



TE KAUNIHERA-Ā-ROHE O TARATAHI  
**CARTERTON**  
DISTRICT COUNCIL

# AGENDA

## Policy and Strategy Committee Meeting

**Date:** Wednesday, 7 April 2021

**Time:** 11:00am

**Location:** Carterton Events Centre  
50 Holloway Street  
Carterton

Chair R Vergunst

Deputy Chair R Cherry-Campbell

Mayor G Lang

Cr B Deller

Cr J Greathead

Cr R Keys

Cr S Cretney

Cr R Stockley

Iwi Representative R Reiri



**Notice is hereby given that a Policy and Strategy Committee Meeting of the  
Carterton District Council will be held in the Carterton Events Centre, 50 Holloway  
Street, Carterton on:**

**Wednesday, 7 April 2021 at 11:00am**

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## **Order Of Business**

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**1 KARAKIA TIMATANGA**

*Mai i te pae maunga, raro ki te tai*

*Mai i te awa tonga, raro ki te awa raki*

*Tēnei te hapori awahi ai e Taratahi.*

*Whano whano, haramai te toki*

*Haumi ē, hui ē, tāiki ē!*

**2 APOLOGIES**

**3 CONFLICTS OF INTERESTS DECLARATION**

**4 PUBLIC FORUM**

## **5 CONFIRMATION OF THE MINUTES**



### **5.1 MINUTES OF THE POLICY AND STRATEGY COMMITTEE MEETING HELD ON 10 FEBRUARY 2021**

#### **1. RECOMMENDATION**

1. That the Minutes of the Policy and Strategy Committee Meeting held on 10 February 2021 are true and correct.

**File Number:** 125429

**Author:** Casey Spencer, Democratic Services Coordinator

**Attachments:** 1. Minutes of the Policy and Strategy Committee Meeting held on 10 February 2021

**MINUTES OF CARTERTON DISTRICT COUNCIL  
POLICY AND STRATEGY COMMITTEE MEETING  
HELD AT THE CARTERTON EVENTS CENTRE, 50 HOLLOWAY STREET, CARTERTON  
ON WEDNESDAY, 10 FEBRUARY 2021 AT 11:00AM**

**PRESENT:** Chair Rebecca Vergunst, Mayor Greg Lang, Cr Brian Deller, Cr Jill Greathead, Cr Russell Keys, Cr Steve Cretney, Cr Rob Stockley, Cr Robyn Cherry-Campbell

**IN ATTENDANCE:** Rīhi Reiri (Iwi Representative), Jane Davis (Chief Executive), Carrie Mckenzie (Community Services Manager), Dave Gittings (Infrastructure, Services and Regulatory Manager), Geri Brooking (People and Wellbeing Manager), Casey Spencer (Democratic Services Coordinator), Elisa Brown (Communications and Engagement Coordinator), Erin Collins (Democratic Services).

**1 KARAKIA TIMATANGA**

The meeting was opened with a Karakia lead by Cr Rob Stockley.

**2 APOLOGIES**

An apology was received from Cr Russell Keys.

Cr Robyn Cherry-Campbell / Cr Rob Stockley

**CARRIED**

**3 CONFLICTS OF INTERESTS DECLARATION**

There were no conflicts of interests.

**4 PUBLIC FORUM**

There was no public forum.

**5 CONFIRMATION OF THE MINUTES**

**5.1 MINUTES OF THE POLICY AND STRATEGY COMMITTEE MEETING HELD ON 11 NOVEMBER 2020**

**MOVED**

**That** the Minutes of the Policy and Strategy Committee Meeting held on 11 November 2020 are true and correct.

Cr Brian Deller / Cr Jill Greathead

**CARRIED**

## 6 REPORTS

### 6.1 FINANCIAL GRANTS FUNDS POLICY REVIEW

#### PURPOSE

For the Committee to receive the amended Carterton District Council (CDC) Financial Grants Funds Policy.

#### MOVED

That the Committee:

**Receives** the report.

**Agrees** to the amendments to the policy, in sections 2.5 and 2.6.

**Adopts** the amended policy.

Cr Robyn Cherry-Campbell / Cr Jill Greathead

**CARRIED**

### 6.2 REVIEW OF THE COMMUNITY ENGAGEMENT POLICY AND THE EXTERNAL COMMUNICATIONS POLICY

#### PURPOSE

For the committee to receive the amended Community Engagement Policy and External Communications Policy.

#### MOVED

That the Committee:

**Receives** the report.

**Agrees** to the amendments to both policies.

**Adopts** the updated policies.

Cr Steve Cretney / Cr Rob Stockley

**CARRIED**

### 6.3 CUSTOMER PRIVACY POLICY REVIEW

#### PURPOSE

For the Committee to adopt the revised Customer Privacy Policy to reflect changes to the Privacy Act 1993 legislation effective 1 December 2020.

#### MOVED

That the Committee:

**Receives** the report.

**Adopts** the updated Customer Privacy Policy in **Attachment 1**.

Cr Brian Deller / Cr Jill Greathead

**CARRIED**

**6.4 DANGEROUS AND INSANITARY BUILDINGS POLICY REVIEW**

**PURPOSE**

For the committee to review the Dangerous and Insanitary Buildings Policy.

**MOVED**

That the Committee:

**Receives** the report.

**Agrees** to the minor amendments to the policy as attached.

Cr Robyn Cherry-Campbell / Mayor Greg Lang

**CARRIED**

**6.5 STOCK MOVEMENT GUIDELINES REVIEW**

**PURPOSE**

For the committee to review the Stock Movement Guidelines.

**MOVED**

That the Committee:

**Receives** the report.

**Agrees** to the changes made as per the attached stock movement guideline.

Cr Brian Deller / Cr Robyn Cherry-Campbell

**CARRIED**

**7 KARAKIA WHAKAMTUNGA**

The meeting was closed with a Karakia lead by Deputy Mayor Rebecca Vergunst.

**The Meeting closed at 11:30am.**

**Minutes confirmed: .....**

**Date: .....**

## 6 REPORTS



### 6.1 RESERVE MANAGEMENT PLAN SUBMISSIONS

#### 1. PURPOSE

For the committee to consider the submissions made in relation to the Draft Reserve Management Plan.

#### 2. SIGNIFICANCE

The adoption of the Reserves Management Plan will not trigger any Council significance thresholds, however consultation and engagement with interested and affected parties, user groups, environmental groups and the general public is required under the Reserves Act 1977. This engagement has now been completed.

#### 3. BACKGROUND

In 2009 Carterton District Council prepared a general policy for all reserves and prepared individual plans for existing reserves.

In 2017 a number of suggestions were made to council. These include:

- planting more native plants
- providing shelter planting at Sparks Park and at Hurunui-o-Rangi Marae
- supporting development of a community garden and community ventures, such as the Carterton School Pump Track, Carrington Park Bike Track and the Five Towns Trail Project
- adopting a Civic Watering Policy
- working with the Dalefield Horse-Riding Club to provide a dedicated horse-riding park
- improving landscaping around Carterton e.g. Holloway Street.

The policies and reserve plans, and many of the suggestions listed above were included in a Draft Reserve Management Plan, completed in late 2020. The Draft Reserve Management Plan outlined future use, management, and development of all the reserves.

The community was given an opportunity to make submissions on the Draft Reserve Management Plan over a two-month period, ending 13 March 2021.

Three submissions relating to the draft plan were received.

**4. SUBMISSIONS RECEIVED****Submission 1**

Requested Council fences the children's play areas, include more baby swings in the playgrounds at Brooklyn Road and incorporate a water play area, either nature based or a splash pad.

**Submission 2**

Requested Council considers more playground equipment including a raised house, slides, flexible bridge, poles, ladders, and other equipment and asked about extending the play equipment at Bird Park as advised during the public consultation of Bird Park. They would like to see Bird Park in the plan with more detail than just its size.

**Submission 3**

Carterton Netball Club – currently they use the Carrington Park Courts adjacent to the Carterton Tennis Club. They use the facilities at Carterton School and have commended council for upgrading the courts, however, they would have liked to have been communicated with prior to this occurring. Their submission includes:

- Memorandum of Understanding (MOU) to be entered into with Council around usage of these courts.
- Installing a drinking fountain adjacent to the courts, and preferably one that you can refill water bottles with
- Installing an open sided park shelter with solar lights – a large hedge was removed and that was their only source of shade and shelter. They could store their clothes and personal items under this while they train – making it visible and covered from the elements

**5. OPTIONS****Submission 1**

There is currently only one playground area fenced, which is the small kids play area in Carrington Park. Any decision to fence the other playgrounds would have to be assessed, with consideration given to access for all park users, aesthetics, and safety. Officers could begin work identifying options for playground fencing should the Council wish to undertake this work.

The concept of fencing play areas does not need to be captured in the Reserves Management Plan.

Splash pad/water play. This was considered during the Long-term Plan big ideas and Council made the decision not to proceed at this time due to cost and climate change considerations. Options for this type of facility may be considered as part of Kai Pai Carterton's work.

**Submission 2**

We are already in the process of installing more equipment, as per the original plan. We will also look at including more play equipment into Bird Park in the future as demand increases. This is dealt with in operational plans and does not need to be recorded in the Reserves Management Plan.

**Submission 3**

Having an MOU with Carterton Netball Club around on-going usage of the courts would be useful to clarify expectations and obligations. Officers will begin the process to draft an MOU with Netball Club representatives.

Officers will price out a shelter and drinking fountain for the area and report back to the Infrastructure and Services Committee.

**6. NEXT STEPS**

The three submissions are in relation to ideas and suggestions for the parks and can be considered operationally and do not impact on the draft plan. There is also scope for some of this work to be completed in partnership with Ka Pai Carterton who are looking to redevelop some areas of Carrington Park.

If the Committee is satisfied no further changes are necessary to the Draft Plan it should recommend the Council adopts the plan in its current form.

**7. CONSIDERATIONS****7.1 Climate change**

In relation to the water play equipment and splash pad, this was suggested during the previous long-term plan engagement however climate change impacts were considered around water conservation. This facility would have its peak usage in the summer months when we are often on restricted water notices and wouldn't be prudent to be investing in equipment that uses a large amount of valuable resource such as water.

**7.2 Tāngata whenua**

Iwi and the Marae were consulted in the completion of the draft reserve management plan.

**7.3 Financial impact**

Play equipment that meets the NZ safety standards is incredibly expensive and this needs to be considered with upgrading, replacing or renewing play equipment. Our current budgets include some additional play equipment and maintenance but would need to be increased.

**7.4 Community Engagement requirements**

We have had a two-month consultation period for the community to have a say in the draft plan.

**7.5 Risks**

N/A

**8. RECOMMENDATION**

That the Committee:

1. **Receives** the report.
2. **Agrees** to consider increasing fencing of our playgrounds.
3. **Instructs** officers to enter into an MOU with Carterton Netball Club.

4. **Notes** more play equipment is being planned for Birds Park.
5. **Notes** officers will report back to the Infrastructure and Services Committee on the options for a shelter and drinking fountain at Carrington Park.
6. **Agrees** that no changes are required to the Draft Reserves Management Plan following the receipt of submissions.
7. **Recommends** to the Council it adopts the Draft Reserve Management Plan.

**File Number:** 125484

**Author:** Carrie Mckenzie, Community Services Manager

**Attachments:** Nil



## 6.2 RESOURCE CONSENT UPDATE

### 1. PURPOSE

The purpose of this report is to update the Committee on the resource consents issued since the previous update which is generally presented to the Policy and Strategy Committee.

### 2. SIGNIFICANCE

The matters for decision in this report are not considered to be of significance under the Significance and Engagement Policy.

### 3. BACKGROUND

The Terms of Reference for the Policy and Strategy Committee include the oversight of the implementation of the Wairarapa Combined District Plan. Resource Consents issued for the period 11 November 2020 through to 22 March 2021 are included in **Attachment 1**.

### 4. CONSIDERATIONS

#### 4.1 Climate change

N/A

#### 4.2 Tāngata whenua

N/A

#### 4.3 Financial impact

N/A

#### 4.4 Community Engagement requirements

Not applicable as consultation requirements for resource consent are prescribed under section 95A-95B of the Resource Management Act 1991.

#### 4.5 Risks

N/A

### 5. RECOMMENDATION

That the Committee:

1. **Receives** the report.

**File Number:** 125420

**Author:** Solitaire Robertson, Senior Planner

**Attachments:** 1. Resource Consent update till 22nd March 2021. [↓](#)

**Attachment 1: Resource Consent Decision summary for the period 01/11/2020 till 22/03/2021**

**Land Use Consent Decisions**

**1. 200040 –Controlled Activity. Relocate Dwelling. Date of decision 25/01/21**

The applicant wished to relocate a dwelling to the site in Brooklyn Road, the dwelling was suitable for relocation and only required standard conditions in order to bring it up to a suitable standard. The location of the dwelling met all the setback standards of the permitted activity status for the Residential zone.

Consent was granted with conditions.

**2. 200029- Discretionary Activity. Retrospective consent for a commercial activity. Date of decision 24/11/20**

The applicant at councils request was required to seek a retrospective resource consent to undertake a commercial activity (storage facility) on a rural site. The District Plan Rule 4.5.5(c) specifically identifies storage as a restricted discretionary activity

In 2005 a land use consent was lodged (January 2005) for an “automotive memorabilia museum.” The application included the barn and car parking to the front of the building. It did, however, include within the application approval of a sign on the Northern Boundary of the property and hours of operation of 10am and 8pm weekends, public holidays and outside these hours for special events. A certificate of compliance was issued on 24 March 2005.

The current application was for a retrospective resource consent to use approximately 20% of the site area (3000m<sup>2</sup>) to continue the current storage business and to allow for the expansion of this business, the passive sale of vehicles and the lease of the fixed sign.

The fixed sign, which was approved by the certificate of compliance is now 56% larger than what was approved with the certificate of compliance.

Council requested further information under s92 of the act prior to making any decision on notification, as a result of the s92 request the application was amended to remove the sale of vehicles on the site and also provided hours of operation.

The applicants provided written approval from two neighbours, and council undertook a notification assessment in relation to Waka Kotahi and a further neighbour to identify if any party was affected in a way that was more than minor, as a result of the s92 request, the amendments to the application and the proposed landscape planting/screening the assessment concluded that no parties were considered affected in a way that was more than minor and that consent could be granted with conditions. The conditions limited the number of container on the site, required that once the current lease of the sign is up that the sign is either removed or modified back down to the original consented size, and additional landscaping conditions.

**3. 200039 – Discretionary Activity. Storage and Bark screening facility. Date of decision 05/02/21**

An application was received to store up to 5000 cubic metres of bark on site within a dairy farm. Stage 1 of approximately 2 hectares with the potential to move to stage two with a total of 7 hectares. Bark is a significant primary production residue created by the harvesting of plantation forestry. The generation of this material is expected to be continuous for the foreseeable future as trees are harvested and replanted and harvested again.

The applicants are a BioGro certified business with high standards of composting operations.

A gravel hardstand and metalled track will be required to allow the movement of trucks and loading equipment to place and load out the bark directly from the site.

It is expected that there would be an average of 5 truck movements per day Monday to Friday to and from the site. All machinery operating on the site would comply with the district plan noise requirements, no parties were identified as affected by the proposal and neighbours were consulted and had no issues with the proposal.

There will be no retail sales from the site; therefore vehicle movements will be limited to employees or contractors only. There will be no Public access to the site.

There will be basis screening every 2-3 months, no odour will arise from the operation.

Consent was granted with conditions.

**4. 210005 – Discretionary Activity. Front boundary setback breach. Date of decision 25/02/21**

The proposal was to seek a setback dispensation of 1.8 metres for the front boundary meaning that the dwelling would be located 3.2m off the front boundary.

Normally Council is very strict on maintaining the 5m front boundary setback rule, however in this instance it is required for medical reasons, to this extent a waiver of the front setback is an exceptional circumstance. The Accident Compensation Commission advised that there isn't really another cost-effective option to provide what the client required.

Consent was granted with conditions.

**Subdivision Consent Decisions**

**1. 200031- Controlled Activity. Four Lot Rural Subdivision. Date of decision 02/11/20**

The application sought to subdivide the property into 4 lots, Lot 1 of 4ha, Lot 2 of 117.4ha, Lot 3 of 1ha and Lot 4 of 1ha with lots 2, 3 & 4 being held together in an amalgamation covenant. No parties were deemed affected by this proposal, the application is for a controlled activity that meets minimum lot size requirements and as such is anticipated and encouraged within the planning framework.

Consent was granted with conditions.

**2. 200033- Controlled Activity. Two Lot Rural Subdivision. Date of decision 11/11/20**

The application sought to subdivide the property into 2 lots, Lot 1 of 60.75ha and Lot 2 of 2.4ha. No parties were deemed affected by this proposal, the application is for a controlled activity that meets minimum lot size requirements and as such is anticipated and encouraged within the planning framework.

Consent was granted with conditions.

**3. 200034- Controlled Activity. Seven Lot Residential Subdivision. Date of decision 14/12/20**

The application sought to subdivide the property into 7 residential lots with the smallest lot being 566m<sup>2</sup> and the largest 4423m<sup>2</sup>. This development lies within the Mangatarere Stream flood study area, which is based on a 100-year/1% annual exceedance probability flood. While this flood study area holds no statutory weight Council when granting the consent notes that future owners are encouraged to discuss minimum floor levels for dwelling with the Greater Wellington Regional Council. The application is for a controlled activity that meets minimum lot size requirements and as such is anticipated and encouraged within the planning framework.

**4. 200035- Controlled Activity. Two Lot Rural Subdivision. Date of decision 14/12/20**

The application sought to subdivide the property into 2 lots, Lot 1 of 60.75ha and Lot 2 of 2.4ha. No parties were deemed affected by this proposal, the application is for a controlled activity that meets minimum lot size requirements and as such is anticipated and encouraged within the planning framework.

Consent was granted with conditions.

**5. 200037- Non-Complying Activity. Six Lot Rural Subdivision. Date of decision 10/02/21**

The application sought to subdivide the property currently in two titles into 6 fee simple lots. Lot 1 of 1.86ha, Lot 2 of 104.4ha, Lot 3 of 2.10ha, Lot 4 of 4.34ha, Lot 5 of 2.2ha and lot 6 of 2.75ha. The proposal is not creating any smaller lots than what could be undertaken as a controlled activity. The non-complying status is triggered due to lot 1 being contained in the rural special zone which is required to maintain a 4ha minimum lot size, the special zoning is due to a flood hazard. This lot is already fully developed with an existing dwelling, accessory buildings and landscaping as such no further development would be permitted on this site even if it maintained a 4ha minimum. Any effect of this non-compliance is existing and the application met the section 104D threshold test. Had the application been proposing a vacant lot of this size in the rural special zone, then it may have struggled to meet the threshold test that allows councils to grant a non complying consent.

Consent was granted with conditions.

**6. 200038- Controlled Activity. Two Lot Residential Subdivision. Date of decision 04/02/21**

The application sought to subdivide the property into 2 residential lots Lot 1 of 829m<sup>2</sup> containing an existing dwelling with Lot 2 of 2612m<sup>2</sup> also containing a worship and community

centre and other accessory buildings. The application is for a controlled activity that meets minimum lot size requirements and as such is anticipated and encouraged within the planning framework.

**7. 210001- Controlled Activity. Two Lot Rural Subdivision. Date of decision 15/02/21**

The application sought to subdivide the property currently into 2 lots, Lot 1 of 0.97ha which includes the existing cottage with Lot 2 being a 60.5ha balance farm block. No parties were deemed affected by this proposal, the application is for a controlled activity that meets minimum lot size requirements and as such is anticipated and encouraged within the planning framework.

Consent was granted with conditions.

**8. 210002- Non-Complying Activity. Five Lot Rural Subdivision. Date of decision 09/09/20**

The application sought to create four 1 hectare allotments, being the two 1 hectare allowances for both Lot 3 DP 84716 and Lot 1 DP 84716 being clustered together. In order to ensure that the use of this allowance has been used, Lot 1 DP 84716 is to be amalgamated with the balance lot (lot 5) thus removing the ability for any further 1 hectare allotments to be created as a controlled activity in the future. The use of clustering lots is something that is provided for in the district plan, it was the clustering of the titles that trigger the non-complying activity status. The lots are configured in a manner that any effect from the clustering is absorbed in the development and no persons were considered affected by this proposal. The proposal met the section 104D threshold test that are required to be met for a non complying activity.

Consent was granted with conditions.

**9. 210003- Controlled Activity. Seven Lot Rural Subdivision. Date of decision 15/03/21**

The application sought to subdivide the property into 7 lots being undertaken in two stages.

Stage One consists of Lot 7 of 0.8ha – containing the existing woolshed which is to be amalgamated into an adjoining large farm lot with Lot 8 the balance being 18.5ha.

Stage Two consists of Lot 8 being subdivided into 6 allotments being Lot 1 of 1ha, Lot 2 of 1.08ha, Lot 3 of 4.2ha, Lot 4 of 4.2ha, Lot 5 of 4ha, Lot 6 of 4.2ha. This consent was processed by an external consultant as prior to the application being lodged Council was receiving communications from landowners in the vicinity of the site and it was considered that having an independent assessment of the consent was appropriate in this instance.

Consent was granted with conditions.

**10. 210004- Non Complying Activity. Ten Lot Rural Subdivision. Date of decision 21/02/21**

The application sought to subdivide the two existing certificates of title into 10 fee simples lots. The lot configuration is as follows: Lot 1 of 2.5ha, Lot 2 of 8.7ha, Lot 3 of 4.2ha, Lot 4 of 5ha + RoW, Lot 5 of 4.3ha, Lot 6 of 4.1ha, Lot 7 of 2.8ha, Lot 8 of 2.6ha, Lot 9 of 2.2ha and Lot 10 of 6.9ha. All the lots meet the minimum lot size for a controlled activity, the non-complying

trigger is due to one of the titles being dated 2009. The subdivision (RM090021) creating this title was a boundary adjustment between two large rural titles and it did not create any smaller (under 4ha size) lots at the time. Had this boundary adjustment not occurred, then this proposal would have been a controlled activity, as such it is considered that the non-complying status is a technical non compliance as opposed to something that is not anticipated in the district plan. As a result the proposal easily met the threshold test of section 104D and was able to be granted with conditions.

**11. 210006- Discretionary Activity. Two Lot Rural Subdivision. Date of decision 26/02/21**

The application sought to subdivide the property into 2 lots. Lot 1 of 4 ha and Lot 2 of 4.1ha. The property is zoned both rural primary production and rural special due to a portion of the site being located in a flood hazards zone. It is the flood hazard zone that triggered the discretionary activity status. The flood hazard zone is located on a very small portion of the front eastern corner of the site and this is not considered to be of any risk as a dwelling would be required to be built outside of this zone via the setback requirements of the district plan regardless. The proposal meets minimum lot size requirements and as such is anticipated and encouraged within the planning framework

**12. 210007- Discretionary Activity. Two Lot Residential Subdivision. Date of decision 02/03/21**

The application sought to amend the boundary via a subdivision of the site into 2 residential lots being Lot 1 of 591m<sup>2</sup> and Lot 2 of 608m<sup>2</sup>. The site was already in two certificate of titles and one dwelling was permitted on each titles prior to the application, the application is reconfiguring the two lots into a more useable parcel of land in order for the rear (vacant) lot to be better utilised. Consent was granted with conditions.

**13. 210008- Controlled Activity. Three Lot Residential Subdivision. Date of decision 10/03/21**

The application sought to subdivide the existing certificate of title into three fee simple lots that would easily meet the District Plan lot size standards. Lot 1 would be 3354m<sup>2</sup> and includes the existing dwelling. Lot 2 would be the 1078m<sup>2</sup> and includes a large shed. Lot 3 will be 2435 m<sup>2</sup> and is a vacant site intended for residential development. The application is for a controlled activity that meets minimum lot size requirements and as such is anticipated and encouraged within the planning framework.

**14. 210009- Non Complying Activity. Two Lot Rural Subdivision. Date of decision 10/03/21**

The application sought to subdivide the property into 2 lots. Lot 1 of 1 ha and Lot 2 of 1.3ha. A previous subdivision, reference number 170040 that created the parent title did not utilise the two 'smaller lots' under rule 20.1.2(b)(i)(2) that it was entitled to at the time. As a result this application is not creating any lots that are smaller than what could have been permitted at the time of original subdivision in 2017, it is this historic technicality that has triggered the non complying status. As a result the proposal easily met the threshold test of section 104D and was able to be granted with conditions.

**15. 210010- Discretionary Activity. Two Lot Rural Subdivision. Date of decision 17/03/21**

The application sought to subdivide off a redundant farmhouse with 0.5ha while leaving the balance farm of 37ha. The district plan provides for this type of subdivision to be under the

standard 1ha minimum lot size provided that all other controlled activity standards are met. The application could not meet two of the controlled standards, being access and boundary setbacks and as such was considered under the discretionary activity status. The effects of the two standards not being met was internal only as the dwelling is already located 200m within the property.

Consent was granted with conditions.

**16. 210012- Discretionary Activity. Three Lot Residential Subdivision with a road to vest. Date of decision 18/03/21**

The proposal was to subdivide the site into 3 residential lots being Lot 1 of 605m<sup>2</sup>, Lot 2 of 408m<sup>2</sup> + ROW, Lot 3 of 650m<sup>2</sup> + ROW with Lot 4 of 100m<sup>2</sup> being a road to vest in Council. Lot 1 would contain the existing dwelling, shed and landscaping features. The other two lots are vacant and intended for residential development. The application is for an activity that can meet minimum lot size requirements, it is existing dwellings location that triggers discretionary status and this is due to the properties historical road reserve encroachment, as such any effect is existing and no persons are deemed affected by the proposal. The vesting of the road as part of this development will ensure that the legal road is a consistent width for its entire length.

Consent was granted with conditions.

**17. 210013- Non Complying Activity. Three Lot Rural Subdivision with a road to vest. Date of decision 18/03/21**

The proposal is for a three lot subdivision with 0.1ha (lot 3) being a road to vest. Lot 1 being 63.5ha and contains land used for wastewater dispersal purposes. Lot 2 is 1.8ha and contains an existing dwelling and associated farm sheds. The application was processed as non-complying due to the 1.8ha lot being zoned rural special. The subdivision is intended to separate an existing dwelling from the larger balance rural lot. The effect of this change will not adversely affect or impact upon the Rural (Special) Zone character or amenity.

As no physical changes were being proposed no persons were identified as affected by the proposal. The consent was processed by an independent consultant and was granted with conditions.

**18. 190061A- Variation to previously granted consent-Date of Decision 11/11/20**

This application was a reconfiguring of internal boundaries of a previously reported on consent.

**19. 190061B- Variation to previously granted consent-Date of Decision 12/11/20**

This application was a further reconfiguring of internal boundaries of a previously reported on consent.



## 6.3 EASTERN GROWTH UPDATE

### 1. PURPOSE

For the committee to receive the feedback from the Eastern Growth informal consultation undertaken.

### 2. SIGNIFICANCE

The matters for decision in this report are not considered to be of significance under the Significance and Engagement Policy.

### 3. BACKGROUND

In 2017 the Carterton District Council prepared a Growth Strategy for the District to inform a planned approach for directing where and how to accommodate future residential and business growth. This strategy identified the need for further provision of residential and industrial land to meet the future needs of the district. The Growth Strategy identified the eastern side of the Carterton urban area as the most suitable location and direction for new greenfield development due to its proximity and accessibility to existing community and infrastructure facilities and services. In addition, there are no significant constraints, such as natural hazards or known contamination, which could pose an impediment to residential and industrial development in this area.

A draft structure plan was developed and in December Council sought informal feedback on the plan from the community. The spatial map and discussion document addressed the following issues.

- A mix of residential densities (800m<sup>2</sup> and 2,000m<sup>2</sup>)
- Provision for potential medium density (250m<sup>2</sup>) within indicative area
- Allows future expansion towards southwest
- Link to Carrington Park with the stream area, by a wide green corridor that includes Richmond Garden
- Walking/cycling connections to community facilities and schools
- Movement network based on existing road network and lot boundaries
- Room for expansion light industry / services with minimal shared boundary with existing residential
- Green buffer separating industry/services from residential

- Stream with 100m wide green buffer with potential to use as amenity space and walking/cycling paths
- Safe and green walking and cycling infrastructure along main roads
- Phased growth areas with separated services provisions allow for infrastructure development to be staged

#### 4. DISCUSSION

Feedback was received from 29 individuals, groups and businesses. Submission summaries are in **Attachment 1**.

From the feedback received from the community there are six clearly identified key themes arising out of the draft feedback.

##### 1. Mixture of lot sizes and the provision for smaller lots

64% of the feedback received discussed the need to provide for smaller lot sizes and supported lot sizes down to 250m<sup>2</sup> to support a range of different types of developments. While there was also support for the larger lot sizes there was a clear preference for mixed density and a less prescriptive approach.

##### 2. Affordable housing

Following on from the support for smaller lots and mixed density there was also significant support for affordable housing and the use of tiny homes, and unit title style comprehensive developments. There was also support in a number of submissions for different style of housing, including a more English maisonette style duplex/apartment style of living.

##### 3. Provision for walking and cycling

The provision for walking and cycling paths that were separate from the main traditional transport links such as roads and footpaths came through the feedback strongly. These could be provided as part of a development, standalone paths and/or incorporating these into the green spaces provided in the draft map.

##### 4. Green spaces

Providing additional green spaces such as additional children's play areas and other passive recreational spaces received significant support. One suggestion was to incorporate an area for dogs to keep them off the footpaths. One suggestion was that the extent of the green space shown around Booths Creek could be reduced from the proposed 100m to 10m and still achieve the desired outcome.

##### 5. Infrastructure and servicing requirement

The ability for the Council's existing infrastructure to cope with the additional demand of potentially another 1000 houses within the growth area was raised by a number of submitters, in particular this related more to the availability of water than wastewater disposal. There were requests

for a state highway bypass to be considered and that all developments should be required to have a footpath on both sides of the streets.

Comments were also received in relation to existing services such as medical centres and schools and their ability to cope with an increased demand as a result of future growth.

## **6. Sustainable developments**

The use of sustainable material when building new homes, the instillation of greywater tanks, and supplementary potable water supply came through strongly. In addition to this, comments were received about solar power, storm water retention fields and other measures to ensure that any development or new build was done in the most sustainable manner.

## **5. NEXT STEPS**

The Draft Structure Plan will be updated taking into account the feedback received. This draft Structure Plan will be presented to the Policy and Strategy Committee for consideration prior to being presented to full the Council approval to commence the formal District Plan change process.

The formal plan change process has a number of statutory bodies that are required to be consulted under Schedule 1 of the Resource Management Act 1991 when developing a plan change. The following is a list of parties that councils must consult with in preparing a proposed plan change:

- the Minister for the Environment; and
- those other Ministers of the Crown who may be affected by the policy statement or plan; and
- local authorities who may also be affected; and
- the tāngata whenua of the area who may be so affected, through iwi authorities; and
- any customary marine title group in the area.

A plan change cannot be notified for public consultation till the Schedule 1 consultation has been undertaken. Once the Schedule 1 consultation is complete, a further decision by the Council will be required to adopt and notify the Proposed Plan Change for formal consultation with the community as set out in the Resource Management Act 1991. The formal consultation provides for a hearing where submitters can speak to their submission.

## **6. CONSIDERATIONS**

### **6.1 Climate change**

No issues have been identified for the purpose of this report, however some of the feedback has noted having low impact housing and developments that take into consideration the impacts of climate change.

### **6.2 Tāngata whenua**

Should Council proceed with the structure plan and subsequent Schedule 1 consultation Iwi will be formally approached for comment.

**6.3 Financial impact**

Nil

**6.4 Community Engagement requirements**

A summary of the feedback received is contained in the attachment.

**6.5 Risks**

No risks have been identified for the purpose of receiving this report.

**7. RECOMMENDATION**

That the Committee:

1. **Receives** the report.
2. **Notes** the feedback received.
3. **Notes** an updated draft Structure Plan will be presented to the next Policy and Strategy Committee.

**File Number:** 125489

**Author:** Solitaire Robertson, Senior Planner

**Attachments:** 1. Eastern Growth Feedback [↓](#)

| Eastern Growth- Summary of Feedback |                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| #                                   | Name                                 | Feedback- Key Points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1                                   | Edita Babos-Tomlinson and Carruthers | <ul style="list-style-type: none"> <li>There is reference to a Medium Density area allowing 250m<sup>2</sup> lots. There is an existing Medium Density area in Carterton Residential zone, however the lot size standards are far from being 250m<sup>2</sup>. Even the “normal” residential zone does not specify 250m<sup>2</sup> lots as a minimum standard, but rather 400m<sup>2</sup> with average minimum being 500m<sup>2</sup>. If Council is looking to intensify residential development in the areas marked, the name or description cannot be Medium Density.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2                                   | Lilla Csorgo                         | <ul style="list-style-type: none"> <li>I applaud Carterton District Council for seeking to have a range of residential densities, green buffers, and green walking and cycling infrastructure, including linking Carrington Park to the stream area.</li> <li>Urge Council to not only consider medium density residential zoning, but also high density, in particular lots that would allow for the construction of town houses and low-rise, multi-dwelling units.</li> <li>This type of housing is generally in short supply in the Wairarapa, while such housing is typically in demand by both older and younger demographic groups, who often do not have the energy or interest to maintain a larger lot, and are attracted to the lower costs typically associated with smaller and more dense housing. The environmental benefits of higher density housing are also well-known. It provides for a much smaller environmental footprint per individual and frees up space that can be used for parks and other green areas.</li> </ul> |
| 3                                   | Ralph Rackstraw-Premier Beehive      | <ul style="list-style-type: none"> <li>The Premier Beehive factory have a limited power supply to site. The site can only power up its 2x 1000KVA transformers to approximately 55% before it reaches the constrained supply limit from the Clareville Sub Station. Adding housing and businesses to the proposed area is likely to put further (new) demand on the already limited power supply. The Premier Beehive factory needs to secure this supply for its own future development. The Premier Beehive encourage CDC to discuss <i>new</i> investment from the power company to support the eastern growth.</li> <li>There are a number of natural swale and stream water courses to the north, east and south of the factory that need to be preserved to ensure ground does not become water logged or flood.</li> </ul>                                                                                                                                                                                                                |
| 4                                   | Ash Walker                           | <ul style="list-style-type: none"> <li>Please consider the potential for a SH2 bypass and have a suitable avenue identified.</li> <li>Please insist that developers incorporate up-to-standard footpaths on both sides of the road. As well as link alleyways where appropriate. Creation of these should elements be a cost absorbed by the developers.</li> <li>Expanding east seems logical. Avoiding the rail line is a large factor, as well as the apparent abundance of suitable, flat land.</li> <li>Please incorporate sustainability in to the design where practicable. In building types, building materials, vegetation cover, storm water retention fields</li> </ul>                                                                                                                                                                                                                                                                                                                                                              |

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| 5 | Danijela Tavich      | <ul style="list-style-type: none"> <li>• Support for providing increased development capacity in Carterton as is proposed in the draft structure plan. In particular, I am very supportive of rezoning for higher-density capacity.</li> <li>• I am supportive of allowing for 250m<sup>2</sup> lot sizes for medium-density development in Carterton East. I hope that the proposed 800m<sup>2</sup> and 2000m<sup>2</sup> lots do not dominate the area and that adequate zoning for the smaller lots is provided. I also hope the trend of smaller minimum lot sizes will continue across the urban area of Carterton to support the development of affordable housing that this region so desperately needs.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6 | Samuel Rayner        | <ul style="list-style-type: none"> <li>• I would like to submit my support for providing increased development capacity in Carterton.</li> <li>• Should have a strong emphasis on providing for affordable housing in the area. We already have so much green space in Carterton, we have a lot of scope for more medium and high density development without compromising the overall character and feel of the area.</li> <li>• The proposal to allow for 250m<sup>2</sup> lot sizes in Carterton East is a great start and one that I support. This is a great opportunity to provide a meaningful amount of development capacity and help free up land to get New Zealanders into homes. I think there should be less emphasis on the 800m<sup>2</sup> and 2000m<sup>2</sup> lots and more capacity for smaller lots.</li> </ul>                                                                                                                                                                                                                                                                                                   |
| 7 | Jim & Carole Wrigley | <ul style="list-style-type: none"> <li>• Great to hear about this growth for the future- will be beneficial to businesses</li> <li>• Over the years many businesses have closed up and there is a need for a selection of shops to suit the wider community.</li> <li>• Our services such as doctors/dentists, water, traffics are stretched to the limit and another 1000 houses wont help.</li> <li>• Could we have a dog area incorporated into the design to keep them off the footpaths ect.</li> <li>• How will people on fixed incomes cope with the increased rates.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 8 | Peter Greener (Dr)   | <ul style="list-style-type: none"> <li>• There should certainly be a mix of accommodation available, especially for younger people. Closer to town duplexes, or what the English call maisonettes, can provide four x two bedroom homes in one building on a small site, yet provide both upstairs and downstairs flats with a garden each, one front, one back.</li> <li>• With expected growth of 4000, what consideration has been given to a site for a future primary school? Have discussions taken place with the Ministry of Education?</li> <li>• What consideration has been given for future medical services?</li> <li>• No indication is given about responding to future traffic growth in this plan other than the widening of Rutland Road. Have discussions taken place with NZTA about a possible south-end roundabout onto High Street South?</li> <li>• It is heartening to see discussions taking place across the three Wairarapa Councils on water tank provision for new-builds, with developments of this scale is CDC considering making such tanks a requirement at least for stand-alone homes?</li> </ul> |
| 9 | Robin Weaver         | <ul style="list-style-type: none"> <li>• No objection to the town expanding in an easterly or any other direction.</li> <li>• There needs to be an adequate number of affordable dwellings for low income people such as super annuitants, unemployed and those who are employed but are only being paid minimum wage or somewhere close to it.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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|    |             | <ul style="list-style-type: none"> <li>• The plan is considering building residences with 800 to 2,000 square metres. Who, with exception of the filthy rich, needs (versus wants) 2,000 square metres (which would probably be more lawn than anything else and need constant watering)? Surely 1,000 square metres (or within cooey of a ¼ acre) should be the maximum or are we in the business of wasting another limited precious resource . Should affordable dwellings with around 500 to 600 square metres be available as an option?</li> <li>• Young families with children need open space with playground equipment, elderly people need relatively quiet open or wooded space where they can walk by themselves or with their dog and, if the mood takes them, to sit and reflect on life past, present and future.</li> <li>• The roads in the development area should be normal street width with berms such as Armstrong Avenue to allow for possible public transport and emergency vehicle access. The roads should be constructed with the possibility of them becoming a bus route in the future in mind.</li> <li>• There appears to be some difficulty supplying the existing town with a reliable water supply that meets normal demand.</li> <li>• If we are seriously planning on building a further 1,000 residences might I respectfully suggest that first and foremost, the current town water supply be improved to the point where we do not need summer restrictions. Then and only then you can start looking at finding a reliable supply for the proposed new residences.</li> </ul> |
| 10 | Anne Nelson | <ul style="list-style-type: none"> <li>• No growth for Carterton unless there is enough summer water for everyone (given that we are short of summer water already - and climate change will bring hotter, drier summers).</li> <li>• The rules in covenants are determining the character of new developments - and also new homes on stand-alone sections. But these covenants are determined by the developers, sometimes in consultation with the real estate agents. Council must use any legal means possible to have more say in covenants.</li> <li>• Reduce section sizes in new developments</li> <li>• Allow (encourage!) smaller homes</li> <li>• Allow (encourage) every development to have some homes that could be used as rentals (eg, a few 'units' in every development)</li> <li>• Introduce extra fees for single people or couples who want to live in very large homes (eg, 4 bdrm)</li> <li>• Allow new transportable homes</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|    |                | <ul style="list-style-type: none"> <li>• Allow innovative building design (eg, eco building)</li> <li>• Remove unnecessary rules about housing materials and finishing - eg, lighter coloured roofs mean cooler homes but some covenants prohibit these</li> <li>• Encourage the use of sustainable building materials</li> <li>• Encourage the development of housing communities, including tiny home communities</li> <li>• All new homes must have solar panels</li> <li>• Every new house must have a large water tank, above ground.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 11 | Miles Harding  | <ul style="list-style-type: none"> <li>• Currently our property is zoned low density. I understand parts of Carterton will become high/medium density zone. I'd like to formally request that you include my area in this refining scheme as we wish to sub divide in the future.</li> <li>• Ideally we would like to be able to subdivide down to 500m2. I believe this will help contribute to the community goal of creating 1000 new homes by 2033 .</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 12 | Valda Kirkwood | <ul style="list-style-type: none"> <li>• Road I regularly walk and cycle along Rutland Road. In order to access the main town without taking on the hazardous traffic of High St/ SH2. Rutland Rd is an essential conduit for cyclists. As a resident I observe this route frequented by cyclists of all ages and stages, walkers alone, walkers with dogs, walkers with buggies/prams and small children.</li> <li>• A walkway/cycle path be established along Rutland Rd and that it not be part of the road but separate from it to avoid the issues that require cycling along Rutland Rd in the first place.</li> <li>• If the Rutland Rd cycle path was separate from the road itself this would still be an option for younger families adding significant quality of life to living in Carterton. As a senior ratepayer of this town it also offers those of us in our later years who enjoy cycling to keep fit and out of the Medical Centre a sense of safety not experienced cycling on roads. I consider this to be an essential requirement for any development of the eastern side of Carterton.</li> </ul> |
| 13 | Ron Shaw       | <ul style="list-style-type: none"> <li>• The proposal takes a more rigid prescriptive approach than is necessary. Specific areas that need more flexibility are considered below but the structure plan should break away from the overly constraining approach of the Resource Management Act as it has developed and go back to the more permissive approach that the RMA was supposed to take when it was first passed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|  |  | <ul style="list-style-type: none"> <li>• All developments in the proposed extension must ensure that energy, logistics, telecommunications, and the internet of things (IoT) are taken into account. Roading and transport is considered in the proposal. Any energy and telecommunication provision must be expansive. All CDC owned infrastructure, including roading, must have provision for closed circuit monitoring, PLC controllers, and the like built in or provided for in the future.</li> <li>• The impact of the sharing economy in Carterton must be considered. Airbnb use of residential structures; e-scooters on the cycle/walkways, autonomous vehicles must all be borne in mind.</li> <li>• To attract the key growth demographic Carterton needs good jobs (skilled with technological inputs), a mix of housing types (not one size fits all), good schools, and a family friendly environment with good parks, sports facilities. While the structure plan considers housing and recreation it is silent on jobs and schools.</li> <li>• On-site water storage for both rain and grey water in all new structures should be mandated.</li> <li>• CDC should consider restricting the ability to sink bores in the new area to maintain equitable access.</li> <li>• CDC should consider billing for water use during peak flows (6.30am – 10.30am and 5.30pm – 7.30pm.) to encourage the shifting of the load on the potable water system.</li> <li>• CDC should continue to contribute to regional council initiatives on aquifer mapping.</li> <li>• CDC should expand its support of wetland reinstatement in the Mangatarere Catchment</li> <li>• CDC should expand water storage at both the Frederick Street bore field and at the Kaipatangata Treatment Station.</li> <li>• CDC should assure itself that there are no floodwater issues with Booths Creek. CDC should continue proportionate contributes to regional council initiatives on the Wakamoekau Community Water Storage Scheme BUT, given the unsound economics of the current proposal, must be prepared to walk away from this scheme if it requires ratepayer subsidies or long term take or pay contracts.</li> <li>• The proposal suggests the imposition of a binary choice between 800m2 and 2000m2 section sizes with some provision for 250m2 medium density sections. Rather than maintaining a rigid approach to section sizes, the CDC must consider a permissive regime where sections sizes are dictated by developer demands. The developer is much closer to the ultimate customer and should have freedom to determine section sizes according to need.</li> <li>• Has the CDC discussed with the Ministry of Education whether there be any need for an additional school in the extended area? If so, where will the school be located? If not, why not?</li> <li>• CDC must maintain a permissive attitude to home based working including home based trading (subject to nuisance rules) in the extension zone.</li> <li>• Having light industrial in the Carterton township will allow more flexible responses to job creation.</li> <li>• Small scale residential development could be permitted in the light industrial zone but subject to rules that prevent NIMBY behaviour.</li> </ul> |
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|    |                                            | <ul style="list-style-type: none"> <li>• Moving away from the hard grid of older Carterton will make Carterton a more interesting place to live. Cycling and walking connections should also make use of a mix of sinuous and linear forms.</li> <li>• Waka Kotahi NZTA should be consulted to ensure that the development of Rutland Road as a primary transport link for the mooted expansion does not constrain any development of a SH2 bypass.</li> <li>• Provision of charging stations for plug in electric/plug in hybrid vehicles needs consideration and all roading should have provision for IoT monitoring.</li> <li>• Keep up the pace on this.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 14 | Demelza O'Brien<br>Regional Public Health. | <ul style="list-style-type: none"> <li>• Regional Public Health (RPH) congratulates Carterton District Council (CDC) on progressing the Draft Structure Plan. Structure plans allow for integrated planning with high quality housing, public and active transport options, community amenities, and high quality communal and accessible open/green space, all of which contribute to building healthy communities and neighbourhoods.</li> <li>• Siting housing near transport routes and suburban centres encourages the use of public transport, and especially active transport (walking, jogging, cycling) to navigate the city and daily activities. The proposed housing sites in Carterton are well placed to access community facilities and to support access to active and public transport. Specifically providing for walking and cycling connections to local facilities and schools, links to a green corridor in the structure plan and improved walking and cycling infrastructure along main roads will ensure that health and wellbeing benefits from any future development are realised.</li> <li>• Reducing dependency on cars and motorised transport reduces congestion and will improve public transport flow the urban areas. Not only is it good for the environment as it reduces carbon emissions, there are also benefits for health as it encourages people to be physically active in their community.</li> <li>• Living in proximity to green spaces is generally associated with “increased physical activity, positive health behaviours and improved health outcomes”</li> <li>• Discussions on alternative food distribution methods would be beneficial for the Carterton region. Furthermore, consideration should be made on whether another supermarket, or a fruit and vegetable store should be made available to improve access with an increased population.</li> <li>• It is also important to include access to safe drinking water, especially along active transport routes and areas of recreation.</li> <li>• Recommends that CDC play a key role working with future developers to ensure that proposed development plans allow for a range of housing typologies and affordable housing options and align with best practice in urban design.</li> <li>• Recommends that housing affordability should be a central concern of this new development, with particular consideration given to how this can be achieved for Māori and Pacific whānau.</li> <li>• Recommends that health is integrated into any spatial plan to ensure that health and well-being is prioritised.</li> </ul> |

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|    |              | <ul style="list-style-type: none"> <li>• We welcome the opportunity to remain involved as the Structure Plan evolves, and to meet with planners to discuss how we can best support them in this work.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 15 | Xavier Warne | <ul style="list-style-type: none"> <li>• Thank you for the opportunity to comment on the draft Structure Plan for Carterton East. It is exciting to see the Council taking sustainability seriously and considering green spaces, active transport, diverse housing options, and medium density living.</li> <li>• A growing Carterton needs an affordable mix of homes in a form that maintains the rural - not suburban - character that makes Carterton so great- The loss of affordable and appropriate housing for a variety of people means that they either have to live elsewhere (and commute) or cease participating in the community.</li> <li>• Maintain Carterton’s character as a ‘main street’ rural town. Importantly this means maintaining the density and connectivity that characterises rural, not suburban, neighbourhoods.</li> <li>• Smart growth in a rural town will encourage compact, mixed use design, promote a range of housing choices, and foster walkable communities with a strong, cohesive sense of place, open space, farmland, and natural beauty. Density makes stores, schools, parks, and other amenities more economically viable and easier for residents to get to by putting them closer to homes and provides economies of scale for providing more and better services.</li> <li>• Acknowledge Carterton’s urban future, both as a town set to exceed 10,000 residents shortly, and as commute-ready neighbour of a rapidly growing metropolitan area (Wellington) and regional centre (Masterton).</li> <li>• Carterton should be explicitly planning to accommodate some the growth from Wellington (the demand will come, and is already coming, whether we plan for it or not).</li> <li>• The new National Policy Statement – Urban Development requires urban areas with a housing and labour market catchment of 10,000 people to remove carparking requirements and implement intensification policies around transit stops. Whilst the intensification of the area around the train station is out of the scope of this consultation, intensification will be relevant to parts of the growth zone within walking distance of the station. The inner parts of the Park Road development in particular appear to be within a 15 minute walk of the train station.</li> <li>• Remove or reduce/diversify minimum section sizes in the new greenfield developments to truly encourage a diversity of housing typologies for a diversity of households, particularly those that will not be able to afford a home on an 800m2+ section.</li> <li>• Low-rise housing types that are denser than a single-family detached home. This included house-scale buildings with multiple dwellings within them (eg. duplexes, courtyard apartments), townhouses, and house-scale sections with multiple small dwellings (eg. cottage court). These typologies are cheaper to construct than apartments, and therefore more affordable to a range of households. Their scale is compatible to single-family homes and they cost a similar amount to build (unlike apartments), allowing land costs to be shared by multiple households. This makes them a good tool for improving housing affordability. This recommendation goes hand in hand with the removal of minimum section sizes.</li> </ul> |

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|    |             | <ul style="list-style-type: none"> <li>• Remove barriers to and actively promote accessory dwelling units. The benefits of small lots and missing middle can also be achieved by enabling people to easily add self-contained accessory dwellings to their property. This can take the form of stand-alone structures (eg. granny flats) or by partitioning a house. This allows a household to make use of excess space, particularly older households who may no longer need as much space but could use extra income.</li> <li>• Allow for mixed land uses along main corridors, Allowing appropriate commercial use amongst residential areas, particularly in walkable neighbourhoods with medium density, can improve the fiscal viability of the expanded infrastructure network and make more vibrant neighbourhoods.</li> <li>• The original parts of Carterton are laid out of a gridded network of streets. Deliberately mandating this pattern in new developments would continue the original layout of the town, reduce traffic speeds and turning radii, diversify route options, promote walkability and integrate new developments into the existing town fabric.</li> <li>• Carterton has great potential to become a town where someone can make most, if not all, of the trips they need with a bicycle (or other small, medium-speed vehicles). Most of the town is within a 15 minute cycle of the main commercial strip, including much of the proposed growth area. Cycling and other micro-mobility/active transport can improve health, reduce carbon emissions and air pollution, foster greater connection to place, and reduce household costs.</li> <li>• Engage with Trust House to increase the stock of public housing in Carterton.</li> </ul> |
| 16 | Canea Trust | <ul style="list-style-type: none"> <li>• BWNR Limited, as trustee of the Canea Trust (the Trust), owns parcels of land located in the draft Carterton East Structure Plan (the Plan).</li> <li>• First, it owns land comprising 15.7652 hectares situated at 59 Moreton Road, contained in Identifiers WN56C/3030, WN350/280 and WN458/43 (the First Land).</li> <li>• Secondly, it owns all the land designated “light industry/services” in the Plan (the Second Land).</li> <li>• Thirdly, it owns the land in the area north of Hilton Road adjacent to the ‘light industry/services’ area, which is designated ‘potential for future growth towards south’ (the Third Land).</li> <li>• The Trust considers that the best use of the First Land, the Third Land, and possibly the southern part of the Second Land, is for it to be developed for residential purposes. It has been approached by developers wishing to purchase the land. In principle, the Trust has resolved that the land should be sold for development in the foreseeable future, once there is certainty regarding the CDC growth plan.</li> <li>• The Plan proposes an average section size of 2,000 square metres for stage 3B. The Trust submits that the average section size should be 450 square metres.</li> <li>• The country has a housing crisis. Carterton is no exception. The acute shortage of affordable housing demands a smaller average section size, and could include small footprint housing and sections, and possibly the beautifully designed two-story townhouses that are now being utilized in Palmerston North.</li> </ul>                                                                                                                                               |

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|  |  | <ul style="list-style-type: none"><li>• The fact that the land in stage 3B is so close to most of Carterton’s schools makes it even more imperative that the average section size of stage 3B be significantly smaller. It is to be expected that younger families will wish to live close to schools and will be appreciative of affordable properties.</li><li>• We would like to see a mixture of property sizes and types of housing in each area - high, medium and lower density, intelligently considering how to achieve long term community benefits. It is submitted that this could be achieved by a mix of section sizes in 3B, ranging from 1,000 square metres to 250 square metres.</li><li>• The Trust submits that the land in Stage 3B should be developed with, or before, Stages 1 and 2. First, the land has services in place almost to the boundary of the land. It may therefore be a quicker, and less expensive, option for development.</li><li>• The land in 3B is closer to more Carterton schools than the land in stages 1 and 2. South End School has communicated to us its very strong hope that residential housing be progressed as soon as possible on land closest to the School. This would allow an easier and safer entrance to, and exit from, the School for its students. The School has had close calls with students on the current narrow SH2 entrance and would also benefit from having sufficient space for disabled access. The Trust wants to ensure that an entrance off Moreton Road is achieved in the development of this land.</li><li>• South End School is very keen to have a safe eastern entrance. We submit that there should be a biking/walking track to the School starting near Hilton Road, predominantly running along the current town boundary to Moreton Road, then from Moreton Road north, to accommodate children from the southern area, allowing them safe access to school by foot or bike without having to negotiate State Highway 2 and its very heavy traffic flow and very large vehicles.</li><li>• South End School is enthusiastic to have its green area utilized by the community and welcomes the idea of having this residential/school boundary as an open access area. They commented that they have many retired people who volunteer at the School, and mixed housing would provide a great connection for retired people who want to be included within a family-friendly neighbourhood while also being close to Roseneath.</li><li>• To aid long term expected housing growth, we propose the southern portion of the area designated ‘potential for future growth towards south’ north of Rutland Road, which borders new residential sections, be included in the draft plan. This would aid future housing growth, especially if there is no desire to split up farming enterprises by the owners east of Rutland Road in the near future.</li><li>• The Trust submits, given the very close proximity of the area to schools and existing housing, that this area should be designated residential, provided an environmentally designed barrier around Premiere Beehive would achieve the desired outcome of protecting the business, and of the business having minimal or no effect on those living nearby, so people can enjoy their home environments. Alternatively, the Trust submits that a smaller area be designated for light industry/services, with the remainder being designated residential.</li><li>• Regarding area ‘8’ on the draft plan, we suggest that this area should have the biking/walking track to the schools through it, and therefore any planting needs to be of a high quality aesthetically and should be created in a way that feels safe to the community.</li></ul> |
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|    |      | <ul style="list-style-type: none"> <li>• The Trust submits that a narrower area than the area designated '8' should be committed for buffer screen plantings, possibly with an area available for light industry west of Premiere Beehive.</li> <li>• We'd be enthusiastically open and encouragingly cooperative of any joint planning with neighbouring properties to create the most beneficial big picture road, amenity, recreation and residential areas.</li> <li>• We are very keen to work with CDC to determine the best possible long term, most beneficial, outcome for Carterton in the area discussed west of Rutland Road from Hilton Road to our northern boundary behind Ponatahi School.</li> <li>• Ideally, before passing the land on to developers, the Trust would like to determine with CDC the following; a safe eastern access to South End School, the walking/biking track/s, the wisest boundary site between industry and residential dwellings, bunding/planting protection around Premiere Beehive (and any light industry on its boundaries), potential covenants to protect business/residential favour with each other, community and green spaces, mixed density sections, and roads and utility 'paths'.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 17 | Mika | <ul style="list-style-type: none"> <li>• Thanks for the opportunity to submit on the Carterton East growth plan. The plan is really exciting and it is great to see the prioritisation of walking/cycling, green space, medium density housing and access to the town centre. I am excited to see that CDC is being future-focussed and considering population growth, transport, infrastructure needs and flood hazards now.</li> <li>• A lot of what makes Carterton wonderful is its down to earth, friendly, local community, its compactness and proximity to the train station, and the mix of different people living there. Urban planning and urban design theory has long recognised that more diverse (age, gender, income, background, culture) societies become cultural and creative hubs where people want to live and feel connected to their community. However, to keep a range of people, backgrounds and incomes living in Carterton we need to offer a range of housing prices in our new housing fabric, as well as more allowance for affordable rental properties. It is really exciting to see the future provision of medium density housing at 250 m2 lots, and I think you could even consider the allowing for smaller lots (100m2) and town houses. However, this needs to be put in place now rather than just as an overlay, as the demand for housing is only going to increase.</li> <li>• Although a town like Carterton could sprawl indefinitely, spreading out at a low density only increases reliance on private vehicles, disconnects people from the town centre and community, makes neighbourhoods unsafe (due to less eyes on the street), and has a significant environmental impact. I also think a key priority should be to maintain gridded street networks to maximise the connectivity and walkability of the residential areas, and prevent the development of curved culdesac streets which don't offer any connectivity to the urban form.</li> <li>• The proposed predominant lot size of 800m2 is too large to offer affordable housing which attracts a range of people and housing typologies. 800m2 will only create a particular kind of suburban block which will attract wealthier people, and make it more difficult for younger or lower socio-economic people to buy or rent in Carterton.</li> </ul> |

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|    |                         | <ul style="list-style-type: none"> <li>• Additionally, the 2000m2 lots are an inefficient way to provide future housing. It is well established that lifestyle blocks from 1000m2 to a few acres are a major issue in New Zealand's housing availability and the consumption of valuable agricultural land.</li> <li>• I think the amount of green open space should be dictated by the predicted flood hazard around the stream running along the east. Green spaces should be used strategically as flood detention areas and as a way to slow floodwaters down. Accounting for this now and putting natural flood management solutions into the growth area of Carterton will be so much easier to do proactively than retrospectively. Learning should be taken from the Mangatarere Stream flood modelling to avoid putting more houses at risk of flooding, and the flood risk should be prioritised as a driver of the location of housing and green space.</li> <li>• As well as provisioning for green space I also think CDC should consider mandating/incentivising tree-lined streets as a part of ensuring Carterton is walkable, as shade can make such a difference to the pleasantness of a walk.</li> <li>• The availability of water and ongoing water security with climate change is also a significant constraint for Carterton which needs to be resolved and invested in now before this development occurs. Even if the pipes are in the ground, are the water sources sufficient to support such a rapidly growing population? When these plan changes occur they need to be accompanied by strong recommendations and allowances for rainwater harvesting and greywater recycling, in fact they should be compulsory or heavily incentivised in any new builds.</li> <li>• Tree-lined streets, white roofs and other heat management and carbon reduction strategies.</li> <li>• Community gardens and other interactive community-run spaces, connected to commercial areas.</li> <li>• Investigate options for revising planning regulations to make co-housing or communal living a more viable option for people, such as allowing multiple smaller dwellings to be located on one property and encouraging 'missing middle' typologies.</li> </ul> |
| 18 | Jane Tucker & John Kerr | <ul style="list-style-type: none"> <li>• The water supply within the Carterton District Council is presently under severe stress during the summer months, new bore notwithstanding. It will be necessary to ensure an increase to the available supply concomitantly with any expansion of the population (and therefore demand).</li> <li>• The increased traffic which will necessarily follow from development in that part of the town has been recognised with the proposed widening of Rutland Road. It is vital that the walkway/cycletrack proposed be kept separate from vehicular traffic for safety reasons. This road is popular for both activities, including by ourselves, and best practice would dictate that the users be kept at a physical separation rather than simply by a line painted on the road. In addition, consistency of give way direction along the length of the road would increase safety for vehicles, rather than the current anomalous situation of cross traffic having right of way at one intersection but not at others.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| 19 | Primrose Appleby                                           | <ul style="list-style-type: none"> <li>The increased traffic which will necessarily follow from development in that part of the town has been recognised with the proposed widening of Rutland Road. It is vital that the walkway/cycletrack proposed be kept separate from vehicular traffic for safety reasons. This road is popular for both activities, including by ourselves, and best practice would dictate that the users be kept at a physical separation rather than simply by a line painted on the road. In addition, consistency of give way direction along the length of the road would increase safety for vehicles, rather than the current anomalous situation of cross traffic having right of way at one intersection but not at others.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 20 | Martha Pascoe                                              | <ul style="list-style-type: none"> <li>With the development there will be an increase of traffic which can be dangerous especially the corner of Moreton/Rutland Road.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 21 | Heather Simpson & Ian Bowie                                | <ul style="list-style-type: none"> <li>agree on importance of walking and cycling tracks however we disagree with the size of 100m either side of booths creek. Instead, a simple 10m esplanade on the south side of booths creek is sufficient for native plantings as pedestrian/cycling.</li> <li>feel that the amenity areas should only be accessible by walking or cycling so that it reduces the risk of people parking up in the green space and playing loud music from their cars which would impact the nature experience and positive/safe community feel</li> <li>propose the land along park road to the south and east of booths creek which is on the north side of park road (currently on the map as 'grey' subdivided stream valley) be a mixture of 'yellow' residential zoned land and 'grey' esplanade.</li> <li>We propose our land along park road to the south of booths creek be zoned residential and that by doing so, this allows us to keep the bulk of our land as productive rural land &amp; as part of the rezoning to residential we would include a track of community esplanade along south side of the overflow for the water race which is approximately where our driveway bridge crosses booths creek. (Noting that we feel only 10m is required to provide public walking and cycling. 100m is excessive).</li> <li>We would like to consult further with CDC on the re zoning of a portion of 181 park road and exact location of the proposed esplanade to ensure our productive rural land is protected while contributing to the eastern growth plan</li> </ul> |
| 22 | Caroline Watson-<br>Greater Wellington<br>Regional Council | <ul style="list-style-type: none"> <li>While a draft Structure Plan is not a district plan change and therefore not required to give effect to the Wellington Regional Policy Statement (RPS), it is still important that the overall direction of the draft Structure Plan is consistent with the direction in the RPS as future district plan changes will be seeking to implement it.</li> <li>GW supports an integrated approach to urban development, providing a range of housing types and densities; including quality affordable housing, retail and services to both existing and future communities.</li> <li>We especially support the addition of medium density areas as they limit the need to expand the urban footprint and place less demand for extensions to existing infrastructure. The provision of medium density areas within close proximity to the town centre and associated facilities is also consistent with RPS Policy 57 which seeks that new development is well connected with public services or activities, employment or retail activity, open spaces or recreational areas.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|    |                  | <ul style="list-style-type: none"> <li>• GW supports increased areas of green/open space within any newly developed areas and the numerous associated health and wellbeing benefits that come with increasing contact with nature and green spaces in the built environment.</li> <li>• GW notes that the draft Structure Plan does not reference the benefits of new urban development within close proximity to Carterton Station and the Wairarapa train line. The draft Structure Plan could build on this by incorporating access improvements to the Carterton Railway Station given that increased housing density may result in more rail commuters.</li> <li>• The flood hazard risk (subject to further investigations) when further identified, will also be a potential constraint and determine what development and where, is appropriate.</li> <li>• GW support the objective to ‘connect with nature’ and associated measures such as the provision of green corridors and the use of water sensitive urban design. This is consistent with the direction of the NZ Biodiversity Strategy 2020, RPS and the PNRP. The intention to use natural elements to create more organic boundaries is supported, though we note that the current plan for green space comes across as being quite linear. We support further softening these boundaries where possible.</li> <li>• GW supports the retention of heritage in development areas because it is consistent with Policy 22 of the RPS.</li> <li>• We strongly support the intention to protect and enhance the adjacent reach of Booth’s Creek. We would suggest restoring this reach using best practice riparian restoration techniques and would be happy to provide advice. Restoration of this feature would mean that it could serve, not only as a space for people to connect with their natural surroundings, but also to learn about appropriate riparian restoration measures in the surrounding district.</li> <li>• GW supports the consistency of the draft Structure Plan with the Wellington Regional Land Transport Plan in terms of it supporting two key objectives in the draft Wellington Regional Land Transport Plan: <ul style="list-style-type: none"> <li><i>Objective 1: People in the Wellington Region have access to good, affordable travel choices;</i></li> <li><i>Objective 2: Transport and land use are well integrated to support compact urban form, liveable places and a strong economy.</i></li> </ul> <p>It also supports the general direction of a third objective that the impacts of transport and travel on the environment is minimised.</p> </li> <li>• It’s also consistent with the Transport Investment Priorities, specifically Priority 2 Make walking, cycling and public transport a safe and attractive option for more trips through the region.</li> </ul> |
| 23 | Alastair Cameron | <ul style="list-style-type: none"> <li>• My family and I support the Carterton Draft Structure Plan, specifically the proposals for more housing, more community recreational and green space, and a range of housing sizes and density. We may also be fortunate to benefit privately if some of our land is rezoned for housing, but have an interest in any future development preserving some of the rural</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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|  |  | <p>amenity we currently enjoy. Accordingly, we’d welcome the chance to talk with the Council about the proposal and how we can best support it.</p> <ul style="list-style-type: none"> <li>• I am providing this submission on the Carterton Draft Structure Plan (“the proposal”) on behalf of myself and my family. We own around 6 hectares of land included in Zone 1A in the proposal; specifically the land immediately north of Park Road, with a section of Booths Creek running across it.</li> <li>• It allows for more affordable housing by opening-up land for housing near the existing town and infrastructure. High house prices create inequality and exacerbate poverty, and so we support efforts to increase the supply of affordable housing in our community. Since the cost of land and infrastructure are major contributors to high house prices, opening up more land close to existing infrastructure, as this proposal would do, has a greater chance of allowing developments that include affordable housing.</li> <li>• <i>The proposal includes valuable amenities for existing and future Carterton residents.</i> The proposal to provide community recreational and green space, with walkways and cycleways that connect through to Carrington Park and the main street, will allow Carterton residents to enjoy the town while avoiding the busy main road or narrow, rural roads with inadequate footpaths. This will benefit both existing residents of Carterton and those who live in the proposed new area for housing.</li> <li>• <i>The proposal provides for a range of housing sizes and different uses that anticipate a modern, liveable neighbourhood.</i> The range of section sizes and housing density, the designated spaces for shopping and industrial use, and the proposed recreational and green space indicate the potential for an interesting, diverse and liveable neighbourhood.</li> <li>• While we support the proposal for the “public good” reasons outlined above, we also acknowledge the proposal could result in private benefit for us insofar as some of our land may be rezoned with a consequent increase in value.</li> <li>• This does pose somewhat of a dilemma for us, however, since me and my brother have recently built our “forever homes” on the land. Much of the appeal comes from using the surrounding farmland, our views of the mountains and hills, and distance from traffic and other neighbourhood noise, which would be compromised by intensive housing development nearby.</li> <li>• Nonetheless, we consider this a “good problem to have” and see potential to advance the main aspects of the proposal while still allowing us to retain some of the amenity value we currently enjoy. For example, creating buffer zones around Booths Creek is part of the proposal’s recreational and green space, and could also help us preserve some of the outlook we</li> </ul> |
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|           |                   | <p>currently enjoy. Similarly, a variety of house sizes and density may permit an overall plan that can benefit us and possible new residents by making the most of additional planting buffers and green zones</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>24</p> | <p>Ian McComb</p> | <ul style="list-style-type: none"> <li>• I own Small Time Developments Ltd, and Brookside Developments – Featherston Ltd both of which are companies established to provide high quality small and affordable dwellings for individual households and communities.</li> <li>• Smaller and Shared:<br/>             A significant route to affordable housing is smaller houses that provide adequate space. These can also be clustered with shared community facilities to allow the private spaces and resources to be even smaller. Examples are:             <ul style="list-style-type: none"> <li>• A large common space for shared meals and parties</li> <li>• Guest bedrooms for the occasional visitor</li> <li>• Shared laundries</li> <li>• Shared workshops and tools</li> <li>• Shared vehicles</li> </ul> </li> </ul> <p>With shared facilities and smaller dwellings, a larger number of people can occupy a given space with no greater building bulk and less resource use and associated carbon emissions. Unit Title and other community management structures allow these developments to thrive with significant self-management by residents.</p> <ul style="list-style-type: none"> <li>• Another key point for consideration is that small and tiny homes are generally seen as equivalent to 3+ bedroom homes when assessed under the number of dwellings rules and, hence, have the assumed impacts of a multi-dwelling development. Wider use of medium density zoning is one way to facilitate construction of more smaller homes, but another way would be a special rule that counted 1–2 bedroom homes as a ½ home (HUD) for consideration of density, and in a similar way a Development Contributions Policy could have discounts for and to encourage smaller dwellings.</li> <li>• To maintain urban amenity, we accept that planning rules are required to include reasonable limits on heights, site coverage or setbacks and provision for outdoor living areas. However, some of the limits on boundary setbacks and site sizes are unnecessary.</li> <li>• The maintenance of fixed setbacks is an unnecessary and inefficient addition to protecting solar access and green space. These objectives are achieved by restricting building heights at the boundary and setting site coverage and imperviousness limits. Enforcing setbacks reduces the options for building layouts, seriously impacting on solar design efficiency, amenity, and preservation of existing vegetation.</li> <li>• To achieve maximum land use efficiency, we suggest the new District Plan should allow building on the boundary of two sides of the property, even in low density residential zones – especially on the south side where solar gain is minimal. I recognize that fire rating walls and height limits are necessary, but I challenge the notion that a front setback is required to protect the streetscape. Older dwellings in town have frontages near or on the boundary as do many other places. Over</li> </ul> |

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|    |              | <p>time, cities densify and grow upwards so change will keep happening. By allowing the non-built land to be best positioned for the sun/views/slope we can optimise land use for the medium to long term.</p> <ul style="list-style-type: none"> <li>• I question why we need a minimum lot size at all. We could have rules re solar access, height to boundary, setbacks, building coverage, imperviousness, outdoor living area and privacy controls and not set an arbitrary limit for minimum site size. The current limits in the Combined District plan of 400m<sup>2</sup> minimum and 500m<sup>2</sup> average significantly undermine the provision of both affordable housing and appropriately sized housing for young people to buy and older people to downsize into. This creates a rift in the social fabric and people have to move further than desired at these life stages.</li> <li>• Whilst I note that the consultation document recognizes the need for smaller dwellings and properties to support the aging population, the inclusion of the words “ Housing which is designed with smaller lots or is part of a comprehensive development where open spaces or buildings are joined together need careful design to ensure a quality living environment results”, can be the death knell for these developments as it creates significant uncertainty about “quality” and can lead to long delays in the consenting processes.</li> <li>• As a developer of small and tiny homes, preferably on inner urban locations, I suggest that a 24m<sup>2</sup> footprint (35m<sup>2</sup> including loft) home is perfect for a mobile single person. This could be provided cost-effectively on a 100m<sup>2</sup> site (average) within a community layout, or on a 60m<sup>2</sup> site in an infill situation.</li> </ul> |
| 25 | Paul Southey | <ul style="list-style-type: none"> <li>• We support the council direction on the growth of the town.</li> </ul> <p style="padding-left: 40px;">We should be looking to support the growth of the town by having multiple options for the community</p> <p style="padding-left: 40px;">Standard size sections</p> <p style="padding-left: 40px;">Smaller size sections to cater for 1- 2-bedroom homes</p> <p style="padding-left: 40px;">Social housing options</p> <p style="padding-left: 40px;">Trust house ownership and building opportunities</p> <ul style="list-style-type: none"> <li>• To achieve this, we support the change of setbacks and site size to accommodate what developers are proposing</li> <li>• Please include my support with Ian McComb and his submission</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 26 | Mike Osborne | <ul style="list-style-type: none"> <li>• Primary concern is constraint/s that may limit the ability to develop in the area, specifically water infrastructure.</li> </ul> <p>Key Element 11 - Expansion of the water supply and wastewater networks to service the new development areas. This expansion will allow for infrastructure development to be staged.</p> <p>1. What is the basis for determining the expansion a t 1,000 dwellings? Why not 500 or 1,500? What are the drivers for</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|    |             | <p>this projection? It would seem that the capacity for expansion isn't explicitly addressed.</p> <p>2. Projections from NIWA and GWRC point to an overall reduction in rainfall in the wider catchment area over the coming decades. Adding demand in a time of reducing resource seems fraught with issues.</p> <p>3. Each summer now we already have water shortages to be managed. How can adding a further 1,000 dwellings be accommodated?</p> <p>4. Should this development proceed then it is mandatory that each build must include water storage (tank/s) of adequate size based on number of occupants and roof size.</p> <p>5. The Council should publish its water budgets for now and into the future, with detailed descriptions of all sources to provide confidence to ratepayers that this is feasible.</p> <p>6. No further progress should be made on the plan until the Council can satisfy ratepayers of water capacity issues will BE adequate.</p>                                                                                                                                                                                                                                                                                                     |
| 27 | Helen Dew   | <ul style="list-style-type: none"> <li>• In general, I'd like to see much more flexibility in the range of section sizes.</li> <li>• The proposal suggests section sizes between 800m<sup>2</sup> and 2000m<sup>2</sup> plus some 250m<sup>2</sup> medium density sections. Will multiple use buildings or clusters be permitted on the 2000m<sup>2</sup> sections? Could there be provision for even larger sections if there is demand for shared 'village' type housing, where occupants share common areas?</li> <li>• Is there sufficient provision for 'tiny' house options?</li> <li>• provision for retail and small (appropriate) business incorporated in the plan, as well as areas suited to community gardens, orchards, medium sized 'hall' for community gatherings, childcare facilities and mini playgrounds/picnic sites interspersed throughout the area.</li> <li>• Insulation of all buildings should be mandatory and of a high standard.</li> <li>• Rainwater tanks and greywater systems should be mandatory.</li> <li>• Insinkerator systems should not be allowed.</li> <li>• A creative approach to the design of roading, the placement of dwellings and small business locations could foster community collaboration and cooperation.</li> </ul> |
| 28 | Meta Bayers | <ul style="list-style-type: none"> <li>• Encourage and make allowances for smaller dwellings: 1-2 bedrooms small homes, tiny houses, terrace housing, 2 storey semi-detached townhouses, granny flats and multiple smaller dwellings on a section.</li> <li>• Subsidise green building. Make rainwater tanks compulsory. Promote growing native plants and encourage vegetable and fruit orchards.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |  | <ul style="list-style-type: none"> <li>• Have <u>multiple</u> pockets of medium density (250m2 section sizes) in proximity of the town centre. Limit section sizes to 1000m2.</li> <li>• <u>More</u> green spaces including tiny/urban forests, community gardens, parks, sports fields, dog exercise areas.</li> <li>• Make them well connected, easily accessible for all using active transport and as safe as possible. Community involvement in planning and design is essential and will lead to community buy-in and care/guardianship of these areas.</li> <li>• Maintaining the "rural town" character and avoiding it becoming suburban sprawl.</li> <li>• Flooding dangers</li> <li>• Water availability/contingencies - especially over summer</li> <li>• Car dependency/addiction.</li> </ul> |
| 29 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



## 6.4 PLAQUES, MEMORIALS, PUBLIC ART AND MONUMENTS POLICY 2021

### 1. PURPOSE

For the committee to review the Public Art Policy and the Plaques Memorials and Monuments policies.

### 2. SIGNIFICANCE

The matters for decision in this report are not considered to be of significance under the Significance and Engagement Policy.

### 3. BACKGROUND

The Public Art Policy and the Plaques, Memorials and Monuments Policy are due for review, having been created in 2012.

Both documents outline how Council will work with the community, what processes are needed to be followed and the guidelines for all public art, plaques and memorials proposed or being placed on land, buildings or property which the Council owns or over which it has control.

### 4. DISCUSSION

The two policies have been merged into one document for ease of use and there was a lot of repetition in each policy. The draft policy in **Attachment 1** incorporates the guidelines and processes for Plaques, Memorials, Public Art and Monuments in the Carterton District.

### 5. CONSIDERATIONS

#### 5.1 Climate change

N/A

#### 5.2 Tāngata whenua

Where applicable, iwi will be consulted when making considerations of placement.

#### 5.3 Financial impact

Nil

#### 5.4 Community Engagement requirements

N/A

#### 5.5 Risks

N/A

**6. RECOMMENDATION**

That the Committee:

1. **Receives** the report.
2. **Agrees** to merging of the two policies into one, 'Plaques, Monuments, Public Art and Memorials Policy'.
3. **Adopts** the Plaques, Monuments, Public Art and Memorials Policy 2021, in **Attachment 1**.

**File Number:** 125578

**Author:** Carrie Mckenzie, Community Services Manager

**Attachments:** 1. Plaques Memorials and Monuments Policy 2021 [↓](#)

# Carterton District Council

## Plaques, Memorials, Public Art and Monuments Policy

### March 2021

#### Introduction

This policy sets a process for the Carterton District Council, hereafter referred to as ‘the Council’, and the community to follow when new plaques, memorials, public art and monuments are proposed. It will prevent ad hoc, prolific, inappropriate or widely varying placement of plaques, memorials, public art and monuments at public sites in the Carterton District, hereafter referred to as ‘the District’.

This policy covers all public art, plaques and memorials proposed or being placed on land, buildings or property which the Council owns or over which it has control. All such public art, plaques and memorials will be required to conform to this policy.

#### 1. Policy Definitions

For the purpose of this policy and procedures, the following definitions will apply:

- **Plaque:**  
A flat tablet of metal, stone or other appropriate material which includes text and/or images that commemorates a person or an event and/or provides historical text of information relevant to its location. To be affixed to an object, building or pavement.
- **Memorial:**  
An object established in memory of a person or event.
- **Monument:**  
A structure created in memory of a person or event or that has become important to a social group as a part of their remembrance of past events.
- **Object:**  
An object is small in scale when compared to a structure or building. It is generally moveable. Examples include memorial plaques and furniture, sculptures, fountains and bricks.
- **Structure:**  
A structure is a functional construction intended to be used for purposes other than sheltering human activity. Examples include memorial gates, bridges and gazebos.
- **Public Art:**  
all art forms, permanent or temporary, which are located in, part of, or associated with a public space, environment or facility that is highly accessible to members of the public. Examples include sculptures, murals, functional art (e.g. designed public seating, paving, and manhole covers), forms of landscaping, sound and light works, water or glass features.

## 2. Guidelines

- 2.1 No new memorial or plaque will be considered that commemorates a person, event or occasion already memorialised unless there are exceptional circumstances.
- 2.2 Any proposal for a plaque that incorporates sculptural reliefs or for a memorial or monument that is three dimensional or sculptural or is an artistic work, will be referred to the Council with their recommendations then put to the appropriate delegated authority for approval.
- 2.3 The Council has specified a range of categories for plaques and memorials appropriate to the needs of individuals and organisations (see section 3 categories). No proposal will be considered outside of these categories. Applications can only be made under one category.
- 2.4 Subjects for plaques and memorials (Categories 1, 2 and 3) will be limited to the following:
- An individual or association that has contributed significantly to the District
  - An individual or association strongly linked to the District and its history.
- 2.5 Subjects for Category 4, personalised memorial plaques on a seat, bench or picnic Table will be considered by the Council on a case by case basis. Approval is dependent on the suitability of the site for the item of furniture and whether there is a genuine need for it, as determined by the Community Facilities Manager. If an application for a personal memorial is declined, the Council's decision is final.
- Subjects will be limited to:
- Individuals who have lived in or have a special association with the District.
- 2.6 All materials used for plaques, memorials and monuments should have a minimum service life of 50 years as detailed in Section 2, NZS 4242:1995.
- 2.7 Any public art, plaque, memorial or monument approved by and placed in the district should be deemed to be owned and under the unconditional control and management of the Council.
- 2.8 The Public Art does not include:
- Heritage Buildings
  - Indoor art works
  - Privately owned works (except where they are located in public places)
  - Contemporary advertising/billboards.
- 2.9 **Acquisitioning, Commissioning or Accepting Gifts of Public Art**

In considering commissioning or accepting gifts of public art, the Council will make decisions based on the following guidelines:

**Meeting the objectives of the Public Art Policy**

Primary consideration should be given to the objectives of quality and diversity. Diversity should be taken to mean diversity of culture and of type of art (for example sculpture versus functional art; 'European art' versus 'indigenous art'; temporary versus permanent).

Consideration should also be given to the secondary objectives of the Policy.

**Cost of Maintenance & Installation**

The costs of maintenance over a 10-year period should be estimated and assessed, along with an indication of the expected life of the artwork. Maintenance and installation costs should be reasonable in relation to the value of the artwork, and affordable within operational maintenance and installation budgets.

Council is responsible for maintaining its public arts to a reasonable and safe standard. An Asset Management Plan for Public Art will be completed and regularly updated as required to represent a complete register of public art works that Council has responsibility for, and will provide a conservation management plan that details the condition and maintenance requirements of each work.

**Safety**

Public art is, more often than not, physically accessible to the public. Art works therefore need to be both physically robust and safe to members of the public. Issues of safety are of primary concern.

**Artistic Merit & Quality of the Work.**

Art works will and should be the subject of debate as to their artistic merits. Bearing in mind the primary objective of gaining quality and diverse public art, regard should be had to: the anticipated public response and interaction accessibility to the public the degree to which it reflects the district's heritage and/or contemporary culture expert judgement as to the merits of the art work the degree to which its artistic merits will be sufficiently enduring to justify the costs associated with its adoption.

**Materials**

Council may draft and publish more prescriptive guidelines for the types of materials that should be used in the construction of public art, bearing in mind issues of durability, maintenance, public safety and location.

**Involving Iwi**

In making decisions about accepting, locating or commissioning public works of art, the Council will consult with the local Iwi as appropriate.

**Consultation with Communities**

Where possible, decisions regarding public art works should involve consultation with the relevant local community.

**Special Reason**

Sometimes an offer of a gifted public artwork will come from an individual or organisation where the relationship with Council requires broader relationship issues and sensitivities to be considered and consulted on in weighing up whether to accept a gifted public artwork. This section on guidelines does not apply to community public art: a separate section of this policy sets out Council's role in respect of community public art.

- 2.10 Gifts of public art works should only be accepted if they can be properly utilized and made publicly accessible. The Public Art Policy does not envisage placing public art works in storage against the possibility that they be useful sometime in the future, although temporary storage (e.g. waiting for a specific site to become available) will be permitted. Location decisions should include consideration of the sensibility of the artwork in relation to the suggested site and landscape and be positioned to maximize exposure to the intended public. Consideration will obviously also be given to any potential impact on existing uses of the public space (e.g. pedestrian access, traffic flow, utility infrastructure etc).

### **3. Category**

#### **3.1 Category 1 - Commemorative Trees with Plaques**

This category is reserved for commemoration of dignitaries, civic and historic occasions. Commemorative trees, native or exotic must be consistent with Council's Tree Policy to be planted in any of the District parks or gardens and placed in a grassed location. Once planted, commemorative trees become a Council asset and are maintained to the Council standards. As with all Council managed trees, plantings need to be appropriate to the site and area, and maintenance must be according to best arboricultural practice. If due to unforeseen circumstances a tree must be removed, it might not be replaced.

- For commemorative trees the metal plaque is to be set at base of tree on a concrete plinth.

#### **Design Specification**

- Brass or bronze plaque on concrete or stone plinth.
- Maximum size 300mm x 200mm (w x h)

#### **3.2 Category 2 - Metal Plaques**

To signify or commemorate an historic or civic occasion or to provide minor interpretative information relevant to a nearby building, artwork or historic feature or site. Such plaques will not be permitted as private memorials for individuals or families.

- Plaques for artwork are used to list artist, title, date of installation of artwork and interpretative information and are installed for every new Council commissioned artwork in a public place. The plaque shape and material should be in keeping with the artwork.

- Any new applications for plaques with historical significance received by the Council will be referred to The Wairarapa Archives or New Zealand Historic Places Trust (NZHPT) for verification.

#### **Design Specification (excluding plaques for artwork)**

- Maximum size 300mm x 200mm (w x h)
- Plaque to be brass, bronze, or stainless steel to ensure durability

### 3.3 Category 3 - Ornamental Feature, Fountain, or Sculptural Memorials

Council is open to discussion of unique and substantial memorials. A written proposal should be made to the appropriate delegated authority, outlining the desired outcome and budget available. These applications will be considered on a case by case basis.

### 3.4 Category 4 - Personalised Memorial Plaques on Seats, Benches or Picnic Tables

This memorial is a small commemorative metal plaque for groups or individuals, to be attached to a park seat or bench. The location of the seat or bench is at the discretion of the Community Facilities Manager (refer to section 2.5). Once installed, memorial furniture becomes a Council asset which will be maintained to Council standards for a period of at least five years. After this time removal of the asset is at Council's discretion. If due to unforeseen circumstances a seat or bench must be removed, it might not be replaced.

#### **Design Specification**

- Small rectangular brass plaque – maximum size 80 mm x 150 mm (h x w)
- Installation to be on the back rest of the seat or bench

## **4. Locations**

Applicants should nominate a preferred site (general location) for the placement of the Public art, plaque, memorial or monument. Only sites that have relevance to the person, group or event being commemorated should be nominated.

It should be noted that: ***Cemeteries are not included in this policy***

Approval for a particular site will only be granted if consistent with the Council's development plan or reserve management plan for that site, and the proposed public art, plaque, memorial or monument being relevant to the site.

Consideration of existing numbers of plaques and memorials, artworks, fountains and other objects in the vicinity of the proposed new public art, plaque or memorial will be taken into account with each application. The appropriate delegated authority has final approval of appropriate site/s and will determine the exact location of any public art,

plaque or memorial.

The plaque, public art or memorial shall be located at the designated site until such time that it cannot be maintained due to natural degradation with the following exceptions:

- The area in which the item is sited is to be redeveloped
- The use of the area in which the item is sited changes significantly in character and the item is not deemed suitable for the site
- The structure or support on which the item is located is to be removed or permanently altered.

## **5. Wording**

- Text should be brief and in language easily understood by the public. It should avoid the use of jargon or acronyms.
- Text should be written following research from a wide range of authoritative sources and where relevant be verified by the New Zealand Historic Places Trust (NZHPT).
- A final proof of the plaque/memorial wording must be approved by the applicant prior to production.
- If a graphic image is utilised the amount of text will be reduced.
- Any sponsorship recognition will be through use of approved wording or logo, which will take up no more than 10% of the overall plaque design.

## **6. Replacements**

Requests will be considered to replace existing public art, plaques or memorials which have been damaged or otherwise degraded or require alterations, however replacements will need to conform to current design specifications and guidelines. Replacement costs will be the responsibility of the applicant unless the appropriate delegated authority decides that it is appropriate for Council to fund the replacement. (Historical plaques or memorials that are part of the Council's collection will be appropriately maintained by the Council).

All metal plaques are at risk of theft due to their scrap value and must be securely attached to solid objects such as buildings, rocks or pavement.

## **7. Applications**

- Applications will be made in writing in the first instance to Community Services and Facilities Manager, Carterton District Council, PO Box 9, Holloway Street, Carterton. Applications should include all relevant details including proposed category of public art, plaque or memorial, proposed site or location, proposed text or images to be included and any other pertinent information.
- Applications for Category 3 to be handled directly by the Council within its Community Services and Facilities Department.

- Applications for Category 1, 2 and 4 will be referred to the appropriate delegated authority for decision. Please refer to section 2.2 for special conditions relating to sculptural, three dimensional or artistic memorials or monuments.
- Decision will be confirmed in writing to the applicant.
- The applicant must meet all costs associated with design, manufacture and installation of the public art, plaque, memorial or monument. In some instances, a contribution toward maintenance may also be a condition of approval.
- Payment for approved plaques and memorials will need to be made in full prior to ordering.
- The Council will manage the design, manufacture and installation of the plaque/memorial as specified.
- No application will be considered outside this process.

**Review**

This policy will be reviewed five years after its adoption.



## 6.5 WATER RACE POLICY

### 1. PURPOSE

For the committee to review the current Water Races Policy (**Attachment 1**) for the Taratahi and Carrington water races.

### 2. SIGNIFICANCE

The matters for decision in this report are not considered to be of significance under the Significance and Engagement Policy.

### 3. BACKGROUND

The Water Races Policy was due for review in 2019 but was delayed due to the possible impacts of Greater Wellington Regional Council's Proposed Natural Resources Plan (PNRP). The delay in review did not change the status of the policy.

The PNRP is proceeding through the Environment Court mediation and is ongoing. The time to its completion, particularly where aspects of the PNRP interact with the water races, is unknown.

The Water Races Policy was presented to the Water Race Committee on the 3 February 2021 where the implications of the PNRP were discussed specifically where it intersected and impacted with the water races.

Given the uncertainty of the outcomes from the PNRP, no changes were recommended from the Water Race Committee for the Water Races Policy until the PNRP is finalised and its full impacts can be assessed.

### 4. CONSIDERATIONS

#### 4.1 Climate change

There are no climate change implications with this report.

#### 4.2 Tāngata whenua

There is nothing specific to Tāngata whenua in this report.

#### 4.3 Financial impact

There is no financial impact from this report.

#### 4.4 Community Engagement requirements

There are no community engagement requirements from this report.

#### 4.5 Risks

There are no additional risks to Carterton District Council from this report.

**5. RECOMMENDATION**

That the Committee:

1. **Receives** the report.
2. **Agrees** to continue with the current Water Races Policy.

**File Number:** 125640

**Author:** Dave Gittings, Infrastructure, Planning and Regulatory Manager

**Attachments:** 1. [Water Races Policy](#) 



## **Carterton District Council Water Races Policy**

The following policy relates to the Taratahi and Carrington Water Race schemes and should be read in conjunction with the Council's water race bylaws.

### **RATES & CHARGES FOR WATER RACE SERVICES**

The Taratahi and Carrington Water Races provide water for stock use, non-potable domestic use, and (irrigation purposes on a case by case basis).

Costs associated with the maintenance of the water race systems are met by targeted rates.

A targeted rate on a differential basis, calculated on land area, on rating units within the Taratahi & Carrington water race system classified areas as follows:

- Class A Land area 200 metres either side of the centreline of the water race
- Class B Land area from 200 to 500 metres either side of the centreline of the water race.
- Class C Land area able to be irrigated from water drawn from natural water course fed from a water race system, calculated from conditions of the applicable resource consent.

A targeted Rural Water Service Rate per rating unit on land situated in the Taratahi or Carrington Water Race Classified Area.

Each property unit is liable for the payment of rates where the property is serviced by the water race system (see fig's 1 & 2)

### **EXEMPTIONS FROM PAYING WATER RACE RATES**

1) Where the property is within a water race area and stock water is unable to be supplied to that property or it is impracticable to do so, then:

- a) The property shall be exempted from payment of stock water rates.
- b) Application for such exemption must be in writing and not be retrospective prior to the current financial year in question.

2) Where a property separates two parcels of land by way of right of way (ROW) or other access way, and where a water race traverses the ROW or other access way, and conditional there is no draw off or access to water from the ROW or access way, then that property will be exempt from payment of water race rates, (see fig 3).

### **IRRIGATION FROM WATER RACES**

Taratahi & Carrington Water Race Scheme Conditions:

- Application for an irrigation permit must be made in writing to the Operations Manager.
- A flow monitoring device shall be installed at all abstraction points to the Council's requirements before irrigation commences.
- There is no guarantee of water for irrigation use.

- That the water race that irrigation is proposed to be taken from is of sufficient size so there shall not be detrimental effect to downstream users.
- All Illegal Irrigation. Any person irrigating without a permit or approval of the Carterton District Council shall be required to cease immediately and the Council may at their discretion proceed with prosecution.

#### **WATER RACE CLEANING AND MAINTENANCE**

- The Carterton District Council is responsible for race cleaning of designated main and lateral water races.
- Cleaning means maintaining a continuous flow of water within the water race system
- The Council undertakes cleaning and/or spraying along designated main races

#### **RELOCATION OF WATER RACES**

Relocation of water races may be permitted subject to:

- Relocation of the race shall not have a detrimental effect on any other water race users or the water race system operation.
- Application for relocation shall be made in writing to the Operations Manager and shall include:
  - a) Map showing existing and proposed works
  - b) Specifications for construction of work.
  - c) Non-refundable payment of the application fee.
  - d) No works can proceed until engineering approval of the works has been obtained from the Operations Manager.
  - e) All costs associated, including any supervision, with the relocation shall be at the applicant's expense.
  - f) If any leakage occurs from the relocated race, including anytime in the future, the applicant shall undertake all necessary repairs as directed by the Operations Manager.
  - g) A water loss test must be carried out in consultation with the Council representative prior to the water being fully diverted. If this is not undertaken the Council reserves the right to do this at the applicant's cost and all repairs that may be required are at the applicant's expense.
  - h) Where a water race relocation application is an enhancement to the scheme, then a cost sharing arrangement may be entered into between the Council and the applicant at the Council's discretion.

#### **CLOSURES OF WATER RACES.**

- 1) The water race network may be rationalised from the extremities of the Water Race Scheme on a race by race basis, in consultation with property owners, and in light of any other decisions pertaining to enhanced use of the scheme for irrigation and/or aquifer recharge for water supply and stream augmentation.
- 2) Any request by a property owner for a closure of a water race must be made in writing to the Operations Manager.

#### **NEW RACES OR ASSOCIATED STRUCTURES**

Installation of new races may be permitted:

- 1) Where new properties are requested to be served.
- 2) To serve additional areas of individual properties.
- 3) Conditions required to be met include:
  - a) Cost of all works including the associated supervision is at the applicant’s expense.
  - b) Design and construction to the approval of the Operations Manager.
  - c) If any leakage occurs from the race, including anytime in the future, the applicant shall undertake all necessary repairs as directed by the Operations Manager.
  - d) A water loss test must be carried out in consultation with the Council representative prior to the water being fully diverted. If this is not undertaken, the Council reserves the right to do this at the applicant’s cost and all repairs that may be required are at the applicant’s expense.

**CARRY OUT WORK ON PRIVATE PROPERTY**

Where Council has been requested to carry out works on private property, at the completion of the relevant works Council shall invoice the property owner(s) to recover costs incurred.

**LAND SUBDIVISIONS**

- 1) Where land subdivision is carried out within a water race area, a classification calculation to determine water race rates on the extent of new lot sizes and associated water race provision will be made.
- 2) The water race shall be piped at the developer’s expense where any water race traverses a right of way or other access.
- 3) The developer/owners shall provide gates, in the fences adjacent to the water races, to allow the Council to access and maintain the water races. The location and size (normally 3.6m wide) shall be to the approval of the Carterton District Council.

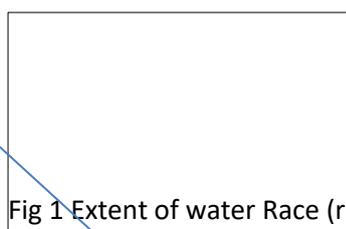


Fig 1 Extent of water Race (rateable)

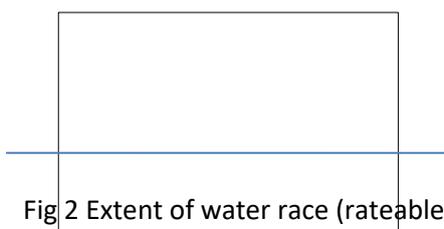


Fig 2 Extent of water race (rateable)

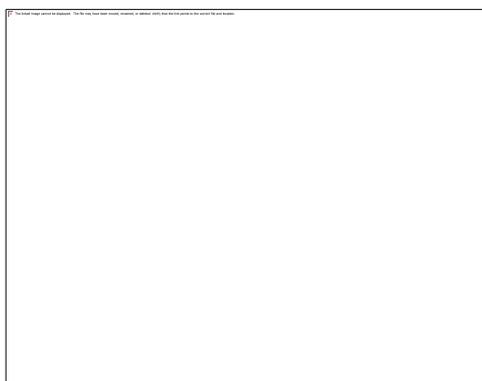


Fig 3 water race traversing access way (non - rateable)

**7 KARAKIA WHAKAMUTUNGA**