

**Report 99.257**

21 May 1999

File: Y/11/2

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

## **Statutory Planning**

### **1. Purpose**

To report to the Committee on the action taken with statutory planning matters during the period 14 April to 21 May 1999.

### **2. Applications**

#### **2.1 Masterton District Council**

##### Notified Applications

##### Action

Hackney C & M

Licensed restaurant, Renall Street, Masterton. No submission made.

##### Non-notified Applications

##### Action

Meo Family Trust

4 lot subdivision, Solway Crescent, Masterton. Made comments on flooding, and effluent disposal requirements. Also identified existing winery discharge requirements and possible need for consent from the Regional Council.

Southey R

2 lot subdivision and accessway for future subdivision, Opaki Road, Masterton. Identified issues in relation to multiple accesses onto regional transport networks.

Stuart R M

6 lot subdivision, S.H.2, Mikimiki. Commented on flooding and water supply issues. Also reinforced previous accretion and local purpose reserve agreement.

Keats D	2 lot subdivision, S.H.2, Opaki. No problems with proposal provided reserve effluent disposal areas were provided.
Harris D	2 lot subdivision, Packspur Road, Mataikona. Effluent disposal issues and requirements for erosion prone land were identified.
Wyeth M	2 lot subdivision, S.H.2, Mikimiki. Identified an earthquake faultline on the property. Also commented on effluent disposal issues and flooding.
Warren E L	2 lot subdivision, Rata Hills, Bideford. Commented on effluent disposal requirements, as well as vegetation clearance, soil disturbance and earthquake faultline issues.
Gibson G	3 lot subdivision, Castlepoint Road, Tinui. Identified flooding, effluent disposal and earthquake faultline issues. Also commented on requirements for a proposed bridge, as well as soil disturbance controls.
Tomlinson B F	3 lot subdivision, Guthrie Crescent, Castlepoint. Further information requested by District Council. In progress.
Reade J	2 lot subdivision, Bluff Rangitumau Road, Rangitumau. In progress.

## 2.2 Carterton District Council

<u>Notified Applications</u>	<u>Action</u>
Johnston S & Johnson T	Paving slab manufacturing facility, Dalefield Road, Carterton. Further information has been requested by District Council. Application on hold pending additional applications to Regional Council. In progress.
Clareville Hall Trust	3 lot subdivision, S.H.2, Carterton. Originally opposed application due to effluent disposal issues. Application modified to only two lots and effluent disposal concerns met. Consent granted.

<u>Non-notified Applications</u>	<u>Action</u>
Jury J & J	2 lot subdivision, Connellys Line, Carterton. Made comments on flooding, effluent disposal, and identified earthquake faultline setbacks.
Clarkson D & E	8 lot subdivision, Wiltons Road, Carterton. Identified proximity to a piggery and the potential for odour problems. Also identified issues relating to flooding, faultlines, effluent disposal, water supply and culvert construction.
Lamese D G	3 lot subdivision, S.H.2, Taratahi. Commented on effluent disposal and the location of an AFFCO bore monitoring site on the property.
Ruapapa Ltd	11 lot subdivision, Ahiaruhe Road, Carterton. Application included evidence that area had poor soil drainage characteristics. Requested condition requiring assessment for effluent disposal for each lot. Also identified bush covenants created in previous subdivision but not identified in application.
Porter K	2 lot subdivision, Matarawa Road, Carterton. Commented on flooding and bank erosion potential, effluent disposal and water supply issues.
Nicholls M & T	2 lot subdivision, Norfolk Road, Carterton. Identified a land improvement agreement which was in place. Also commented on effluent disposal and water supply requirements.
Renall C W	3 lot subdivision, Woodlands Road, Carterton. Supported applicants suggestion to restrict dwellings to higher terraces to avoid flooding potential. Expressed concern at creation of a lot without a building site. Also identified existing dairyshed discharge consent requirements.
Aperloo J	3 lot subdivision, Riversdale Road, Carterton. Made comments on effluent disposal and restrictive covenants to be

placed over areas susceptible to bank erosion and flooding.

Booth J	3 lot subdivision, Dakins Road, East Taratahi. Commented on poor quality of application. Also identified bank erosion, effluent disposal and water supply issues. Potential winery discharge requirements were also identified.
Booth G	3 lot subdivision, Martinborough-Masterton Road, Gladstone. In progress.
Denby B	4 lot subdivision, Mahupuku Road, Gladstone. In progress.

## 2.2 South Wairarapa District Council

### Notified Applications

### Action

Van Vliet J	3 lot subdivision, Wood Street, Greytown. Submission made regarding suitability of lots for effluent disposal. Opposed the proposal unless conditions were attached to consent. Decision yet to be made.
Heritage Hotels	Renovation of Royal Tavern, Revans Street, Featherston. No submission made.
Tyer D R	2 lot subdivision, Tora Farm Settlement road, Tora. Submission focussed on effluent disposal on small lot. Disposal system issue was resolved pre-hearing. Consent was granted.
McConachy	4 lot subdivision, Papatahi Road, Featherston. Made submission on adequacy of existing effluent disposal systems. Also identified an area susceptible to flooding. Hearing date set for 4 June 1999.
Telecom New Zealand	Microwave radio site, Ngawihi Drive, Ngawihi. No submission made.
Featherston Miniature Fell Society	Develop and operate a miniature steam railway, Clifford Square, Featherston. No submission made.

Brown G & Almas G Restaurant, Main Street, Greytown. Submission identified requirements for a deck proposed over a stream. Requested note on consent suggesting consultation with Regional Council prior to deck being built.

Non-notified Applications

Action

Rotomanu Farm 10 lot subdivision, Western Lake Road, Featherston. Commented on flooding from Lake Wairarapa, building sites, setbacks from streams, and a proposed esplanade strip. Also identified areas of concern in relation to effluent disposal, earthquake faultlines, vegetation clearance and soil disturbance.

Smock D & J 5 lot subdivision, Pirinoa Road, Pirinoa. Recommended reserve effluent disposal areas be set aside and protected from unsuitable land uses.

Hodder G 2 lot subdivision, Longwood East Road, Featherston. Made brief comments on effluent disposal and water supply requirements.

Field I & V 5 lot subdivision, Glenmorven Road, Morisons Bush. Commented on effluent disposal. Also identified proximity to piggery and recommended that conditions be attached to inform prospective owners of the odour issue.

Wharepapa Station 2 lot subdivision, Wharekauhau. Identified gully erosion, effluent disposal and earthquake faultline issues.

Brandon Family Trust 3 lot subdivision, Cross Creek Road, Featherston. Commented on streambank erosion, effluent disposal, water supply, earthquake faultline, and esplanade reserve issues.

Wong J 2 lot subdivision, S.H.2, Greytown. In progress.

Sutherland A 4 lot subdivision, Fraters Road, Martinborough. Second stage of a previous subdivision. In progress.

### **3.0 Recommendation**

*That the information be received.*

Report prepared by:

Approved for submission by:

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