



Te Kaunihera-ā-Rohe o Taratahi

CARTERTON
DISTRICT COUNCIL

AGENDA

Policy and Projects Committee meeting

Date: Wednesday, 7 August 2024

Time: 9:00 am

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

Deputy Mayor S Cretney (Chair)

Cr S Gallon (Deputy-Chair)

Mayor R Mark

Cr D Williams

Cr B Deller

Cr R Cherry-Campbell

Cr L Newman

Cr S Laurence

Cr G Ayling

Hurunui-o-Rangi Marae representative

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

Wednesday, 7 August 2024 at 9:00 am

Order Of Business

1	Karakia Timatanga	5
2	Apologies	5
3	Conflicts of Interests Declaration	5
4	Public Forum	5
5	Confirmation of the Minutes.....	6
	5.1 Minutes of the Policy and Projects Committee Meeting held on 19 June 2024	6
6	Reports	11
	6.1 Major Projects Update.....	11
	6.2 Waste Management and Minimisation Update	18
	6.3 Consents update	22
	6.4 Ruamāhanga Roads and Corridor Access	25
	6.5 Resource Consent Update	31
7	Karakia Whakamutunga.....	39

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 awhi 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 PROJECTS COMMITTEE MEETING HELD ON 19 JUNE 2024

1. RECOMMENDATION

1. That the Minutes of the Policy and Projects Committee Meeting held on 19 June 2024 are true and correct.

File Number: 406418

Author: Robyn Blue, Democratic Services Officer

Attachments: 1. Minutes of the Policy and Projects Committee Meeting held on 19 June 2024

**MINUTES OF CARTERTON DISTRICT COUNCIL
POLICY AND PROJECTS COMMITTEE MEETING
HELD AT THE CARTERTON EVENTS CENTRE, 50 HOLLOWAY ST, CARTERTON
ON WEDNESDAY, 19 JUNE 2024 AT 9:00 AM**

PRESENT: Deputy Mayor Steve Cretney (Chair), Cr Steve Gallon (Deputy Chair), Mayor Ron Mark (via videoconference), Cr Dale Williams, Cr Brian Deller, Cr Robyn Cherry-Campbell, Cr Lou Newman, Cr Steve Laurence, Cr Grace Ayling, Matiaha Waata (Hurunui-o-Rangi Marae representative) from 9.05am

IN ATTENDANCE: Staff
Geoff Hamilton (Chief Executive), Solitaire Robertson (Planning and Regulatory Services Manager), Geri Brooking (People and Wellbeing Manager), Johannes Ferreira (Infrastructure Services Manager), Glenda Seville (Community Services and Facilities Manager), Sarvesh Tiwari (Waste Management and Minimisation Officer), Jeet Kiran (Waters Compliance and Monitoring Officer, Becks Clarke (Community Development Team Leader) via videoconference, Marcus Anselm (Communications and Engagement Manager), Robyn Blue (Democratic Services Officer)

1 KARAKIA TIMATANGA

The meeting opened with a karakia by Cr Steve Cretney.

2 APOLOGIES

There were no apologies received.

3 CONFLICTS OF INTERESTS DECLARATION

There were no conflicts on interest declared.

4 PUBLIC FORUM

The Carterton District Trails Trust spoke in support of the paper on the agenda related to Council endorsing the recommended River Road site for a cycle/pedestrian bridge over the Waiohine River and approving the project continuing to the design stage.

5 CONFIRMATION OF THE MINUTES

5.1 MINUTES OF THE POLICY AND PROJECTS COMMITTEE MEETING HELD ON 10 APRIL 2024

MOVED

1. That the Minutes of the Policy and Projects Committee Meeting held on 10 April 2024 are true and correct.

Deputy Mayor S Cretney / Cr S Laurence

CARRIED

6 REPORTS

6.1 WAIOHINE RIVER CYCLE AND PEDESTRIAN BRIDGE

1. PURPOSE

For the Committee to receive the Waiōhine Cycle Bridge Multi Criteria Assessment Report regarding the recommended location of a cycle/pedestrian bridge over the river and approve the project proceeding to the design stage based on the recommended site.

NOTED

- The Chief Executive will provide a reconciliation of the \$295K Trails Project carry-over funding since its inclusion in the 2021-31 Long-Term Plan Capital Expenditure.

MOVED

That the Committee:

1. **Receives** the report including the Waiōhine Cycle Bridge Multi Criteria Assessment report from Cameron Fauvel Projects.

Cr B Deller / Cr R Cherry-Campbell

CARRIED

2. **Agrees** to endorse the recommended River Road site for a cycle/pedestrian bridge over the Waiōhine River.

Cr L Newman / Cr D Williams

For - Cr D Williams, Cr B Deller, Cr R Cherry-Campbell, Cr S Laurence, Cr S Gallon, Cr L Newman

Against – Mayor R Mark, Deputy Mayor S Cretney, Cr G Ayling

CARRIED

3. **Approves** the project continuing to the design stage of the bridge.

Cr D Williams / Cr R Cherry-Campbell

For - Cr D Williams, Cr B Deller, Cr R Cherry-Campbell, Cr S Laurence, Cr S Gallon, Cr L Newman

Against – Mayor R Mark, Deputy Mayor S Cretney, Cr G Ayling

CARRIED

6.2 MAJOR PROJECTS UPDATE

1. PURPOSE

To update the Committee on the progress of major projects.

MOVED

That the Committee:

1. **Receives** the report.

Deputy Mayor S Cretney / Cr B Deller

CARRIED

6.3 WASTE MANAGEMENT REPORT - JUNE 2024

1. PURPOSE

For the Committee to be updated on Waste Management for June 2024.

MOVED

That the Committee:

1. **Receives** the report.

Cr S Gallon / Cr G Ayling

CARRIED

6.4 CONSENTS UPDATE

1. PURPOSE

To update the Committee on the status of the existing consents.

MOVED

That the Committee:

1. **Receives** the report.

Cr R Cherry-Campbell / Cr B Deller

CARRIED

6.5 RESOURCE CONSENT UPDATE**1. PURPOSE**

The purpose of this report is to update the Committee on the resource consents issued since the previous update.

MOVED

That the Committee:

1. **Receives** the report.

Cr S Gallon / Cr S Laurence

CARRIED**7 KARAKIA WHAKAMUTUNGA**

The meeting closed with a karakia by Cr S Cretney.

The meeting closed at 10.34 am

Minutes confirmed:

Date:

6 REPORTS



6.1 MAJOR PROJECTS UPDATE

1. PURPOSE

To update the Committee on the progress of major projects.

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 Infrastructure Services Team delivers multiple projects as part of the delivery of the Long-Term Plan.

4. DISCUSSION

4.1 Sewer Network Renewals Lincoln Road

G&C Diggers are into their third month constructing the Lincoln Road sewer main. They have completed 195m out of the planned 364m of pipeline to date (54%). This is the entire distance between Victoria street and Pembroke Street. We have had major challenges with high water tables and collapsing trenches but have worked hard to overcome these.

The cost to date is \$660, 000.00 with the estimated cost to complete \$2,100,000 which includes professional services and contingencies.

The current programme is to complete the sewer and lateral connections by October 2024.





4.2 Climate Change mitigation – Solar Panel Project

The Resource Consent for this contract has been issued and the contractor has been engaged and instructed to proceed. They have applied to PowerCo for Distributed Generation and are awaiting approval. Installation of panels is expected to start within 8-12 weeks.

Planting around the edges of the property is to be started within the next two weeks



Solar Panel Concept Layout Plan

4.3 Waingawa Process Water

The project is progressing well activities completed includes:

- Reticulation design
- Upgrade of access road
- Tree removal
- Service locates.
- Kiwi Rail property grant approved to install sleeve under railway.
- Corridor access and TMPs

To date all activities have been delivered withing the approved budget with cost to date around \$150,000.00.

4.3.1 Pipe line

G&C Diggers completed the underground services location on 26 July 2024. Pipes have been ordered and pre-installment pipe testing will be done in the first week of August. The actual pipe installation will start on 12 August 2024

KiwiRail access has been approved and we are waiting for the final documentation to lay the pipe under the railway track.

Trees have been removed.

4.3.2 Pump Station

The pump design is in its final stages and this part of the contract will then be sent out for tender.

4.3.3 Access Road



Figure 1 Waingawa Entrance Road Completed

The access road leading from David Lowes to the Reservoir has been upgraded to allow for improved access.



Figure 2 Waingawa Pump House and Reservoir

4.3.4 Tree Removal



Figure 3 Trees before removal



Figure 4 - Waingawa Trees before Removal



Figure 5- Waingawa Tree Removal



Figure 6 - Waingawa Tree Removal around Pump House

5. NEXT STEPS

The Infrastructure Services Team will continue to deliver on these projects and ensure the Committee is informed on progress.

6. CONSIDERATION**6.1 Climate change**

This report is a regular update which is of interest to all members of our community, including iwi and hapū. However, there are no areas of interest or concern contained within this report that require specific iwi or hapū input.

6.2 Tāngata whenua

This report is a regular update which is of interest to all members of our community, including iwi and hapū.

6.3 Financial impact

The financial matters in the report are covered within existing budgets.

6.4 Community Engagement requirements

There are no community engagement requirements required for this report.

6.5 Risks

Project risks are being managed and mitigated as and when required.

7. RECOMMENDATION

That the Committee:

1. **Receives** the report.

File Number: 411103

Author: Christo Heyns, Project Manager

Attachments: Nil



6.2 WASTE MANAGEMENT AND MINIMISATION UPDATE

1. PURPOSE

For the Committee to be updated on Waste Management for June and July 2024.

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 monthly waste management and minimisation tasks and projects update for May 2024 follows.

4. DISCUSSION

Waste Management and Minimisation Report – June/July 2024

Waste Summary

Month	Recycling (kerbside & Transfer station)	Landfill	Glass Recycling	E-waste/batteries /other	Metal recycling	Levy (Exc. GST)
June 24'	15,430 kg	12,615 kg	21,630 kg	1,790 kg	8,590 kg	\$ 2,702.90
May 24'	16,310 kg	12,990 kg	22,410 kg	3,340 kg	8,910 kg	\$ 2029.50

Project Update

- The WMMP local action plan is currently being monitored.
- The decision on the extended role of WMMP advisor for the regional implementation plan is to be made by Wellington City Council and so the WMMP regional implementation plan is on hold.
- We are currently considering procurement options for the waste management service contract as the current contract will come to an end in June 2025.
- Rubbish and tip face signage has been installed at the transfer station along with trading hours and regulations on-site information.
- We are awaiting the MfE Deed regarding the organics feasibility study grant funding.

Task	Priority	TEAM	Actions
WMMP LAP	High	All 3 Wairarapa councils	On track
Transfer station upgrade	High	Visual Industrie & Fulton Hogan	Phase 2 completed
Organic waste feasibility	High	All 3 Wairarapa councils	Awaiting deed (contract) from MfE
Waste education	High	All 3 Wairarapa councils	Workshops & community education to be organised

Service Requests

Service Requests	Request Details	Output	Date
24002978	55 Armstrong Ave: Wheely bin not emptied properly	Wrong recycling week, communicated to the customer	24/06/2024
24002983	5 Kakariki Crescent: New yellow top bin for new property	Delivered	25/06/2024
24002884	245 High St North: Stolen bin	New bin delivered	07/06/2024
24002875	194 High St North: Missed collection (late notice)	Rubbish bag later picked up by the waste contractor	06/06/2024
24002686	23 Hornsby Street: Yellow bin not emptied	The bin was not left out at 8.29 am) so it didn't get collected	06/05/2024

5. NEXT STEPS

The following actions are in progress:

- The procurement process of a new contract.
- Tracking waste and data collection from Smart Environmental as per the new rules from the Online Waste Levy System (OWLS).
- Data collection and differentiating the types of wastes and feedstocks as per MfE legislation.
- Phase 3 Transfer station signage installation.
- Transfer station parking lines marking for safety.
- Community education and workshops for waste management.

- Waste management planning and support for the Carterton's Daffodil Festival.
- Businesses waste education and audit.
- Illegal litter dumping monitoring and prevention.



Figure 1: Tip face signage

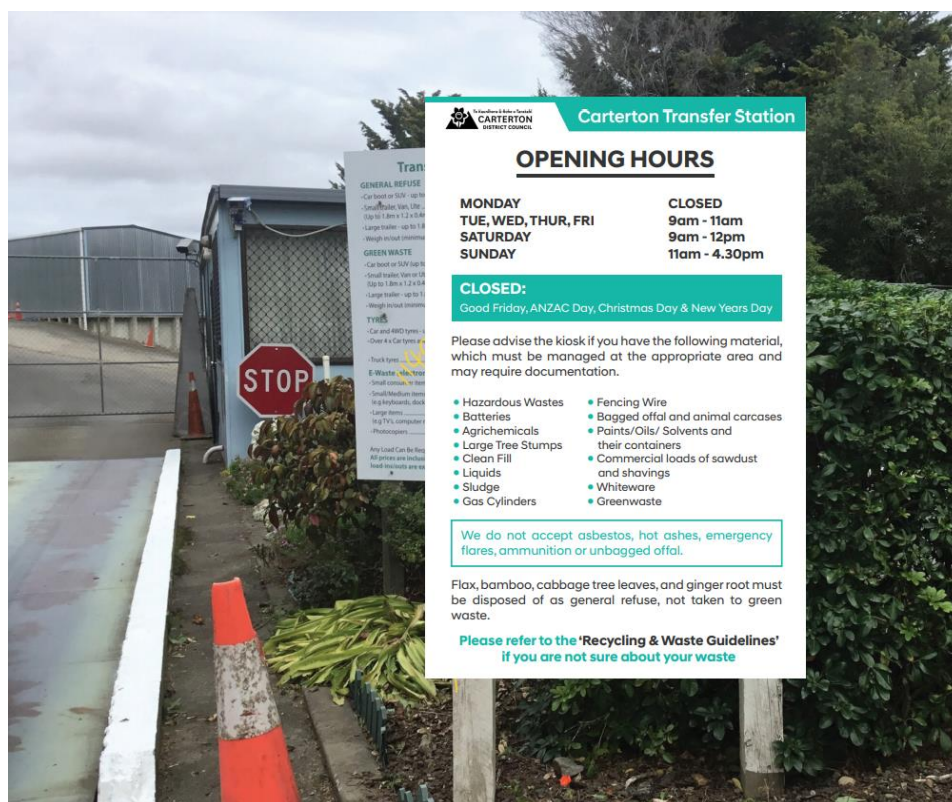


Figure 2: Transfer station information signage

6. RECOMMENDATION

That the Committee:

1. **Receives** the report.

File Number: 410245

Author: Sarvesh Tiwari, Waste Management and Minimisation Officer

Attachments: Nil



6.3 CONSENTS UPDATE

1. PURPOSE

To update the Committee on the status of the existing consents.

2. SIGNIFICANCE

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

3. DISCUSSION

The second annual Network Environmental Performance Measures report for the 12 months to 30 June 2024 for Taumata Arowai is due in September. Work has started on the report as many of the measures are similar to the Department of Internal Affairs indicators.

The main consents currently being worked on are the Water Race consent renewals and the Kaipatangata water take consent.

A number of expired consents have been on-hold pending further information.

4. CONSENTS

The waters team manage 8 different consents summarised in the table below:

Consent	Expiry	Status	Risks
Kaipatangata Surface Water Take	2013	Update AEE for discussion with Regional Council Officers and stakeholders 2012 application on-hold, reapplying with updated information for the natural resources plan	Low flow restrictions Requesting a 20 year, however we are still awaiting decision.
Carterton Landfill	2016	2014 Application on-hold. Contacted Regional Council to discuss requirement with the desludging of the ponds over the next 3 years.	Restrictions of sludge disposal Unknown risk for unlined cell and what may be required for monitoring.

Taratahi Water Race	30 June 2023	2023 application updated questions returned to Regional Council Officers. Meeting planned with Regional Council	Restriction during low flow, amount of monitoring required. Requesting 20 years, however we are still awaiting decision. Costs for consenting.
Carrington Water Race	30/6/2023	See above	
Frederick St groundwater take	30/9/2034	Current	Nitrate levels are still within limits, however change in legislation could compromise this position.
Waingawa swamp cleaning	3/9/2023	Expired, included in the Water race consent application	
Wastewater discharge	17/1/2053	Current; multiple consents	Capacity for population growth
Stormwater	15/8/2027	Current; Monitoring consent to create stormwater management strategy	Roading run-off treatment

5. RENEWAL PROGRESS

There are currently four consents progressing that are in different stages:

- The water race consents (the water races are consented separately but being dealt with at the same time). The section 92 requests for information response went to the Regional Council Officers. Further discussions are ongoing with the Regional Council around the information before public notification. The main focus is discussion around the effects on the streams and groundwater.
- The updated application for the Kaipatangata has been on hold since 2015 while different strategies were considered by Council on the use of Frederick St Water Treatment Plant and the Kaipatangata supply. Council staff have drafted a replacement assessment of environmental effects (AEE) evaluated against the objectives, policies and rules of Natural Resources Plan. Preliminary discussions with the Regional Council were encouraging, however the last email correspondence indicated the GWRC policy team had advised that because the Mangatarere is over-allocated, that only a 5-year consent is possible. Staff have started to engage with stakeholders, including:
 - Mana whenua
 - Department of Conservation (DoC)
 - Regional Public Health (RPH)
 - Fish and Game Society
 - Mangatarere Restoration Society
- The landfill consent for the closed landfill which is the monitoring of the groundwater around the site. Staff are waiting for advice for Regional Council staff on further information required.

6. CONSIDERATIONS**6.1 Climate change**

N/A.

6.2 Tāngata whenua

One of the stakeholders is mana whenua who are engaging with Ngāti Kahukuraawhitia to arrange a cultural impact assessment for the diversion of water from the Kaipatangata stream for the town supply.

6.3 Financial impact

All work relating to the renewal and maintenance of the consents are provided for in approved budgets with the LTP and carry forwards.

7. RECOMMENDATION

That the Committee:

1. **Receives** the report.

File Number: 410302

Author: Lawrence Stephenson, Waters Operations Manager

Attachments: Nil



6.4 RUAMĀHANGA ROADS AND CORRIDOR ACCESS

1. PURPOSE

For the Committee to be updated on Ruamāhanga Roads and Corridor Access activities.

2. SIGNIFICANCE

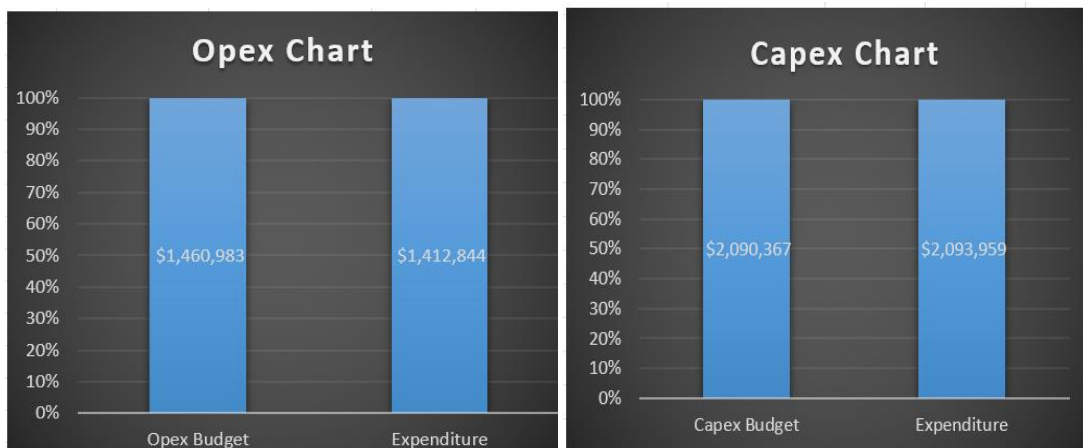
The matters for decision in this report are not considered to be of significance under the Significance and Engagement Policy.

3. BACKGROUND

The report relates to activities in June 2024.

4. DISCUSSION

Overall expenditure of the three-year approved roading budget was completed successfully achieving 97% expenditure in operations maintenance and 100.1% expenditure in renewals (Capex).



4.1 Sealed road pavement maintenance

Activities in this category were mostly focused on the 24/25 forward works programme pre-seal preparation.



Image - Trench levelling



Image – edge break repair

4.2 Unsealed road maintenance

Unsealed road inspection and grading were the major categories of jobs completed by the contractor. During June 2024 we graded 63 km of unsealed road.



Image - Unsealed road grading on Ruakiwi Rd

4.3 Drainage maintenance

In June 2024 we completed 19.5 km of street sweeping, 16 km of surface water channel vegetation/chemical control and cleaned 0.14 km of unlined surface water channels in June 2024.



Image - Drain cleaning on Philip Street

4.4 Structure maintenance

In June, we completed rock protection to prevent scouring on Hoeke Rd.



Image - Rock protection on Hoeke Rd

4.5 Traffic services Maintenance

Sign inspection and asset data updating are continuing every month and minor streetlight maintenance is continuing.

We inspected 7 signs on the network and replaced sign/posts on Gladstone Rd, Para Rd, Hughes Line, and Waihakeke Rd. All the activities including the asset health were updated in the RAMM database.



Image - Replaced sign on Para Road



Image – Replaced sign on Gladstone Road

4.6 Footpath maintenance

Footpath maintenance was completed at the same time as the newly constructed footpath on Brooklyn Road.



Image – installation of new tactiles on Brooklyn Road

4.11 Traffic service renewals

New sign on Matarawa Road:

**4.12 Footpath renewal**

Footpath Renewal was completed on Pembroke Street:



Image - Footpath renewal on Pembroke Street

4.16 Service requests

In June we received 17 service requests for Roading.

4.17 Corridor Access

In January we received 28 (CDC 17 + SWDC 11) corridor access requests (CAR) and issued 24 (17 CDC + 7 SWDC) work access permits (WAP). We have also completed 10 site audits across the two districts. This is great effort from the team as we are currently carrying a vacancy in this unit.

5. CONSIDERATIONS**5.1 Climate change**

This report does not have any climate change implications.

5.2 Tāngata whenua

This report is a regular update which is of interest to all members of our community, including iwi and hapū. However, there are no particular areas of interest or concern contained within this report that require specific iwi or hapū input.

5.3 Financial impact

All of the roading activities are completed under approved budgets, and this report does not have any additional financial impacts.

5.4 Community Engagement requirements

There are no additional community engagement requirements resulting from this report.

5.5 Risks

This report is a regular update. It contains no specific or identified risks which would require further attention or action.

6. RECOMMENDATION

That the Committee:

1. **Receives** the report.

File Number: 410473

Author: Azam Khan, Roding Network Operations Manager

Attachments: Nil



6.5 RESOURCE CONSENT UPDATE

1. PURPOSE

The purpose of this report is to update the Committee on the resource consents issued since the previous update.

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 Projects Committee include the oversight of the implementation of the Wairarapa Combined District Plan. The resource consents issued since the last report, from 1 March 2024 to 30 July 2024, 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 consents 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: 410730

Author: Solitaire Robertson, Planning and Regulatory Services Manager

Attachments: 1. Resource Consent Update [↓](#)

Attachment 1: Resource Consent Decision summary for the period 1/03/2024 to 29/07/2024**SUBDIVISION CONSENT DECISIONS****1. 240001: Controlled Activity (ODP and PDP), 4-lot Rural subdivision****Date of decision – 20/03/2024**

Resource consent was sought to undertake a 4-lot subdivision and amalgamation of the site at 937 Kaiwhata Road, Te Wharau. The site is a large forestry block with physical access from Kaiwhata Road, and paper roads of Bismark and Bismark Creek Road running through the property. Lot's 1 (371.3ha) and 2 (122.9ha) will be held in amalgamation as well as Lot's 3 (21.2ha) and Lot 4 (143.3ha). The subdivision meets all Controlled Activity standards for a General Rural subdivision under SUB-R2.

Consent was **granted** with conditions.

2. 240010: Discretionary Activity (ODP)/Controlled (PDP), 3-lot Industrial subdivision**Date of decision – 9/04/2024**

Resource consent was sought to undertake a 3-lot Industrial subdivision of the property at 98 Norman Ave, Waingawa (KiwiLumber). The subdivision is to reconfigure boundary lines to reflect existing and future use of the site. As per Rule 20.1.5(a) any subdivision in the Waingawa Industrial Area that is consistent with the Structure Plan is automatically elevated to a Discretionary Activity. The proposal will have no more than minor adverse effects on the environment. No parties are considered adversely affected. The application is consistent with the relevant objectives, policies, and assessment criteria of the Operative Wairarapa Combined District Plan and the Proposed Wairarapa Combined District Plan.

Consent was **granted** with conditions.

3. 240006: Discretionary Activity (ODP/PDP), 2-lot Industrial subdivision**Date of decision – 15/04/2024**

Resource consent was sought to undertake a 2-lot Industrial subdivision of the property at 11 Norman Ave, Waingawa. The subdivision was to separate the two pockets of land, connected by an access leg, to better reflect the existing use of the site and enable further development of the Waingawa Industrial Area. Lot 1 will be 1.4ha including the existing access leg, and Lot 2 will be 4400m² and is currently being developed. The proposal meets minimum standards for a Controlled Activity subdivision and aligns with the Waingawa Structure Plan. As per Rule 20.1.5(a) any subdivision in the Waingawa Industrial Area that is consistent with the Structure Plan is automatically elevated to a Discretionary Activity.

Consent was **granted** with conditions.

4. 240002: Restricted Discretionary Activity (PDP), subdivision of a surplus farmhouse and amalgamation (four titles to two)

Date of decision – 29/04/2024

Resource consent was sought to undertake a subdivision of surplus farmhouse under SUB-R5 of the Proposed District Plan at 63 Waitangi Road, Parkvale. The proposal will separate the surplus dwelling from the rest of the farm, with all farm lots amalgamated, reducing the number of titles from four to two. The proposed subdivision triggered a RD status, as the existing dwelling on proposed Lot 3 will not comply with the 25m side boundary setback requirement, being 22m and 23m from the side boundaries to the north and south. The two accessory buildings will also not meet the required 5m setback, being 3m and 4.5m respectively from the rear boundary. Additionally, two of the three accessory buildings within the adjacent Lot 2, will be setback just 3m from the shared boundary. Under the PDP, the dwelling would comply with the 10m setback standards but one of the sheds on Lot 3 and two sheds in Lot 2 will not meet the 10m setback under this plan. Given the existing nature of the buildings, and for the time being the affected parties are the applicant themselves, and any future landowners will be aware of the nature of the site adverse effects are deemed less than minor. The proposed activity is entirely appropriate and consistent in relation to the existing land use patterns of the area.

Consent was **granted** with conditions.

5. 240013: Non-Complying (DOP)/Controlled Activity (PDP), subdivision of a lot less than 4ha**Date of decision – 4/06/2024**

Resource consent was sought to undertake a subdivision of a property less than 4ha at 526 Norfolk Road. The site will essentially be split in half and the two lots will share the existing driveway. The proposal is non-complying under the ODP as it does not meet minimum lot size requirements however rural subdivision rules under the PDP have legal effect and therefore have the most weight. The proposed subdivision meets all controlled standards under the PDP and such subdivisions are anticipated in the rural zone. The proposed activity is entirely appropriate and consistent in relation to the existing land use patterns of the area and any adverse effects are considered less than minor.

Consent was **granted** with conditions.

6. 240021: Non-Complying (ODP and PDP), subdivision of a surplus residential unit**Date of decision – 2/07/2024**

Resource consent was sought to undertake a subdivision of a surplus dwelling at 245 Hughes Line. The proposal is to separate the existing dwelling onto a 1ha lot (Lot 1) with the remaining balance farm held in a second lot (Lot 2). The applicant intends to retain the vacant farm for productive use. A NC status was triggered under the ODP as Rural (Special) lot sizes are not met, due to Lot 1. The same status was triggered under the PDP, which holds the most weight, due to a vacant lot being created following the subdivision (Lot 2). Given the generous size of Lot 2, no-HPL, and the applicant's intention to keep the lot as a productive farm for the foreseeable future, the proposal is considered appropriate for the zone. Lot 2 could easily

accommodate additional development with little loss to the overall productive capacity of the site.

Consent was **granted** with conditions.

7. 240020: Restricted Discretionary (ODP) and Non-Complying (PDP), subdivision of a surplus residential unit

Date of decision – 24/07/2024

Resource consent was sought to undertake a two-lot subdivision of a surplus dwelling at 298 Chester Road. The proposal will subdivide the existing dwelling, associated buildings, truckyard and some farmland (Lot 1, 14.4ha) from a vacant farm to the north (Lot 2, 125ha). The applicant does not intend to upgrade existing access and therefore triggers a RD status under the ODP. The subdivision will create a vacant farm lot and therefore infringes SUB-R5(e), therefore a NC status under the PDP.

The Wairarapa Council's recognise that the current wording of SUB-R5(e) needs clarity and clarification – the Council's have made a submission regarding this. This submission notes that there are circumstances in which the creation of a vacant allotment is consistent with the policy direction of the Proposed Plan particularly when that vacant lot will continue to be used for primary production activities. The balance lot 2 is 125.0ha and is vacant with its intended use being traditional grazing. The existing dwelling is surplus to requirements in that proposed lot 2 is being purchased for grazing by an adjacent farm. The overall scale and appearance of the proposed subdivision is consistent with the intended outcomes of the zone. Given proposed lot 2 will continue to be farmed, any visual changes will be negligible. All other changes will essentially be paper based.

Consent was **granted** with conditions.

8. 240023: Non-Complying (ODP) and Discretionary (PDP), subdivision of land less than 4ha

Date of decision – 24/07/2024

Resource consent was sought to undertake a two-lot subdivision of a surplus dwelling at 34 Waitangi Road. The proposal will subdivide the existing dwelling, associated buildings, and some farmland (Lot 1, 3ha) from a vacant paddocks to the north (Lot 2, 6700m²). The potential building platform illustrated on Lot 2 shows that it cannot meet 25m setbacks to one of the boundaries, with 11m from the shared internal boundary. The proposal does not meet minimum lot size requirements or setbacks under the ODP, therefore, the proposed subdivision is a Non-Complying activity under Rule 20.1.7(a).

Building setbacks under the Proposed Plan are 10m and the proposed boundary layout can meet this, however these do not have legal effect. As the site contains Class III soils and an agricultural assessment has been provided that shows compliance with clause 3.8, this elevates the activity to a Discretionary Activity under SUB-R4(4) of the PDP. As the applicants themselves are the affected party to any possible setback infringement and the ag assessment

demonstrates compliance with the NPS-HPL, the subdivision is considered appropriate for the zone. Overall effects are less than minor.

Consent was **granted** with conditions.

LANDUSE CONSENT DECISIONS**1. 240008: Restricted Discretionary, contaminated soil disturbance associated with KiwiRail (WMUP6B) upgrade****Date of decision – 25/03/2024**

Land use consent was sought pursuant to Regulation 10 of the Resource Management Act (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, for the disturbance of contaminated soil along the Wairarapa Railway Line (Dc020) in relation to the Wellington Metro Upgrade Programme.

A Detailed Site Investigation (DSI) results show low level contamination and all concentrations are reported as being below 'Tier 1' human health and environmental criteria. The intention is to retain all soil for re-use on site, wherever possible, in suitable locations within the railway corridor. Some soil removal for off-site disposal may possibly be undertaken, where this is required. A Contaminated Site Management Plan (CSMP) was provided and the CSMP identifies appropriate management measures which will be imposed at the sites and describes how soil contamination will be managed during the works.

Overall, the actual and potential effects of the proposed works on human health will be appropriately avoided, remedied or mitigated. The conditions imposed are limited to the matters over which discretion is restricted and appropriately manage effects of the proposed activity.

Consent was **granted** with conditions.

2. 240009: Restricted Discretionary Activity, location of garage within 10m of road front boundary.**Date of decision – 8/04/2024**

Land use consent was sought for the construction of a garage 7m from the road front boundary at 143A Dakins Road, East Taratahi. The garage is to replace a pre-existing structure that was previously located in a similar position. Carterton District Council, being road owners, were considered to be the affected party. Existing trees, and embankment along the road front restricts the view of the property and given that a garage previously existed in a similar location, the adverse effects are considered to be minor in nature. Overall, the activity is consistent with the objectives and policies of the District Plan.

Consent was **granted** with conditions.

3. 240015: Restricted Discretionary Activity, relocation of dwelling 21m from boundary**Date of decision – 15/05/2024**

Land use consent was sought for a relocated dwelling at 90 Hoeke Road. The dwelling was proposed to be 21m from the boundary, infringing the required 25m setbacks under the Operative District Plan. Given the affected neighbouring property gave written approval and setbacks under the Proposed District Plan will be 10m, the adverse effects are considered to

be less than minor. Overall, the activity is consistent with the objectives and policies of the both Plans.

Consent was **granted** with conditions.

4. 240018: Controlled Activity, relocation of dwelling.

Date of decision – 18/05/2024

Land use consent was sought for a relocated dwelling at 158A Woodlands Road. It is proposed to relocate an existing, single storey dwelling, currently stored at Martinborough Transport (204 Lake Ferry Road, Martinborough), to 158A Woodlands Road, Taumata Island. There will be no changes to existing dwelling apart from reinstate subfloor insulation, reinstate landings and steps, and install new freestanding fireplace. The proposal meets all permitted and controlled activity standards for dwellings within the Rural (Primary Production) Zone. The building report notes that the building is suitable for relocation. Overall, the activity is consistent with the objectives and policies of the both Plans.

Consent was **granted** with conditions.

5. 240019: Restricted Discretionary Activity, establish a small-scale solar farm

Date of decision – 20/06/2024

Land use consent was sought by Carterton District Council to establish a small-scale solar farm at 3 Gallons Road. The proposal is for 26 rows of solar panels to be located between the main access from Gallons Road, the constructed wetland and Gallons Road. The total area occupied by the panels will be 0.9ha. The purpose of the solar panels is to provide a sustainable power source for the Council's equipment within the site, including a large pivot irrigator. Any excess electricity generated will be fed back into the local electricity grid. Written approvals have been received from the three houses nearest the site. These being; 27 Gallon Road (Timothy Reynolds), 35 Gallon Road (Kathryn Wadsworth), 36 Gallon Road (Warren Tucker). Overall, the activity is consistent with the objectives and policies of the both Plans.

Consent was **granted** with conditions.

6. 240024: Restricted Discretionary Activity, convert accessory building to dwelling

Date of decision – 18/07/2024

Land use consent was sought for the conversion of an accessory building to a minor dwelling at 3228 SH2. The building is setback just 1.5m from the neighbouring boundary, naturally infringing the 10m rural setback requirements (title older than 2008); this neighbour gave written approval. The site is an older, narrow property (1930), which would be limited to any development meeting permitted standards. The proposal in all other aspects meets permitted standards. Visually the site will not change and will provide additional housing for generational living on the site for the applicants. Overall, the effects of the proposal are less than minor.

Consent was **granted** with conditions.

7 KARAKIA WHAKAMUTUNGA