

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 1 March to 13 April 1999.

2. Applications

2.1 Masterton District Council

Notified Applications

Action

H Ward

Small veterinary clinic, Opaki Road, Masterton. No submission made.

C & M Hackney

Licensed restaurant, Renall Street. In progress.

Non-notified

Action

T Simmonds

3 lot subdivision, High Street, Masterton. Commented on effluent disposal, water supply and the presence of an earthquake faultline.

C Livesey

2 lot subdivision, Jacksons Line, Masterton. The development of erosion prone land, earthquake faultlines and on-site effluent disposal were commented on.

Matriarch Trust

2 lot subdivision, Gordon Street, Masterton. Made comments on flooding, development on erosion prone land and requirements for water supply.

U Fuerst	2 lot subdivision, Mikimiki Road, Masterton. Sent a letter stating that the application failed to provide sufficient information to assess effects of activity. No response has been received.
D J Barton	Subdivision of a block of land to be amalgamated with neighbouring property on Bruces Road, Kopuaranga. Commented on earthquake faultline and vegetation and soil disturbance issues.
I Gibson	7 lot subdivision, Pack Spur Road, Mataikona. Significant issue with erosion prone land and retirement fencing. Also commented on limiting building sites, flooding and bank erosion, and an earthquake faultline.
C Stimpson & K Hare	Boundary adjustment, Ngaumutawa Road. No comments made.
G Moore	2 lot subdivision, Homewood Road, Masterton. Made comments on several issues including: effluent disposal, water supply, vegetation and soil disturbance, an earthquake faultline, and suitable building sites.
Meo Family Trust	4 lot subdivision, Solway Crescent, Masterton. In progress.
R Southey	2 lot subdivision and accessway, Opaki Road, Masterton. In progress.
R M Stuart	6 lot subdivision (including local purpose reserve), S.H.2, Mikimiki. In progress.

2.2 Carterton District Council

<u>Notified Applications</u>	<u>Action</u>
S Johnston & T Johnson	Paving Slab manufacturing facility, Dalefield Road, Carterton. In progress.
Clareville Hall Trust	3 lot subdivision, S.H.2, Carterton. Opposed application due to significant issues with on-site effluent disposal. Also noted omissions and inaccuracies of key information in application. Hearing set for 26 April.

Non-notified ApplicationsAction

J Booth	2 lot subdivision, East Taratahi. Comments made regarding natural hazards, effluent disposal and water supply. Also noted waste disposal requirements should a winery be established as proposed.
J Beverley	3 lot subdivision, Parkers Road, Carterton. Commented on potential flooding from Parkvale Stream, water supply and on-site effluent disposal.
R Smith	10 lot subdivision, Belvedere Road, Carterton. No problems identified.
H Maxwell	3 lot subdivision, Norfolk Road, Carterton. Noted potential flood risk and made recommendations regarding effluent disposal.
B Campin	2 lot subdivision, Riversdale Road, Taratahi. No problems identified.
H W Buchanan	3 lot subdivision, Te Kopi Road, Gladstone. Noted significant discrepancies in application. Made comments regarding flooding effluent disposal requirements, water supply and erosion potential.
W Thompson	2 lot subdivision, Glenburn Road, Gladstone. Commented on on-site effluent disposal requirements.
M J Stevenson	3 lot subdivision, Haringa Road, Carterton. Requested that consent conditions and a note on any LIM be used to alert new lot owners to proximity of piggery. Also commented on effluent disposal, existing discharge consent requirements and stream bank erosion.

D McHattie	Boundary adjustment, Cornwall Road, Carterton. No problems identified.
N Reid	2 lot subdivision, Moreton Road, Carterton. House to be subdivided off piggery block. Requested setback of piggery waste disposal from house to comply with District Plan requirements.
D Tulloch	4 lot subdivision and amalgamation, Cornwall Road, Carterton. Recommended setback from terrace to avoid effects of possible river course change. Also commented on effluent disposal.
J Doull	3 lot subdivision, Haringa Road, Carterton. Requested that consent conditions and a note on any LIM be used to alert new lot owners to proximity of piggery. Also made comments on effluent disposal and flooding.
J A Hofsteede	5 lot subdivision, Lincoln Road, Carterton. No problems identified.
Spark Park	Formation of park with wetland, Belvedere Road, Carterton. Application withdrawn.
S G Hayes	3 lot subdivision, Chester Road, Carterton. Flooding and effluent disposal comments were made.
D Routhan	4 lot subdivision, Belvedere Road, Carterton. Associated with Spark Park application. Application withdrawn.
J & J Jury	2 lot subdivision, Connellys Line, Carterton. In progress.
D & E Clarkson	8 lot subdivision, Wiltons Road, Carterton. In progress.

2.3 South Wairarapa District Council

<u>Notified Applications</u>	<u>Action</u>
J Van Vliet	3 lot subdivision, Wood Street, Greytown. Submission closing date 16 April.
Heritage Hotels	Renovation of Royal Tavern, Revans Street, Featherston. Submission closing date 23 April.
D R Tyer	2 lot subdivision, Tora Farm Settlement Road, Tora. Main issue was with on-site effluent disposal on a small lot. Disposal system issue resolved pre-hearing. Awaiting decision.
McConachy	4 lot subdivision, Papatahi Road, Featherston. Submission closing date 7 May.
K & S Green	8 lot subdivision, Udy Street, Greytown. To be notified.
<u>Non-notified Applications</u>	<u>Action</u>
A Sutherland	5 lot subdivision, Fraters Road, Martinborough. Identified requirements if bridge is to be constructed. Also identified effluent disposal and water supply requirements.
T & B Smith	5 lot subdivision, Oystershell Road, Martinborough. Made comments regarding on-site effluent disposal, and water supply requirements. Also identified stormwater, flooding, and erosion issues.
I & H Atkinson	2 lot subdivision, Yeronga Road, Pirinoa. Identified issues and requirements relating to flooding, effluent disposal and water supply. Also noted the presence of a QEII National Trust covenant on the property.

M & L Webster	2 lot subdivision, S.H.2, Greytown. The only issues relevant were on-site effluent disposal and water supply requirements.
Rotomanu Farm	10 lot subdivision, Western Lake Road, Featherston. In progress.
D & J Smock	5 lot subdivision, Pirinoa Road, Pirinoa. In progress.
G Hodder	2 lot subdivision, Longwood East Road, Featherston. In progress.

3.0 Recommendation

That the information be received.

Report prepared by:

Approved for submission by:

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