



Location and Aerial Map

Tyer
Tora Farm Settlement Road
Tora

(Courtesy of Quick map and Google)



3.2 Physical Description

The application site is located on the east coast of South Wairarapa District within the coastal settlement of Tora. As the crow flies it is 35 kilometres from Martinborough and 14 kilometres from Tukurumuri however actual driving distance and time is further due to the nature of the road and the relative remoteness of the site.

The subject land consists of 61.5 hectares of coastal land and is accessed from Tora Farm Settlement Road, a no exit road, which runs southward along the coast from the Awhea River Bridge. The road is formed and metalled but at the southern portion of the subject property this road is unformed and a right of way is utilised instead to provide access into neighbouring properties. The paper road dissects through an important coastal wetland system and so is not logical to be constructed - whereas the right of way avoids it.

Maori history spans well before any European influence of the area and there is an all-embracing Maori connection to the area and indeed the wider coastal environment. Whanau and hapu lived and carried out their daily activities utilising the resources of not only the subject site but the wider surrounding area. The physical evidence of their activities is left in many forms around the area for example evidence of garden areas and pa sites. This locale continues to be special and important to the hapu and whanau who belong to the area.

There are several archaeological sites recorded within the subject site and indeed in the wider area. The Tyer property and adjacent properties have had archaeologist's appraisals in the past for example Dr Foss Leach for previous subdivision proposals as discussed in the Historic Heritage Section 8.4.

Since European involvement with the site it has conventionally been utilized for sheep, beef and deer farming purposes and as such it is fenced accordingly and in pasture and/or crops. There is one 'bach' located upon the land but otherwise the property is void of any buildings.

There are other forms of vegetation occurring both naturally and specifically planted within the subject property in the form of exotic shelter belts and areas of regenerating indigenous vegetation. Some of the regenerating indigenous vegetation is occurring where there has been previous land disturbance through debris movement.

On the seaward side (the eastern side) of Tora Farm Settlement Road there are some areas of unique coastal wetland ecosystems that remain largely intact despite the area being subject to farming pressures over the years. This is especially so in the southern region of the property. The Wairarapa Combined District Plan formally recognises these natural areas along with the Department of Conservation who have listed the area as a 'recommended area for protection' (RAP).



The land is described as a flatter coastal platform that extends from the foot of the escarpment down to the coast. It is generally rolling and undulating in nature with some areas reasonably flat. There are small ephemeral waterways flowing from the hill escarpment behind down to the sea.

The wider surrounding area further to the north, south and west of the site is a mixture of regenerating native flora and traditional farming and coastal enterprises. And to the east is the ocean supporting various coastal activities including commercial fishing and natural ecosystems.

4. THE PROPOSAL

The intention of this proposal is to create 16 lots of which 13 are intended for residential development. The proposal consists of three clusters that will be developed in 3 Stages:

Stage One will be the northern most cluster including Lots 1 – 4, the Recommended Area for Protection (RAP) area Lots 14 and 15 and Lot 16.

Stage Two will be Lots 5 – 8

Stage Three will include Lots 9 – 13.

The **key features** of the proposal are:

- 12 coastal residential purpose properties ranging in sizes from 3000m² to 9000m² located in three clusters.
- Lot 13 is 21.10 ha and includes a specified building site within the 'southern' cluster. This title will have covenants placed on it for the protection of cultural and archaeological values and regenerating indigenous vegetation. This lot will continue with the existing rural primary production activities.
- 2 lots (14 and 15) held on one certificate of title which includes the wetland system which is a recommended area for protection (RAP)
- Lot 16 of 15.78 ha will be amalgamated with Pt Lot 4 DP 69774 which is also owned by the applicant and will continue to be farmed as at present.



- The lots that are intended for residential development are positioned on the landward side of the road elevated above the road.
- The residential lots have a specified building site to them which is situated 30 metres from the road. Each building platform is separated from each other by at least 40 metres to retain a sense of rural openness.
- There will be two pedestrian accesses of 1.5 metres in width to provide walking access to the coast. One will be situated opposite the northern cluster and the other will be located opposite the southern cluster both are within proposed Lot 16 as shown on the scheme plan.
- Each lot intended for residential development will be self sufficient in terms of water supply via roof collection and tank storage, and sewage and stormwater disposal via on site methods. Power and telephone will be available to the boundary of each lot as each stage is developed.

The actual lot sizes are as follows:

<u>LOT</u>	<u>AREA</u>	<u>PURPOSE</u>
Lot 1	3000m ²	Coastal residential property
Lot 2	3500m ²	Coastal residential property
Lot 3	4600m ²	Coastal residential property
Lot 4	4700m ²	Coastal residential property
Lot 5	3900m ²	Coastal residential property
Lot 6	4800m ²	Coastal residential property
Lot 7	4400m ²	Coastal residential property
Lot 8	3600m ²	Coastal residential property
Lot 9	9100m ²	Coastal residential property
Lot 10	7000m ²	Coastal residential property
Lot 11	5400m ²	Coastal residential property
Lot 12	5500m ²	Coastal residential property
Lot 13	21.10ha	Farming and residential property
Lot 14	6.51ha	Recommended Area for Protection
Lot 15	11.47ha	Recommended Area for Protection
Lot 16	15.78ha	Farm balance amalgamated with Pt Lot 4 DP 69774 owned by the Tyers

Lots 14 and 15 are to be amalgamated and held on the one Certificate of Title and Lot 16 is to be amalgamated with the balance farm as indicated above.