

Report to the Rural Services and Wairarapa Committee
from Phillip Percy, Resource Advisor, Policy & Planning.

Statutory Planning

1. Purpose

To report to the committee on the action taken with statutory planning matters during the period 25 November 1998 to 26 February 1999.

2. Applications

2.1 Masterton District Council

<u>Notified Applications</u>	<u>Action</u>
Castlepoint East Coast Jetty Trust	Consent to construct a jetty at Castlepoint. No submission made as Regional Council issues will be addressed at joint hearing with District Council.
Deco Precasters Ltd	Land use consent to operate a sprint car track, Bentley Street, Masterton. Neither supported nor opposed, but suggested application be assessed by Dangerous Goods Inspector in relation to refuelling spills.
<u>Non-notified Applications</u>	<u>Action</u>
R Young	6 lot subdivision, Miki Miki Road. Indicated to District Council and applicant that application was deficient in relation to effluent disposal.
A McKenna	2 lot subdivision, Opaki Road. Indicated to District Council and applicant that application was deficient in relation to effluent disposal.

P & C E Massarotto	3 lot subdivision, Te Ore Ore – Soldiers Settlement Road. Floodable building and effluent disposal areas, effluent disposal and water supply.
R Stolte	3 lot subdivision, Totara Park Drive, Masterton. Restrictions on building sites as a result of flooding and riverbank erosion. Suggested steps to ensure appropriate effluent disposal. Noted existing land improvement agreement on property.
T B & J E Lucas	6 lot subdivision, Longridge Road, Masterton. Made comments on effluent disposal, water supply, as well as vegetation and soil disturbance potential.
Mudge	2 lot subdivision, Upper Plain Road, Masterton. Alerted applicant to possible cumulative effects of recent development in area on groundwater quality. Commented on effluent disposal, water supply and earthquake faultline requirements.
T Simmonds	3 lot subdivision, High Street, Masterton. In progress.
Matriarch Trust	2 lot subdivision, Gordon Street, Masterton. Subdividing off existing house and some land. In progress.
C Livesey	2 lot subdivision, Jacksons Line. Subdividing off existing house and some land. In progress.
D A Whitcombe	4 lot subdivision, Andrew Street, Masterton. No concerns.
U Fuerst	2 lot subdivision, Mikimiki Road, Masterton. Creation of two lifestyle lots. In progress.
I Gibson	7 lot subdivision, Packspur Road, Mataikona. In progress.
D J Barton	2 lot subdivision and amalgamation of one of the new lots with a neighbouring property, Bruces Road, Kopuaranga. In progress.

2.2 Carterton District Council

<u>Notified Applications</u>	<u>Action</u>
Clareville Hall Trust	3 lot subdivision, State Highway 2, Clareville. In progress.
<u>Non-notified Applications</u>	<u>Action</u>
Jury J M	9 lot subdivision, Ponatahi Road, Carterton. Made comments on flooding, effluent disposal, earthquake fault line, historic places and ecological sites (property includes Glendower House and Woolshed as well as part of Glendower Bush).
Jury J & J	3 lot subdivision, Ponatahi Road, Carterton. Recommended consent condition be attached preventing building within 50 year flood zone. Also recommended 20m setback from fault lines and made comment on effluent disposal requirements.
McGrath P	3 lot subdivision, East Taratahi Road, Carterton. Commented on effluent and water supply requirements.
De Jong J	3 lot subdivision, Norfolk Road, Carterton. Recommended no houses built in 50 year flood hazard zone. Emphasised Land Improvement Agreement relating to property. Commented on effluent disposal water supply (cumulative effects) and esplanade strip creation.
Day A	2 lot subdivision, Martinborough-Masterton Road, Longbush. Main issues were flooding, effluent disposal, water supply, significant vegetation and earthquake faultline requirements.
Lawrie J	4 lot subdivision, Parkers and Chester Roads, Carterton. Commented on flooding and effluent disposal. Recommended 20m setback for buildings from the Parkvale Stream.
Booth J	2 lot subdivision, East Taratahi Road, East Taratahi. Made comment on water supply, riverbank erosion, effluent disposal, and future disposal of winery wastes.

Beverley J	3 lot subdivision, Parkers Road, Carterton. Particular issues relating to Parkvale Stream flooding and effluent disposal. In progress.
Smith R	10 lot subdivision, Belvedere Road, Carterton. All lots to be connected to reticulated services. No comments.
Maxwell H	3 lot subdivision, Norfolk Road, Carterton. In progress.
Campin B	2 lot subdivision, Riversdale Road, Taratahi. No concerns.
Buchanan H W	3 lot subdivision, Te Kopi Road, Gladstone. In progress.
Thompson W	2 lot subdivision, Glenburn Road, Waimoana. In progress.
Stevenson M J	3 lot subdivision, Haringa Road, Carterton. In progress.

2.3 South Wairarapa District Council

<u>Notified Applications</u>	<u>Action</u>
M & M Tipoki	Land use consent for 3 accommodation units at Lake Ferry Hotel. Opposed application because of insufficient information and failure of existing effluent disposal systems. District Council still awaiting further information.
Tosswill	16 lot subdivision. Woodside Road, Woodside. Submission included comment on effluent disposal, on-site flooding and an open space covenant proposed. Hearing was held 12 February 1999.
Wairarapa Hotels Development Ltd	Tourist lodge, conference centre and accommodation, Riverside Road, Martinborough. Joint assessment of application by WRC and District Council, thereby addressing any issues.
Tyer D R	2 lot subdivision, Tora Farm Settlement Road, Tora. Submitted on effluent disposal and earthquake faultline issues. Hearing date not yet set.

Ata Rangi Winery	2 lot subdivision, Boundary and Todd Roads, Martinborough. Submission commented on water supply and effluent disposal issues.
Bennetts-Green B	3 lot subdivision, Udy Street, Greytown. Submission included comment on flooding and effluent disposal. Issues resolved pre-hearing through consultation with applicant.
Molewood Orchard & Eglinton B	2 lot subdivision, Wood Street, Greytown. No concerns.
Van Vliet J	3 lot subdivision, Wood Street, Greytown. District Council has postponed notification until further information has been received from applicant.
Stevenson D	2 lot subdivision, Papawai Road, Greytown. District Council has decided to notify and has requested further information.
<u>Non-notified Applications</u>	<u>Action</u>
Hatrick M & J	2 lot subdivision, Underhill Road, Greytown. Commented on flooding, effluent disposal and water supply. Also noted that an accretion claim may arise.
Jackson F	2 lot subdivision, Martinborough-Lake Ferry Road, Dry River. Made comments regarding flooding and water supply.
Laing B	2 lot subdivision, Te Maire Road, Martinborough. Issues commented on included effluent disposal and earthquake faultline setback requirements.
Martin J	4 lot subdivision, Ponatahi Road. Identified flooding, effluent disposal, earthquake faultline and indigenous vegetation issues. Also identified requirement for a resource consent for proposed stream crossing.
Sutherland A	5 lot subdivision, Fraters Road, Martinborough. In progress.

3. Recommendation

That the information be received.

Report prepared by:

Approved for submission by:

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