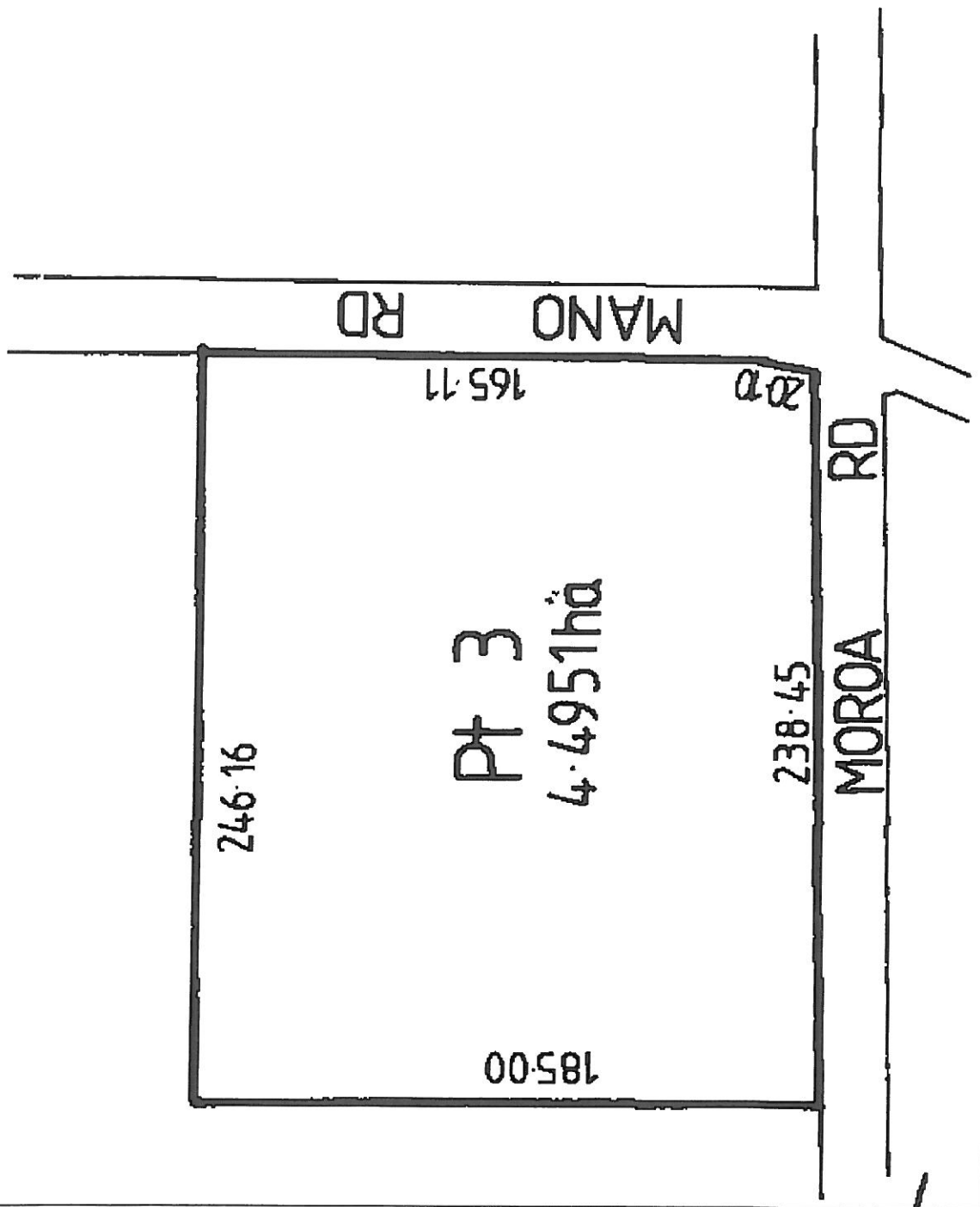
**Estate** Fee Simple  
**Area** 4.4951 hectares more or less  
**Legal Description** Part Lot 3 Deposited Plan 40313

**Proprietors**  
Colin Russell Olds as to a 1/2 share  
Lyn Lila Brenda Olds as to a 1/2 share

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**Interests**

5297330.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 25.7.2002 at 9:00 am





# Appendix A

## Plan of Proposed Subdivision

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**DRAFT PLAN**  
Not yet approved by the  
South Wairarapa District Council

Project  
LOTS 1 & 2 BEING PROPOSED  
SUBDIVISION OF PT LOT 3 DP 40313

Site  
CT Reference: WN38C/853  
Local Authority: SOUTH WAIRARAPA  
Physical Address: 59 MOROA RD, TAUHERENIKAU

Client  
CR & LLB OLDS

Disclaimer / Legal  
This Scheme Plan has been prepared for the purpose of gaining Resource Consent pursuant to Section 88 of the Resource Management Act 1991. Adamson Limited accepts no responsibility for its use for any other purpose. The areas and dimensions shown on this Scheme Plan have not been checked by survey and are likely to change upon final survey.

**AdamsonShaw** >  
SURVEYING | PLANNING | LAND DEVELOPMENT  
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Date 29.11.2013 Scale ( A3 Original ) 1:1000

Project No	Drawing No	Revision
1405	SC - 01	