

Proposed Wairarapa Combined District Plan
Decision Report pursuant to Clause 10 of the First Schedule
of the Resource Management Act 1991

Subject: Planning Maps

In Reference to:

- ***Masterton, Carterton and South Wairarapa Districts***
(covering Planning Maps 1 – 77)
- ***General Planning Map Matters***

Masterton District

Planning Map 2

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
525.118	Department of Conservation	-	-

Discussion

Department of Conservation (525.118) request the label for the area around Mt Bruce be correctly labelled as “Mt Bruce Scenic Reserve”.

Evidence Heard

Department of Conservation presented evidence supporting the Section 42A report recommendation of amending the label name.

Commissioners Deliberations

The Commissioners concur with the submitter and Section 42A report that amending the label on the Planning Map to the correct name of the reserve assists Plan users.

Decision: Planning Map 2

Submission Reference: 525.118 Accept

Decision Amendment:

Amend label on Planning Map 2 from “Mt Bruce Conservation Park” to “Mt Bruce Scenic Reserve”.

Reasons

This decision is made for the following reasons:

- The amendment corrects the name of the area, assisting Plan users to identify a particular location and feature on the Planning Maps.

Planning Map 8

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
252.1	E Campbell	-	-
252.2	E Campbell	-	-
61.1	J Campbell	-	-
315.1	R Campbell	-	-
513.1	T Holmes	-	-

Discussion

E Campbell (252.1 and 252.2), **J Campbell** (61.1) and **R Campbell** (315.1) all seek changes to the “Flood Hazard Area” and “Rural (Special)” zoning for the area along the Waipoua River. They request the extent of the “Flood Hazard Area” be reduced, and the Rural (Special) zoning be amended accordingly.

T Holmes (513.1) requests the rezoning of his land from Rural (Special) to Rural (Primary Production).

Evidence Heard

E Campbell presented evidence contending the inaccuracy of the Flood Hazard Area shown on the Planning Maps.

Commissioners Deliberations

The Commissioners noted the further information from Greater Wellington Regional Council revising the extent of the Flood Hazard Area for the Waipoua River. The extent of the Flood Hazard Area are to be accurately defined based on the most up to date information.

The Commissioners concur with the submitter and Section 42A report that the extent of the Flood Hazard Area should be amended as shown in the maps prepared by Greater Wellington Regional Council.

In terms of the Rural (Special) Zone, this zoning is also to be amended in line with the changes to the Flood Hazard Area.

All other areas on Map 8 shown as Rural (Special) Zone are unchanged, as the circumstances for being identified for the zone, in particular natural hazards, still apply.

Decision: Planning Map 8

Submission Reference: 252.1	Reject
252.2	Accept in part
61.1	Accept in part
315.1	Accept
513.1	Reject

Decision Amendment:

Amend Map 8 as shown on the attached Map 1 in Appendix 1 showing:

Revised Flood Hazard Area near Mikimiki Road bridge

Re-aligned Rural (Special) Zone boundary to align with Flood Hazard Area boundary.

Reasons

This decision is made for the following reasons:

- The amended extent of the Flood Hazard Area more accurately identifies the areas as risk from flooding.
- The existing and amended areas of the Rural (Special) Zone correlate with the circumstances for applying this type of zoning, in particular, areas subject to risk from natural hazards.

Planning Map 10

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
522.75	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 52 Horticulture New Zealand FS 103 Windy Peak Trust	Oppose Oppose

Discussion

The Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.75) request the area identified as the designation for the Tinui Wastewater Plant (Dm051) be amended to accurately apply to the correct properties. **Horticulture New Zealand** and **Windy Peak Trust** oppose this submission.

Evidence Heard

No specific evidence was presented on this matter.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that the extent of the designation shown on the Planning Maps should correctly correlate with listed legal descriptions. Accordingly, the area shown on the Planning Maps for Dm051 is amended.

Decision: Planning Map 10

Submission Reference: 522.75	Accept
FS 52	Reject
FS 103	Reject

Decision Amendment:

Amend Planning Map 10 by adding Lot 10 DP 16270 to designation (Dm051).

Reasons

This decision is made for the following reasons:

- The amended extent of the designation accurately identifies the land area which the designation applies to.

Planning Map 14

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
268.1	J Read	-	-
523.32	M & K Williams	-	-
211.1 211.4	C & C Garland	-	-
522.35	Planning Departments of Masterton, Carterton and South Wairarapa District Councils ('Planning Maps 15, 16, 21 & 22)	FS 103 Windy peak Trust	Oppose
445.1	D Wilkinson	-	-

Discussion

J Read (268.1) requests the Rural (Special) Zone be deleted around Masterton except where environmental reasons apply (e.g. flooding, flood alert, sewerage, rubbish & aerodrome).

M & K Williams (523.32) requests the location of Maungahina Road be correctly identified.

C & C Garland (211.1-211.4) requests rezoning of their land back to Residential from Rural (Special) Zone. Also, remove Aerodrome Obstacle Limitation Surface for runway 14/32 and Air Noise Contours for Hood Aerodrome.

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.35) request the Flood Hazard Area and Flood Alert Area and associated Rural (Special) Zone be amended in the vicinity of the Masterton-Castlepoint Road as shown on the plan attached to the submission. **Windy Peak Trust** opposes this submission

D Wilkinson (445.1) requests that the area shown as Water Supply Protection Area over Lot 2 DP 354399 and zoned Rural (Special) be rezoned to Rural (Primary Production).

Evidence Heard

J Read presented evidence questioning the rural zoning approach, in particular, the Rural (Special) Zone around Martinborough. He contended that the zoning should not apply to protect a single industry.

C & C Garland queried the rationale for zoning his property Rural (Special) and requested it be zoned Residential. Also questioned the validity of the air noise contours given the changes in helicopter activity at the aerodrome.

D Wilkinson presented evidence querying the Water Supply Protection Area over his property and the Rural (Special) Zone. He noted that his property was down stream of the water intake.

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special) Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management) Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular resource management issues for these specifically identified areas. However, through the submission process, additional information has been presented to the Commissioners, which indicates, that amendments should be made to the extent of the Rural (Special) Zone in some locations.

One such example is the area below the water intake for the Masterton reticulated water supply, where it is shown as Water Supply Protection Area and Rural (Special). The areas downstream of the water supply intake and ponds do not pose a threat of contaminating the reticulated water supply, and therefore, the Commissioners have determined that this area is to be rezoned to Rural (Primary Production). In addition, GWRC have advised recent works to the stopbanks in this area have reduced the flood risk, a further reason for the area not to be identified as Rural (Special).

A second area is in the vicinity of the Masterton-Castlepoint Road, where a recent storm event highlighted the areas susceptible to inundation from localised rainfall and the limitation of the drainage system. For this reason, the Commissioners concur that this area should be rezoned Rural (Special) and Flood Hazard and Flood Alert Areas also be amended in this area to reflect the extent of the recent flooding.

As deliberated in the Chapter 17 Transportation Report, the Commissioners consider the existing air noise contours and aerodrome obstacle limitation surfaces are the most effective

for managing the effects of land use and development on areas surrounding the aerodrome. Given the proximity of the Garland property to the aerodrome, the Commissioners consider the Rural (Special) Zone is the most appropriate zone for managing the intensity of subdivision and development in this location. This zoning manages the intensity of subdivision to achieve the objective of ensuring the safe and efficient operation of the aerodrome.

The Commissioners concur with the minor amendment to re-positioning the road name label for Maungahina Road.

Decision: Planning Map 14

Submission Reference: 268.1	Reject
523.32	Accept
211.1	Reject
211.2	Reject
211.3	Reject
211.4	Reject
522.35	Accept in part
FS 103	Reject
445.1	Accept in part

Decision Amendment:

Re-position the Maungahina Road label to the correct location.

Amend the Flood Hazard Areas, Flood Alert Areas and Rural (Special) Zone as shown on the annotated Planning Maps.

Rezone Lot 2 DP 354399 from Rural (Special) to Rural (Primary Production), except for the southern area within the Flood Hazard Area. Remove the 'Water Supply Protection Area' from Lot 2 DP 354399.

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.
- The rezoning of some areas from Rural (Special) to Rural (Primary Production) or vice versa are based on new information for these specific localities. In addition, the amendments to the spatial definition of the overlays of Water Supply Protection Area, Flood Hazard and Flood Alert Areas are also based on new information.

Planning Maps 15 and 16

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
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493.6	T & G Williams	G & C Hearfield (FS 22) S & M Matthews (FS 20) T & N Vallance (FS 21) Adamson Land Surveyors (FS 30)	Oppose Oppose Oppose Oppose
525.118	Department of Conservation	-	-
401.10	E Crofoot	-	-
380.3	D, J, T, J & E Williams	-	-

Discussion

T & G Williams (493.6) requests Map 15 be amend to identify Inner (65 dBA) and Outer (50 dBA) Air Noise Boundaries in relation to the helicopter activity at “Te Parae” (legally described as Part Lot 1 DP 10971) and as shown on the map attached to the submission. **G & C Hearfield, S & M Matthews, T & N Vallance** and **Adamson Land Surveyors** oppose this submission.

Department of Conservation (525.118) requests the Rewa Bush Conservation Area be zoned Rural (Conservation Management) Zone.

E Crofoot (401.10) request the Significant Natural Area on Map 16 along the road reserve at Otahome is too extensive and needs to be amended.

D, J, T, J & E Williams (380.3) request Map 16 be amended identifying Otahome as a settlement and provide for the development of a Structure Plan.

Evidence Heard

T and G Williams (493) presented evidence about the scale and nature of their helicopter operation at Te Parae. In particular, they highlighted the facilities that have been installed to manage the effects from the operation, including stormwater management facilities. The submitter confirmed that the noise assessment they commissioned attached to their submission erroneously did not correctly identify a neighbouring dwelling within the air noise contours. Furthermore, the submitter tabled written statements from a number of parties supporting the operation of this helicopter facility.

S & M Matthews, T & N Vallance and **Adamson Land Surveyors** presented evidence opposing the establishment of a helicopter operation at Te Parae. They highlighted the proximity of the helicopter landing/take-off pad to their neighbouring dwellings and the helicopter flight paths.

Department of Conservation presented evidence supporting the Section 42A report recommendation of zoning Rewa Bush Conservation Area as Rural (Conservation Management) Zone.

E Crofoot contended SNA 16 was too extensive and covered areas of road reserve. She also contended that at Otahome under the Proposed Plan would result in ad hoc development. Further consideration had to be given to whether Otahome was to become a settlement or not.

D, J, T, J & E Williams presented evidence that the status of Otahome in the Plan needed clarification, as the current wording was unclear. He contended that Otahome was already of a size to be a settlement, and this should be referred in the Plan.

Commissioners Deliberations

As discussed in the Chapter 4 – Residential Zone and Chapter 17 – Transportation decision reports, we do not consider it appropriate to add air noise contours for a helicopter operation at Te Parae for the following reasons:

- The landing area was established in an area containing existing residences, including one in close proximity to the landing/take off area.
- Accordingly, the operation does not and is unlikely to ever to comply with the requirements of NZS6807 in its current location.
- The property is a much larger one, and is likely to contain other sites for a helicopter landing area that would provide much greater distances from the nearest residences.

In regard to Rewa Bush, the Commissioners concur with the Department of Conservation and the Section 42A report that the most appropriate zone for the Rewa Bush Conservation Area is the Rural (Conservation Management) Zone.

We also concur with E Crofoot that the Significant Natural Area (SNm16) should be amended to reflect the true extent of the natural area as detailed in the Coastal Strategy technical report.

In terms of Otahome, as discussed in the decision report for Chapter 13 – Coastal Environment, at this time, the Commissioners do not consider Otahome exhibits the features and qualities of an urban settlement. Therefore, the Rural (Primary Production) Zone is retained. It is noted, however, that this part of the coast in the foreseeable future, it is proposed to prepare a Management Plan for determining if it should be developed into a settlement.

Decision: Planning Maps 15 and 16

Submission Reference: 493.6	Reject
FS 22	Accept
FS 20	Accept
FS 21	Accept
FS 30	Accept
525.118	Accept
401.10	Accept
380.3	Reject

Decision Amendment:

Amend Planning Maps 15, 16, 21 and 22 by rezoning the Rewa Bush Conservation Area from “*Rural (Primary Production)*” to “*Rural (Conservation Management)*”.

Amend Planning Map 16 for SNm04 to be consistent with the extent shown in the Wairarapa Coastal Strategy technical report by removing the section over Otahome Road.

Reasons

This decision is made for the following reasons:

- The helicopter operation at Te Parae does not and is unable to be able to comply with the requirements for NZS6807, given its proximity to the nearest neighbouring residence, and therefore the application of the management framework within the District Plan to this facility would not be appropriate or effective.

- The Rural (Conservation Management) Zone for the Rewa Bush Conservation Area would provide for the most efficient and effective management framework for this area in achieving the objectives in the Plan.
- The amendment to the Significant Natural Area more accurately defines the location and extent of this area.
- Otahome does not exhibit the attributes or qualities of an urban settlement, and is most appropriately managed under the rural zoning.

Planning Maps 39, 51 and 52

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
63.1	P Brindle	-	-
64.1 64.2	C & C Garland	-	-
322.1	Little Avondale Stud	-	-
321.1	Ngahere Trust	-	-
333.2	J & S Lucas	-	-
316.1 316.2	B & H Marriot	-	-
8.1	R Thorneycroft	-	-
376.1	B & V Robertson (Planning maps 39 & 51)	-	-
373.1	N & C Winter (Planning maps 39 & 51)	FS 93 A & M Flynn FS 95 W A Hargreaves Trust FS 97 T W L Property Holdings Ltd	Support Support Support
375.1	B & V Robertson (Planning maps 39 & 51)	FS 93 A & M Flynn FS 95 W A Hargreaves Trust FS 97 T W L Property Holdings Ltd	Support Support Support
422.1	A Surman (Planning maps 39 & 52)	-	-

Discussion

P Brindle (63.1) requests more flexibility with the minimum sized holding currently 4 hectares in the Homebush area.

C & C Garland (64.1 and 64.2) request Map 39 that the zoning around the aerodrome remains full Residential and Aerodrome Obstacle Limitation Surface for the new grass runway 14/32 be removed.

B & H Marriot (316.1 and 316.2) request amend Map 39 to leave the zoning as residential and not develop any runways or flight paths west of the aerodrome.

B & V Robertson (376.1) request amend Maps 39 and 51 to reconsider the Rural Special boundary located near Hood Aerodrome and that it be returned to its original position. **B & V Robertson** (375.1) request amend flight paths on Maps 39 and 51 and specifically the future runway 14/32 in 38.1.3 of Appendix 11. **A & M Flynn, W A Hargreaves Trust** and **T W L Property Holdings Ltd** support this submission.

N & C Winter (373.1) request amend Maps 39 and 51 by reducing the Rural Special restriction. **A & M Flynn, W A Hargreaves Trust** and **T W L Property Holdings Ltd** support this submission.

A Surman (422.1) request amend Maps 39 and 52 by rezoning the area from Rural (Special) Zone to Rural (Primary Production) Zone.

Little Avondale Stud (322.1) requests to revisit the proposed boundary line of the Flood Hazard Area as shown on the Plan attached to the submission.

Ngahere Trust (321.1) considers that the Flood Hazard Area is drawn unrealistically high.

J & S Lucas (333.2) oppose the area of their property being included in the flood plan as they state they were affected by surface rain water not flooding, noting the plan dated November 2001 was more accurate.

R Thorneycroft (8.1) requests retain Map 39 and approve the zone change of Upper Plain Road (west of Evans Road) from Rural (Special) Zone to Rural (Primary Production) Zone.

Evidence Heard

P Brindle reiterated the points in his written submission, querying why the Homebush area had been zoned Rural (Special). He contended that works completed by the Regional and District Councils reduced the flood risk. He noted most people wanted less land than 4 hectares.

C & C Garland queried the rationale for zoning his property Rural (Special) and requested it be zoned Residential. Also questioned the validity of the air noise contours given the changes in helicopter activity at the aerodrome.

V & B Robertson presented evidence expressing disappointment about the lack of consultation on the developments at Hood Aerodrome. They contended Hood Aerodrome had experienced significant changes over the past few years, in particular, a huge decrease in helicopter activity. They stated that the air movement numbers in the Hood Aerodrome Management Plan were questionable, and that the predictions were very excessive. Request their property be zoned as in the Operative Masterton District Plan and amend the obstacle limitation surfaces shown on the Planning Maps.

A & M Flynn, T W L Property Holdings Ltd and **W A Hargreaves Trust** presented evidence querying the process for preparing the Hood Aerodrome Management Plan, in particular, consultation with surrounding property owners. They contended that the Management Plan contains inconsistent and inaccurate information, especially the flight movements. Therefore, they contended the air noise contours based on these movements were wrong and not needed.

N & C Winter presented evidence regarding the lack of information available about the nature of activities at Hood Aerodrome. They stated their main objection related to the commissioning of the new runway as the flight path went over their house, and raised concerns about its safety compared to the other runways at Hood Aerodrome.

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special) Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management) Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular resource management issues for these specifically identified areas. However, through the submission process, additional information has been presented to the Commissioners, which indicates, that amendments should be made to the extent of the Rural (Special) Zone in some locations.

The Homebush area has been included in the Rural (Special) Zone due to flood risk (notwithstanding recent flood mitigation works), proximity to the Masterton wastewater treatment plant, proximity to the Masterton waste transfer station, elevated water table during prolonged wet periods and proximity to Hood Aerodrome and main flight path. For these reasons, we consider that the Rural (Special) zoning in this location is appropriate. We note that it has been zoned Rural (Special) since the Masterton District Plan was introduced 15 years ago.

For properties close to Hood Aerodrome, such as in South Road, the Commissioners consider that it is an effective approach to manage subdivision and development in locations in close proximity to the Aerodrome to reduce the potential for more intensive development to exacerbate potential conflicts. This is achieved through zoning much of the area Rural (Special), which generally seeks to limit subdivision to a minimum of 4 hectares. This zoning continues the zoning that has been in effect over the last few decades under the Masterton County and then Masterton District Plans, except as noted below.

At the time the Proposed Combined Wairarapa District Plan was promulgated, it was decided to rezone some predominantly undeveloped urban residentially zoned land on South Belt to Rural Special (including one of the submitter's) where the land is in close proximity to a runway flight path and is partly affected by the Outer Air Noise control. Some of the affected properties are still partly zoned Residential where they are located further away from the Aerodrome, and front South Belt.

The matter of the air noise boundaries and obstacle limitation surfaces are deliberated in the Transportation decision report under Rule 21.1.24.

For the Morris Road area, we noted the information provided by Greater Wellington Regional Council confirming the accuracy of the flood modelling in this area. We also noted a recent storm event highlighted this areas susceptibility to inundation from localised rainfall and the limitation of the drainage system. Based on this advice, we consider the extent of the Rural (Special) zoning and Flood Hazard Area in the Morris Road area are correct, and provide for the effective management of subdivision, use and development in this area. For the area north of Morris Road and in the vicinity of the Masterton-Castlepoint Road, the Commissioners have determined this area should be rezoned Rural (Special) and Flood Hazard and Flood Alert Areas also be amended in this area to reflect the extent of the recent flooding (as shown on annotated Planning Map 14).

Decision: Planning Maps 39, 51 and 52

Submission Reference: 63.1	Reject
64.1	Reject
64.2	Reject
322.1	Reject
321.1	Reject
333.2	Reject
316.1	Reject
316.2	Reject
8.1	Accept
376.1	Reject
373.1	Reject
FS 94	Reject
FS 96	Reject
FS 98	Reject
375.1	Reject
FS 93	Reject
FS 95	Reject
FS 97	Reject
422.1	Reject

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.

Planning Map 40

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
522.75	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 52 Horticulture New Zealand FS 103 Windy Peak Trust	Oppose Oppose

Discussion

The Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.75) request the area identified as the designation for the Road Intersection Improvements as the corner of Matahiwi Road and Paierau Roads (Dm054) be amended to

accurately apply to the correct properties. **Horticulture New Zealand** and **Windy Peak Trust** oppose this submission.

Evidence Heard

No specific evidence was presented on this matter.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that the extent of the designation shown on the Planning Maps should correctly correlate with details in the Notice of Requirement. Accordingly, the area shown on the Planning Maps for Dm054 is amended.

Decision: Planning Map 40

Submission Reference: 522.75	Accept
FS 52	Reject
FS 103	Reject

Decision Amendment:

Amend Planning Map 40 by realigning the designation (Dm054) boundary as shown in the Notice of Requirement.

Reasons

This decision is made for the following reasons:

- The amended extent of the designation accurately identifies the land area which the designation applies to.

Planning Map 42

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
273.27	Tomlinson & Carruthers (Planning maps 41, 42, 43, 46 & 47)	FS 110 J Cooper FS 38 M Hodder & K Sanderson FS 31 Adamson Land Surveyors	Oppose Oppose Oppose

Discussion

Tomlinson & Carruthers (273.27) request the Future Development Areas cover two additional areas as detailed in their submission. **J Cooper, M Hodder & K Sanderson** and **Adamson Land Surveyors** oppose this submission.

Evidence Heard

Tomlinson & Carruthers contended that for an effective structure plan all the land between Chamberlain and Ngaumutawa Roads be identified as a Future Development Area. In

addition, that the land to the north of the Cashmere subdivision be added as a Future Development Area given all the lots will be sold in this area.

Commissioners Deliberations

The Commissioners noted that the Proposed Plan zones some areas around the periphery of Masterton for urban expansion. These areas are a combination of existing undeveloped residentially zoned areas in the Operative Masterton District Plan, and areas being rezoned from Rural to Residential in the Proposed Combined Plan. For the areas being rezoned, the Commissioners note that they have an overlay of a 'Future Development Area' to manage the nature and spatial arrangement of subdivision and development in these areas. As deliberated in the Chapter 18 decision report, we consider this Future Development Area approach is a prudent method for greenfield areas.

Rezoning land for urban development needs to be managed in an efficient and effective way, taking into account the natural and physical resources of the area. As Future Development Areas are new growth areas, they are currently not serviced with reticulated infrastructure. Extending this physical resource requires careful management to ensure it is developed in a sustainable manner, including consideration of the costs on the community.

No detailed evidence was presented demonstrating the need to provide for additional residential land. In particular, how the additional land would contribute to the environmental, economic and social wellbeing of the community, and that the current residential land supply was not the most effective and efficient use of the land resource. If further residential land was proposed, a Private Plan Change could be lodged in the future, where it would need to be demonstrated that the land was suitable for development, and would included detailed assessment.

Therefore, at this time, the Commissioners do not consider the costs of expanding this physical resource are outweighed by the benefits of providing additional land for urban expansion. We consider the land provided for urban expansion in the Proposed Plan achieves the objective of sustainable and effective development of the physical infrastructure resource, and the efficient use of the land resource.

Decision: Planning Map 42

Submission Reference: 273.27	Reject
FS 110	Accept
FS 38	Accept
FS 31	Accept

Reasons

This decision is made for the following reasons:

- The existing Future Development Areas provide for the most efficient and effective development of the infrastructure resource and the land resource.

Planning Map 43 and 46

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
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207.1 207.2	D Borman	-	-
303.1	KAZ Holdings	FS 100 J & D Heginbotham	Oppose
206.1	J & D Heginbotham	-	-
417.1	D Jervis (Planning maps 43 & 46)	-	-

Discussion

D Borman (207.1 and 207.2) and **J & D Heginbotham** (206.1) support the rezoning of an area Ngaumutawa/Chamberlain Road to Residential. **D Borman** (207.2) requests the lot size be reduced to 600m².

KAZ Holdings (303.1) request the zone remain unchanged as in the Operative Masterton District Plan. **J & D Heginbotham** opposes the submission from KAZ Holdings.

D Jervis (417.1) request that the area bounded by Chamberlain Road, Westbush Road and Ngaumutawa Road be rezoned from Rural (Special) Zone to Rural (Primary Production) Zone

Evidence Heard

D Borman and **J Heginbotham** supported the rezoning of the land in Ngaumutawa Road to residential.

Commissioners Deliberations

The Commissioners noted that the Proposed Plan zoned some areas around the around the periphery of Masterton for urban expansion. These areas are a combination of existing residentially zoned areas in the Operative Masterton District Plan, and areas being rezoned from Rural to Residential in the Proposed Combined Plan. For the areas being rezoned, the Commissioners note that they have an overlay of a 'Future Development Area' to manage the nature and spatial arrangement of subdivision and development in these areas. As deliberated in the Chapter 18 decision report, we consider this Future Development Area approach is a prudent method for greenfield areas.

Rezoning land for urban development needs to be managed in an efficient and effective way, taking into account the natural and physical resources of the area. As Future Development Areas are new growth areas, they are currently not serviced with reticulated infrastructure. Extending this physical resource requires careful management to ensure it is developed in a sustainable manner, including consideration of the costs on the community.

The Commissioners concur with the submitters and Section 42A report that the zoning of the Ngaumutawa Road area in the Proposed Plan as residential is an appropriate zoning for this land.

No detailed evidence was presented demonstrating the need to provide for additional residential land. In particular, how the additional land would contribute to the environmental, economic and social wellbeing of the community, and that the current residential land supply was not the most effective and efficient use of the land resource. If further residential land was proposed, a Private Plan Change could be lodged in the future, where it would need to be demonstrated that the land was suitable for development, and would included detailed assessment.

As discussed for the previous Planning Map deliberations, at this time, the Commissioners do not consider the costs of expanding the infrastructure resource are outweighed by the benefits of providing additional land for urban expansion. However, for urban growth management, we consider the existing Rural (Special) Zone is the most appropriate zoning for this land, as it limits the fragmentation of this land. The fragmentation of this land could result in difficulties in providing for a sustainable urban form in the future.

Decision: Planning Maps 43 and 46

Submission Reference: 207.1	Accept
207.2	Reject
303.1	Reject
FS 100	Accept
206.1	Accept
417.1	Reject

Reasons

This decision is made for the following reasons:

- The existing Future Development Areas provide for the most efficient and effective development of the infrastructure resource and the land resource.

Planning Map 44

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
495.3	ONTRACK (New Zealand Railways Corporation)	-	-

Discussion

ONTRACK (495.3) requests designation 'Dm082' Railway Purposes be amended by adding the triangle parcel of land as shown in the submission.

Evidence Heard

ONTRACK submitted evidence seeking confirmation of the amendment to the Planning Map.

Commissioners Deliberations

The Commissioners concur with the submitter and Section 42A report that the amendment to the railway designation correctly identifies the land to which the designation applies to.

Decision: Planning Map 44

Submission Reference: 495.3 Accept

Decision Amendment:

Amend Planning Map 44 by adding the triangle to the railway designation (Dm082) as shown on the annotated Planning Maps.

Reasons

This decision is made for the following reasons:

- The amended extent of the designation accurately identifies the land area which the designation applies to.

Planning Map 50

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
306.1	J & T Owen	-	-
273.28	Tomlinson & Carruthers	FS 110 J Cooper FS 38 M Hodder & K Sanderson FS 31 Adamson Land Surveyors	Oppose Oppose Oppose

Discussion

J & T Owen (306.1) request Map 50 be amended to zone William Donald Drive residential (and any other neighbouring streets if required).

Tomlinson & Carruthers (273.28) requests the Solway Industrial Zones be rezoned Commercial for the lots accessing the roads between William Donald Drive to the west and George and Windsor Streets to the east be amended to accurately represent the existing uses of this area. Most of the existing lots that access William Donald Drive are urban residential in nature and they believe the zoning should accurately represent this. **J Cooper, M Hodder & K Sanderson** and **Adamson Land Surveyors** oppose this submission.

Evidence Heard

Tomlinson & Carruthers presented evidence noting there is a 1.8m fence and vegetation screening between the residential lots and non-residential activities. They contended there are no reverse sensitivity issues between the existing use and the neighbouring industrial zoned land.

Commissioners Deliberations

One approach in the Plan to manage the potential conflict between areas with different amenity expectations is zoning. The zoning of land is imperative to achieving the objectives of maintaining and enhancing the respective amenity values in the respective residential and industrial environments.

The Commissioners concur with the assessment in the Section 42A report, that the Solway Industrial Area is a well established location for mixed use industrial development. Rezoning the land in William Donald Drive to residential would create an enclave of residential development. This rezoning would result in the owners and occupiers of this land have different amenity expectations from those of a mixed use environment. Therefore, the Commissioners have determined the existing commercial zoning is the most appropriate for this land.

Decision: Planning Map 42

Submission Reference: 306.1	Reject
273.28	Reject
FS 110	Accept
FS 38	Accept
FS 31	Accept

Reasons

This decision is made for the following reasons:

- The existing Commercial Zone for properties in William Donald Drive is the most appropriate to maintain the character and amenity expectation for this area.

Planning Maps 71 & 72

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
525.118	Department of Conservation	-	-
401.11 401.9	E Crofoot	-	-

Discussion

Department of Conservation (525.118) requests Maps 17 and 72 be amended by adding Lot 1 DP 51466 (the Castle Rock portion) to Castlepoint Scenic Reserve.

E Crofoot (401.11) requests on Map 71 that Am026 is either incorrectly placed or may not exist any more as it is located within the developed portion of the Holiday Park. If it was previously destroyed then she states that it should no longer be identified. In addition, requests clarification of where Am025 is located.

E Crofoot (401.9) requests amend the area on Map 72 between Guthrie Crescent, Balfour Crescent and the DOC reserve to Residential.

Evidence Heard

Department of Conservation presented evidence supporting the Section 42A report recommendation of amending the label name.

E Crofoot queried the location of the archaeological sites. She also requested that further land be identified for residential in line with the Castlepoint Management Plan.

Commissioners Deliberations

The Commissioners concur with the submitter and Section 42A report that rezoning the part of the Castlepoint Scenic Reserve to Rural (Conservation Management) Zone is the most appropriate zone.

In terms of the archaeological sites, we have been advised they are shown in the location recorded in the New Zealand Archaeological Association database. Therefore, we consider this is the most accurate information available at this time about the location of these two sites. However, we note the District Councils, NZ Historic Places Trust and NZ Archaeological Association are currently in the process of updating this database, which includes checking the accuracy of previously recorded sites. Once the results of this updating project are available, if any changes to previously recorded sites are noted, we would anticipate a Plan Change would be undertaken to correct the site recordings in the District Plan.

We note that two Future Development Areas (FDAs) have been identified for Castlepoint in the Proposed Plan. These FDAs are appropriate locations for the future residential development at Castlepoint. We consider these two areas provide for the most effective and efficient use and development of the physical and natural resources at Castlepoint. The two areas are in locations which protect the landscape values of the land surrounding the settlement, and avoids areas potentially subject to natural hazards, such as land instability.

Decision: Planning Maps 71 & 72

Submission Reference: 525.118	Accept
401.11	Reject
401.9	Reject

Decision Amendment:

Amend Planning Map 72 by rezoning Lot 1 DP 51466 (Castlepoint Scenic Reserve) from Rural (Primary production) to Rural (Conservation Management).

Reasons

This decision is made for the following reasons:

- The rezoning of the Scenic Reserve provides for the most appropriate zoning to the land.
- The two Future Development Areas provide for the efficient and effective use and development of the physical and natural resources at Castlepoint. The two areas also protect the landscape values of the surrounding environment, and avoids areas potential subject to natural hazards.
- The location of archaeological sites is based on the most accurate information available at this time.

Planning Maps 73 & 74

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
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374.1	B Bodle (Planning map 73)	-	-
504.1 504.2	East Leigh Limited (Planning maps 73 & 74)	-	-

Discussion

East Leigh Limited (504.1 and 504.2) requests the East Leigh property be rezoned to Residential for the area where a subdivision was recently approved.

B Bodle (374.1) notes Riversdale Beach Maps contains three, possibly four, errors.

Evidence Heard

No evidence was presented on this matter.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that rezoning the area where a subdivision has been approved on the terrace land above Riversdale is not appropriate. The resource consent application thoroughly examined the specific subdivision proposal and determine the appropriate location, density and scale of development on this terrace land. Rezoning this land to residential would not achieve the objectives for the coastal environment in the Plan.

It is unclear from the submission from Mr Bodle what the errors on the Planning Maps are. Therefore, we have determined to retain the maps as currently detailed.

Decision: Planning Maps 73 and 74

Submission Reference: 504.1	Reject
504.2	Reject
374.1	Reject

Reasons

This decision is made for the following reasons:

- The rezoning of the East Leigh land to residential is not the most efficient or effective use or development of the natural and physical resources at Riversdale. It would also not be effective in achieving the objectives for the coastal environment.
- The details on the Planning Maps for Riversdale are the most efficient and effective for implementing the Plan and assisting Plan users.

Carterton District

Planning Map 26

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
406.1	J van Bergen	FS 85 Federated Farmers of New Zealand (Inc) FS 112 D Riddiford	Support Support

Discussion

J van Bergen (406.1) requests the boundaries for SNc11 be limited to the boundaries of Rocky Hills Bush Reserve. **Federated Farmers of NZ (Inc)** and **D Riddiford** support this submission.

Evidence Heard

J van Bergen presented evidence of a plan showing the extent of the Rocky Hills Reserve and the part of the Significant Natural Area which cover private land, including areas of plantation forest and pasture.

Commissioners Deliberations

The Commissioners concur with the submitter and Section 42A report that the extent of the Significant Natural Area for Rocky Hills Bush (SNc11) should align with the boundaries of the reserve land and not cover private land.

Decision: Planning Map 26

Submission Reference: 406.1 Accept
FS 112 Accept
FS 85 Accept

Amendment:

Amend Planning Map 26 by amending the boundaries of SNc11 as shown on the annotated Planning Maps.

Reasons

This decision is made for the following reasons:

- The amended boundaries of the Significant Natural Area correctly align with the legal boundaries of the Rocky Hills Bush Reserve.

Planning Map 13

Submitter	Submitter Name	Further Submitter Name and	Further Submission
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Number		Number	Support/Oppose
400.1	N Reid	-	-
444.1	B Allen, G Bayliss, X-cite Ltd, S Anstis, L Hight and M Stanley	FS 101 Amalgamated Helicopters	Oppose
12.2 12.3	D Lacey	-	-
525.118	Department of Conservation	-	-
230.2	R, A & J Boyne	-	-

Discussion

N Reid (400.1) requests the area surrounding his piggery operation be rezoned from Rural (Primary Production) to Rural (Special), to minimise the potential for reverse sensitivity issues to arise.

B Allen, G Bayliss, X-cite Ltd, S Anstis, L Hight and M Stanley (444.1) request that the noise contours for the Chester Road Helicopter Operation be removed from Map 13. **Amalgamated Helicopters Wairarapa Ltd** opposes this submission.

D Lacey (12.2 and 12.3) requests the West Taratahi area (Norfolk Road, Chester Road and Wiltons Road area) be rezoned Rural (Special) from the proposed Rural (Primary Production) Zone.

Department of Conservation (525.118) requests the label for the conservation area at Carrington Creek be correctly labelled as "Carrington Creek Conservation Area".

R, A & J Boyne (230.2) request the Coastal Environmental Management Area (CEMA) be reduced to 100 metres from SMWT.

Evidence Heard

Barry Allen and **Adamson Land Surveyors** presented evidence questioning the legality of the Chester Road helicopter operation, and whether existing use rights applied. **Barry Allen** explained the historical background to the establishment and growth of the helicopter operations, as well as the progressive subdivision of the property on which the operation is located. The submitters requested the helicopter operation continue to function in accordance with its existing use rights, and that no noise exception rule should apply.

Amalgamated Helicopters opposed this submission, and presented evidence supporting the ongoing operation of their helicopter business from their property. They provided details about the nature of their helicopter operation, including flight details associated with emergency services in the last 18 months. The submitter confirmed they supported the recommendation to retain the rules in the Proposed District Plan.

Department of Conservation presented evidence supporting the Section 42A report recommendation of amending the label name.

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special)

Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management) Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular resource management issues for these specifically identified areas. However, through the submission process, additional information has been presented to the Commissioners, which indicates, that amendments should be made to the extent of the Rural (Special) Zone in some locations.

The area around the Reid piggery is zoned Rural (Primary Production) in the Proposed Plan. The Rural (Special) is not applied to single site activities, such as the Reid piggery, as it is not the most effective approach for managing reverse sensitivity issues for single sites. Instead, Rule 4.5.2(c)(viii) requires a setback between residential buildings and intensive farming activities. We consider this setback standard is the most effective approach for managing reverse sensitivity issues for a single intensive farming activity. Therefore, we do not support the rezoning of the area around the Reid piggery to Rural (Special).

In the West Taratahi area, the Commissioners noted the new information from resource consent application proceedings about an elevated water table for a particular property. However, it is uncertain as to how widespread this elevated water table issue is in the West Taratahi area, with no area wide assessment completed. We consider the existing Rural (Primary Production) zoning in this area is the most appropriate, as it reflects the nature of the rural environment in this location.

As discussed in the Chapter 4 Rural Zone and Chapter 17 Transportation decision reports, the helicopter operation in Chester Road is a well-established air transport facility in the Carterton District, servicing not only the agricultural sector within the Wairarapa, but also servicing the recreational, environmental and emergency requirements of the area. The facility therefore makes a significant contribution to the regional social and economic wellbeing. For the reasons outlined in the Rural Zone decision report for the rules associated with air noise boundaries, we consider the air noise contours shown on the Planning Maps are accurate based on a recent noise assessment for the existing helicopter operation.

The Commissioners consider that this approach is the most effective and efficient means to provide certainty for the ongoing operation of the existing helicopter operation in a manner that protects the amenity of the local environment.

For the Coastal Environment Management Area (CEMA), this area was determined as part of the Wairarapa Coastal Strategy. We note the Coastal Strategy determined the extent of the CEMA based on the landscape and ecological features of the area, and varies in width along the length of the coastline. We do not consider a 100m wide CEMA along the coastline to be the most effective approach for managing the coastal environment, as it arbitrarily defines the width with no relationship with the actual characteristics of the coastal environment. Therefore, we have retained the existing width of the CEMA.

We concur with the submitter and Section 42A report that the label for Carrington Creek be amended to read "Carrington Creek Conservation Area".

Decision: Planning Map 13

Submission Reference: 400.1 Reject

444.1 Reject
FS 101 Accept

12.2 Reject
12.3 Reject
525.118 Accept
230.2 Reject

Decision Amendment:

Amend label on Planning Map 13 from “Carrington Creek Stewardship” to “Carrington Creek Conservation Area”.

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development, and is only applies to areas with confirmed characteristics.
- The Coastal Environment Management Area is defined based on the landscape and ecological values of the coastline, which recognises the varied nature of the coastal edge of the Wairarapa.
- The amendment corrects the name of the area, assisting Plan users to identify a particular location and feature on the Planning Maps.

Planning Map 14

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
49.1	Carterton Town & Country Development Group Inc	-	-
49.3	Carterton Town & Country Development Group Inc	-	-
433.1	J Vollebregt	-	-
418.1	G Evans	-	-
519.1	M Evans	-	-
218.1	P Gallon	-	-
208.1	R & N Redfern	-	-
200.1	D Redfern	-	-

203.1	J Redfern	-	-
293.1	A Olsen	-	-
2.1	D Tulloch & J Tulloch	-	-
522.35	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 103 Windy Peak Trust	Oppose
526.21	Wellington Regional Council	-	-

Discussion

Carterton Town & Country Development Group Inc (49.1) request the Industrial zoning at Waingawa be increased in size to 350 hectares and a 1.0 kilometre green belt be established around the industrial area.

Conversely, **J Vollebregt** (443.1), **G Evans** (418.1), **M Evans** (519.1), **P Gallon** (218.1) **R & N Redfern** (208.1), **D Redfern** (200.1), **J Redfern** (203.1) and **A Olsen** (293.1) request the area of Industrial zoning at Waingawa be reduced.

Wellington Regional Council (526.21) request the Industrial zoning at Waingawa be retained.

D Tulloch & J Tulloch (2.1) request that 4.5 hectares of land next to Ballance Fertiliser Store (Lot 1 DP 325931, CT 104927) (Tomlinson & Carruthers Plan TO5-225 attached to submission) be rezoned from Rural (Special) to Industrial.

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.35) request that the "Future Development Area" overlay be removed from some properties in the Waingawa Industrial Area as shown on the plan attached to the submission. (Map 14). **Windy Peak Trust** opposes this submission.

Evidence Heard

J Vollebregt was concerned about the health effects from the industrial area, in particular, air pollution. He supported the screening buffer along Wiltons Road and that no access is to be provided off Wiltons Road.

R & N Redfern presented details about the flooding of the Parkvale Stream in the expanded industrial zoning. She contended the expanded industrial zoning would result in air, water and noise pollution and would damage the environment. Requested a large buffer between the industrial zoning and Wiltons Road, and that this area should be retained as farmland. She considered industrial development at the main entrance to a town was unattractive.

A Olsen commented that there needed to be certainty with the outcomes for the expanded industrial area. He stated that he would still prefer a 400m buffer between Wiltons Road and the industrial zoning. He sought clarification whether any interim planting would be undertaken as industrial development moved south towards Wiltons Road. He also raised concerns about flooding in the expanded industrial zoning area, and the impact bunding would have on this flooding.

D Tulloch & J Tulloch presented evidence about the opportunities for expanding development on the eastern side of State Highway 2 and the potential redevelopment of their existing site in Solway. Their existing site in Solway constrained the size of their business which was looking to expand, and the State Highway 2 site at Waingawa would provide for this expansion. They would investigate sharing the access point with Ballance Fertiliser in liaison with Transit NZ.

Commissioners Deliberations

The Waingawa industrial area is a well established cluster of heavy processing industries and smaller scale servicing and trade activities. The Commissioners in the Chapter 7 – Industrial Zone decision report have determined the consolidation and expansion of industrial activities at Waingawa is the most appropriate location in the Wairarapa for this type of development and use.

Based on this decision, this Planning Map section specifically determines the extent of the industrial zoning in this location. We received submissions contending the industrial zoning should be expanded (e.g. up to 350 hectares) and submissions contending it should be reduced in size (e.g. having a 400m buffer of Rural Zone north of Wiltons Road).

In zoning land for industrial development, this needs to be managed in an efficient and effective way, taking into account the natural and physical resources of the area. As the Waingawa industrial area only has limited reticulated infrastructure and has main access from State Highway 2, these physical resources require careful management to ensure they are maintained and developed in a sustainable manner.

The Commissioners consider the land area zoned Industrial in the Proposed Plan is the most efficient and effective land area for achieving the objectives in the Plan for industrial development. The boundaries of the industrial area are determined by natural and physical resources, being the uplifted terrace edge along the western side, Wiltons Road on the southern side and State Highway 2 on the eastern side. The land area within these boundaries provides the opportunity to effectively manage the infrastructure and transport links to service the industrial development. In addition, these boundary delineations provide for the industrial development to internalise their effects within the demarcated area, and minimise effects on neighbouring land.

In terms of the effects from industrial development, as determined in the Chapter 7 – Industrial Zone decision report, we consider the rules and standards for this zone are the most effective and efficient for avoiding, remedying or mitigating the adverse effects.

For the Tulloch land on the eastern side of State Highway 2, we do not consider it appropriate for this land to be rezoned Industrial. Providing industrial land on the western side of State Highway 2 enables the effects of this type of development to be managed in an integrated and structured manner. There is potential for significant adverse effects from industrial activities if the land was rezoned, including traffic, visual qualities and amenity values.

We concur with the Section 42A report that the ‘Future Development Area’ overlay on the greenfield land at Waingawa should be retained under the land is physically developed.

Decision: Planning Map 14

Submission Reference: 49.1	Reject
49.3	Reject
433.1	Reject
418.1	Reject
519.1	Reject

218.1	Reject
208.1	Reject
200.1	Reject
203.1	Reject
293.1	Reject
2.1	Reject
522.35	Accept in part
FS 103	Reject
526.21	Accept

Reasons

This decision is made for the following reasons:

- The extent of the industrial zoning in the Proposed Plan is the most effective and efficient land area to achieve the objectives for the Industrial Zone. The area provides a land bank for consolidating industrial development where it can be managed in a sustainable manner.
- Providing for additional industrial zoned land on the eastern side of State Highway 2 would not be an efficient or effective use of the land resource, as it would compromise the rural environment in this locality and potentially result in significant adverse effects on infrastructure, including State Highway 2.

Planning Map 20

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
6.1	C Thompson	-	-
523.33	M & K Williams	-	-
526.121	Greater Wellington Regional Council	FS 19 E Campbell	Support
319.1	R Baird	-	-
16.1	Ponatahi Hill Landowners	FS 45 Java Trust Limited	Oppose

Discussion

C Thompson (6.1) requests the area surrounding Parkvale Mushroom Ltd's composting site, and also the growing site in Nix's Road be zoned Rural (Special).

M & K Williams (523.33) seeks changes to the "Flood Hazard Area" to more accurately reflect the flood extent.

R Baird (319.1) and **Ponatahi Hill Landowners** (16.1) request Outstanding Landscape (OLc04) "Ponatahi Hills" be deleted from the Planning Maps. **Greater Wellington Regional**

Council (526.121) seek the “Ponatahi Hills” be shown in the correct position. **Java Trust Limited** opposes the submission from the Ponatahi Hill Landowners.

Greater Wellington Regional Council (526.121) request corrections to the GWRC designations on the Planning Maps as supplied on Disc by GWRC, and that the “Whangaehu River WSII” should read “Whangaehu Stream WSII”.

Evidence Heard

C Thompson presented evidence expressing concern about the increasing number of rural-residential subdivisions being developed near his mushroom growing and composting operation, and the potential for reverse sensitivity issues to arise. He requested that the area around his operations should be rezoned Rural (Special) to manage the intensity of rural-residential subdivision in this location. He did not consider the setback requirements for dwellings would not solve the problem.

M & K Williams presented evidence supporting the amended extent of the Flood Hazard Area as detailed in the Greater Wellington Regional Council evidence.

Ponatahi Hill Landowners represented by G McKay presented evidence opposing the mapping of the Ponatahi Hill as an Outstanding Landscape.

Greater Wellington Regional Council presented evidence supporting the Section 42A report recommendation of amending the stream name to the correct spelling.

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special) Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management) Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular resource management issues for these specifically identified areas. However, through the submission process, additional information has been presented to the Commissioners, which indicates, that amendments should be made to the extent of the Rural (Special) Zone in some locations.

The area around the Parkvale Mushrooms site is zoned Rural (Primary Production) in the Proposed Plan. The Rural (Special) is not applied to single site activities, such as the Parkvale Mushrooms operation, as it is not the most effective approach for managing reverse sensitivity issues for single sites. Instead, Rule 4.5.2(c)(viii) requires a setback between residential buildings and intensive farming activities. We consider this setback standard is the most effective approach for managing reverse sensitivity issues for a single intensive farming activity. Therefore, we do not support the rezoning of the area around Parkvale Mushrooms to Rural (Special).

The Commissioners noted the further information from Greater Wellington Regional Council revising the extent of the Flood Hazard Area on the Williams’ property. The extent of the Flood Hazard Area is to be accurately defined based on the most up to date information.

The Commissioners concur with the submitter and Section 42A report that the extent of the Flood Hazard Area should be amended as shown in the maps prepared by Greater Wellington Regional Council.

In terms of identifying the Ponatahi Hills as an Outstanding Landscape, the Commissioners concur with the submitters and Section 42A report assessment and recommendation that the Ponatahi Hills were incorrectly identified and should be removed from the Planning Maps.

We concur with the submitter and Section 42A report that the name of the Whangaehu Stream should be correctly labelled.

Decision: Planning Map 20

Submission Reference: 6.1	Reject
523.33	Accept
526.121	Accept in part
FS 19	Accept in part
319.1	Accept
16.1	Accept
FS 45	Reject

Decision Amendment:

Amend Planning Map 20 and other Planning Maps by updating the Flood Hazard Areas with the most up-to-date information (refer attached Map 2 in Appendix 1).

Amend Planning Map 20 by removing Outstanding Landscape (OLc04) "Ponatahi Hills".

Consequential Change: Delete OLc04 "Ponatahi Hills" from Appendix 1.1.

Amend label on Planning Map 20 from "*Whangaehu River WSII*" to "*Whangaehu Stream WSII*". Consequential change is amending the text in Appendix 1.9 from "*Whangaehu River*" to "*Whangaehu Stream*".

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development, and is only applies to areas with confirmed characteristics.
- The Ponatahi Hills were incorrectly identified.
- The amended extent of the Flood Hazard Area more accurately identifies the areas as risk from flooding.
- The amendment corrects the name of the stream, assisting Plan users to identify a particular location and feature on the Planning Maps.

Carterton Urban Area - Planning Maps 53, 54, 55, 56 & 57

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
273.26	Tomlinson & Carruthers	FS 99 G & V Butcher FS 110 J Graham FS 31 Adamson Land Surveyors	Oppose Oppose Oppose
318.1	P Foothead	-	-
491.1	D & E Te Maro	-	-
5.1	R Keith & J Mitchell	-	-
522.75	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 103 Windy Peak Trust	Oppose
522.75	Planning Departments of Masterton, Carterton and South Wairarapa District Councils	FS 103 Windy Peak Trust	Oppose
458.1	Adamson Land Surveyors	-	-

Discussion

Tomlinson & Carruthers (273.26) requests the re-introduction and extension of the Low Density Residential Zone to cover the area bordered by Connollys Line and Belvedere Road. **G & V Butcher, J Graham** and **Adamson Land Surveyors** oppose this submission.

P Foothead (318.1) and **D & E Te Maro** (491.1) also request the re-introduction of the Low Density Residential Policy Area.

Adamson Land Surveyors (458.1) request a Development Concept Plan be prepared for the areas rezoned Residential that were previously Low Density Residential.

R Keith & J Mitchell (5.1) request that both titles at 134 Broadway, Carterton be re-zoned Residential.

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.75) request some properties be rezoned from Rural (Primary Production) to Rural (Special), and other properties be rezoned from Commercial to Residential. **Windy Peak Trust** oppose this submission.

Evidence Heard

Tomlinson & Carruthers presented evidence supporting the Section 42A report of re-introducing the Low Density Residential Area at the southern end of Carterton. They also withdrew their submission point requesting the land on the corner of Connollys Line and Belvedere Road and at Clareville be zoned Low Density Residential Area.

Adamson Land Surveyors presented evidence supporting the removal of the Low Density Policy Area and rezoning to standard Residential with a minimum lot size of 350m². Support the Section 42A report recommendation of retaining the land in the north-east corner of Carterton as standard Residential Zone, and the recommendation of a low density area at the south end of Carterton, as this addresses the needs and desires of the community.

P Foothead presented evidence opposing the rezoning of the low density areas to standard residential. He contended that the low density areas were part of the character of the town, infrastructure could not cope with more intensive development, and some low density areas were subject to flooding.

Commissioners Deliberations

Further to the deliberations in the Chapter 5 – Residential Zone decision report, we consider retaining the low density area at the southern end of Carterton to be the most appropriate zoning for this land, while the northern end of Carterton should be zoned Residential given its proximity to the central business district and public transportation (i.e. railway station).

We note the submitter withdrew their request at the hearing to rezone the land on the corner of Connellys Line and Belvedere Road and at Clareville. Accordingly, we have not considered the rezoning of these two areas.

We support the rezoning of the two properties at 134 Broadway to Residential, as this reflects their current use, and is compatible with the character and amenity of the local area.

Carterton has a concentrated centre of commercial activity which accommodates a range of retail, commercial and office activities. The Plan supports mixed use in the commercial areas, provided the main ground floor activity retains a commercial focus, with rear units or upper levels units used for residential. The commercial land is a limited resource in Carterton, and it is important the most efficient use of this resource is made. We do not support the rezoning of the land on the western side of the commercial area to residential, as this could result in potential incompatibility issues between residential and commercial activities, and degrade the vibrancy and vitality of the commercial area with the reduction in the number of commercial activities.

We support the rezoning of the land immediately to the south of the Carterton Wastewater Treatment Plant to Rural (Special), as this would limit the intensity of development in this location, minimising the potential for reverse sensitivity issues to arise.

Decision: Carterton Urban Area – Planning Maps

Submission Reference: 273.26	Accept in part
FS 99	Accept in part
FS 110	Accept in part
FS 31	Accept in part
318.1	Accept in part
491.1	Accept in part
5.1	Accept
522.75	Accept in part
FS 103	Reject
458.1	Reject

Decision Amendment:

Amend Planning Maps 53, 54, 55, 56 & 57 by applying the Carterton Low Density Character Area to the area shown on the annotated Planning Maps.

Amend Planning Map 56 by rezoning the two titles at 134 Broadway to Residential.

Amend Map 53 by rezoning the properties to the south of Carterton from Rural (Primary Production) to Rural (Special) as shown on the annotated Planning Maps.

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.
- The addition of the Carterton Low Density Residential Character Area is an effective and efficient approach to managing the location and nature of subdivision, use and development at the southern end of Carterton.
- The standard residential zoning at the northern end of Carterton provides for the efficient and effective use of the residential land use. This area is located in close proximity to community nodes, such as the central business district and railway station.
- The properties in Broadway are characterised by residential development, and the residential zoning better reflects this character.

South Wairarapa District

Planning Maps 18-37

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
269.1	J Read (Planning maps 18, 24, 30)	-	-
525.118	Department of Conservation (Planning maps 24, 29)	-	-
324.1	A, D & P Furniss (Planning map 37)	-	-
299.3	J Porter (Planning Maps 20, 25, 29 & 30)	FS 14 J & M Doyle FS 85 Federated Farmers of New Zealand (Inc) FS 112 D Riddiford	Support Oppose Oppose
233.4	A & F Warren	-	-
331.2	S Murphy & D Harris	-	-
33.8	R Hunwick	-	-

Discussion

J Reid (269.1) requests amend Maps 18, 24 and 30 and create a special zone around Lake Wairarapa the same as Martinborough and Masterton by either scrubbing the special zone altogether or create a new Lake Wairarapa zone with consultation with landowners. If the Rural (Special) Zone is retained, he recommends it does not extend above Western Lake Road and that the flooding and flood alert areas on the east be corrected.

Department of Conservation (525.118) requests Map 24 be amended so the Significant Water Body extent of Lake Wairarapa to reflect its actual/ real water body extent. In addition, for Map 29 the Department requests a note be added to this map indicating that the District Council does not manage this area, and that it is part of the CMA.

A, D & P Furniss (324.1) request the removal of the Otakaha Stream from Map 37 and from the list of significant waterways.

J Porter (299.3) requests that the rural landscape adjoining various country roads require further protection. These roads include Map 20 (Ponatahi Valley Road), Maps 29 and 30 (road to Lake Ferry) and Map 25 (road into Martinborough from Featherston). **J & M Doyle** supports this submission. **Federated Farmers of NZ (Inc)** and **D Riddiford** oppose this submission.

A & F Warren (233.4) requests that compensation be paid to landowners for any loss of income due to restrictions of having a Outstanding Landscape shown on Map 31.

S Murphy & D Harris (331.2) requests that the Coastal Environment Management Area be reduced to 100 metres above MHWS in the interim until specific area management plan is initiated.

R Hunwick (33.8) requests deleting from Planning Maps 30 and 75 that part of the Coastal Environment Management Area shown on Lot 1 DP 303087.

Evidence Heard

J Reid presented evidence that the Rural (Special) Zone should not be applied to areas to protect a single crop, for example, grapes. He also contended that the Plan identified the flood hazard areas, and that these areas did not need to also be zoned Rural (Special). Lastly, he contended he could see no reason why the Rural (Special) Zone had been applied around Lake Wairarapa.

Department of Conservation presented evidence that a note should be added to Lake Onoke identifying it is part of the Coastal Marine Area, as this is currently not apparent on the Planning Maps.

J Porter presented evidence contending the Plan needed to identify areas of important landscape qualities, and to avoid ribbon development along major roads.

R Hunwick presented evidence seeking the removal of the Coastal Environment Management Area from his property.

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special) Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management) Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular resource management issues for these specifically identified areas. However, through the submission process, additional information has been presented to the Commissioners, which indicates, that amendments should be made to the extent of the Rural (Special) Zone in some locations.

The area around Lake Wairarapa is considered to have special landscape qualities from its proximity to the significant waterbody. To retain these qualities, the most effective approach is to zone this land Rural (Special). A special new zone around Lake Wairarapa is not considered the most effective approach, as the range of mechanisms in the Plan provide an integrated and sustainable management framework for special qualities in this locality.

In terms of areas with significant landscape values, the Commissioners note the Plan identifies some of these landscapes already, such as the Nga Waka Hills. A method in the Landscape chapter is to undertake a comprehensive Wairarapa wide landscape assessment to identify any additional areas with significant landscape values. Until this comprehensive assessment is completed, we do not consider it is appropriate to identify any additional areas.

We note there are a number of river mouths in the Wairarapa where the boundary between the Coastal Marine Area and land boundary is to be defined. Greater Wellington Regional Council defines this boundary in their Regional Policy Statement. We do not consider it is appropriate to duplicate this demarcation on the Planning Maps, as there is potential for

confusion. Therefore, we do not support the addition of a label referring to the Coastal Marine Area on Lake Onoke.

For significant waterbodies, this matter is discussed in the decision report on Freshwater Environments. Otakaka Stream is retained as a significant waterbody as it contributes towards achieving the objective for freshwater environments, including maintaining or enhancing the natural functioning of the stream, its water quality, aquatic habitats, protecting its natural values; mitigating natural hazards, and enabling public access and recreation.

For the Coastal Environment Management Area (CEMA), this area was determined as part of the Wairarapa Coastal Strategy. We note the Coastal Strategy determined the extent of the CEMA based on the landscape and ecological features of the area, and varies in width along the length of the coastline. We do not consider a 100m wide CEMA along the coastline to be the most effective approach for managing the coastal environment, as it arbitrarily defines the width with no relationship with the actual characteristics of the coastal environment. In addition, for the Hunwick property near Lake Ferry, we were not presented with any evidence demonstrating it does not exhibit qualities which are not part of the coastal environment. Therefore, we have retained the existing width of the CEMA.

Decision: Planning Maps 18-37

Submission Reference: 269.1	Reject
525.118	Reject
324.1	Reject
299.3	Reject
FS 14	Reject
FS 85	Accept
FS 112	Accept
233.4	Reject
331.2	Reject
33.8	Reject

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.
- The Coastal Marine Area is identified in the Wellington Regional Policy Statement, and the addition of a label on Lake Onoke may confuse plan users in defining this area.
- The significant waterbodies listed for the South Wairarapa District are a rollover from the existing South Wairarapa District Plan and are considered worthy of protection given the matters identified in Section 229 of the Resource Management Act 1991 relating to esplanade reserve and strips, including maintaining or enhancing: the natural functioning river or lake, water quality, aquatic habitats; protecting natural values; mitigating natural hazards; and enabling public access and recreation.
- The existing listed Outstanding Landscapes have been determined as being outstanding in the Wairarapa, and the scheduling and mapping of these areas provides certainty to the community for their protection.

- A Wairarapa wide landscape assessment would provide a basis for identifying other areas and re-evaluating previously identified areas using the same criteria. Until this assessment is completed, it is most appropriate to retain the current listings.
- The properties in Broadway are characterised by residential development, and the residential zoning better reflects this character.
- The Coastal Environment Management Area is defined based on the landscape and ecological values of the coastline, which recognises the varied nature of the coastal edge of the Wairarapa.

Planning Maps 58-61 (Greytown)

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
425.1 425.2	J Bicknell (Planning Map 58)	-	-
429.1	Papawai Community Trust Inc (Planning map 58)	-	-
429.2	Papawai Community Trust Inc (Planning map 58)	-	-
429.3	Papawai Community Trust Inc (Planning map 58)	-	-
429.4	Papawai Community Trust Inc (Planning map 58)	-	-
429.5	Papawai Community Trust Inc (Planning map 58)	-	-
449.1	Trillium One Limited (Planning map 58)	-	-
363.1	S Meyrick (Planning map 59)	-	-

Discussion

J Bicknell (425.1) requests the assistance of the Councils to resolve the access issue related to a large area of land in Tilsons Road registered under a number of titles with no legal access. Both Maori and European land is affected and lack of legal access has prevented subdivision and development.

J Bicknell (425.2) requests that the Papawai Airfield be shown on the Planning Maps, and also requests removal of the “exclusion zone”.

Papawai Community Trust Inc (429.1) request that Map 58 be amended to correct the location of Papawai Pa and Marae and confirm whether it will remain in a rural area as a Rural Special Area that further limits land use and proposed future development.

Papawai Community Trust Inc (429.2) request that Map 58 be amended to show the location of the Urupa on Pa Road as an “Area of Significance to Tangata Whenua” and that provision be allowed for extension of the existing site in the future as required.

Papawai Community Trust Inc (429.3) request that Map 58 be amended so that in the Papawai area encompassing Papawai Road, Fabians Road, Pah Road and Tilsons Road and surrounds, sewage connection for new dwellings be approved as required from time to time subject to appropriate conditions.

Papawai Community Trust Inc (429.4) request that Map 58 be amended so that the Rural (Special) Zone as broadly described above not be introduced in the Papawai area.

Papawai Community Trust Inc (429.5) request that suitable alternative plans to accommodate the effluent ponds be determined and introduced.

Trillium One Limited (449.1) requests that Map 58 be amended in the area (Part Section 74 Small Farm Settlement Greytown) shown as Rural (Special) to be zoned Rural Primary Production and that the Flood Hazard and Flood Alert overlays be removed from Planning Map 58 to the extent they are shown on the subject property. Please note that, subject to the relief sought, including specifically in relation to the subject property, Trillium One Limited does not seek that the flood hazard areas generally be removed.

S Meyrick (365.1) request rezoning from Rural (Special) to Rural (Primary Production) Zone.

Evidence Heard

Trillium One Limited presented evidence that the part of their property identified as Flood Alert Area be rezoned Rural (Primary Production). They contended this zone change, with the retention of the Flood Alert Area, would provide for an assessment of the flood risks for any land use changes or subdivision. In addition, they understood Greater Wellington Regional Council was planning upgrading works to the Waiohine River flood protection scheme, which would reduce the potential flood risk. They also contended that the Plan was inconsistent in the application of the Rural (Primary Production) and Rural (Special) zoning of Flood Alert Areas.

S Meyrick presented evidence reiterating their submission that rural areas surrounding Greytown should be zone Rural (Special).

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special) Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management)

Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular resource management issues for these specifically identified areas. However, through the submission process, additional information has been presented to the Commissioners, which indicates, that amendments should be made to the extent of the Rural (Special) Zone in some locations.

The rural area to the north of Greytown area is at risk of flooding from the Waiohine River and localised surface water runoff. Managing the intensity of subdivision in this location is an effective approach to avoiding and mitigating further risks associated with flooding. We note that Greater Wellington Regional Council has plans to upgrade the flood protection works in this location. However, until these works are completed, and the re-modelling of flood risk completed to determine any changes in the extent and magnitude of flooding, it is appropriate to retain the current Rural (Special) zoning.

The area around the Greytown sewage treatment ponds is zoned Rural (Special) to minimise reverse sensitivity issues between new residential dwellings and the existing infrastructure facilities. We consider this existing zoning is effective in managing this issue and achieving the objective in the Plan for maintaining the efficient operation of key infrastructure, such as the wastewater treatment ponds.

The matter of restricted access to properties in Tilsons Road is outside the jurisdiction of the Commissioners in determining the provisions in the District Plan. We note that the submitter may wish to pursue discussions with the South Wairarapa District Council outside this process for assistance with this matter.

We concur with the Section 42A report that the Papawai airfield has no specific Plan provisions that apply to it, therefore, it is not necessary to identify it on the Planning Maps.

The Commissioners concur with the submitter and Section 42A report that amending the location of the Papawai Marae and Pa to its correct position improves the useability of the Planning Maps.

For sites of significance to tangata whenua, we understand the Maori Standing Committee of the South Wairarapa District Council does not wish these sites be identified in the Plan, due to the cultural importance and sensitivity of these sites. Given this position, we do not consider it appropriate to add the urupa as a listed site at this time.

The matters of connection of rural properties to the reticulated wastewater system and alternative plans for the effluent ponds are outside the jurisdiction of the Commissioners for the District Plan. These matters have been referred to South Wairarapa District Council for further consideration outside of the District Plan process.

Decision: Planning Maps 58-61

Submission Reference: 425.1	Reject
425.2	Reject
429.1	Accept
429.2	Reject
429.3	Reject
429.4	Reject
429.5	Reject

449.1 Reject
365.1 Reject

Decision Amendment:

Amend Planning Map 58 by positioning the heritage symbol for the Papawai Marae (Hs007) to its correct location as shown on the annotated Planning Maps.

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.
- The Flood Hazard and Flood Alert Areas are based on the most up-to-date information available. If flood protection works are undertaken in the future, the magnitude and extent of these at risk areas would be reviewed.
- The amendment to the Papawai Marae and Pa improves its useability for Plan users.

Submission Summary

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
522.75	Planning Departments of Masterton, Carterton and South Wairarapa District Councils (Planning map 59)	-	-
522.75	Planning Departments of Masterton, Carterton and South Wairarapa District Councils (Planning map 64)	-	-
53.1	K Armstrong (Planning map 59)	-	-
446.1	Pinehaven Orchards Ltd (Planning map 59)	FS 10 Greytown Community Heritage Trust	Support
447.1	Pinehaven Orchards Ltd (Planning map 59)	-	-

457.1	Adamson Land Surveyors (Planning map 59)	FS 9 Greytown Community Heritage Trust	Support
450.1	Adamson Land Surveyors (Planning map 59)	-	-
307.1	C & B Allan (Planning map 59)	-	-
58.1	E Allan & J Allan (Planning map 59)	-	-
37.1	Greytown Community Heritage Trust (Planning map 59)	FS 6 A Harrison	Support
369.1	R & D Hall (Planning map 59)	-	-
11.1	F & D Hammond (Planning map 59)	-	-
530.1 530.2 530.3	Mag Properties Ltd (Planning Maps 59, 60 & 61)	-	-
256.1 256.2	Small Family Trust (Planning maps 59, 60)	-	-
3.1	Rita Mary Kemp Trust (Planning map 59)	FS 8 Greytown Community Heritage Trust	Support
261.1	Smallwood Family Trust (Planning map 59)	-	-
226.1	R Dugan & V Grainer (Planning map 59)	-	-
363.1	S Meyrick (Planning map 59)	-	-
43.1	Barry Silvester (Planning map 59)	-	-
245.1	D & C Smith (Planning map 59)	-	-

4.1	J Sugrue (Planning map 59)	FS 53 D Wood	Support
435.1	D Upchurch (Planning map 59)	-	-
255.1 255.2	G & E van Trig (Planning maps 59 & 60)	-	-
59.1	A & A Walker (Planning map 60)	-	-
243.1	I Utting (Planning map 60)	-	-
232.1	E Read (Planning map 60)	-	-
241.1	G Taylor & A Irving-Taylor (Planning map 60)	-	-
244.1	A & H Murphy (Planning map 61)	-	-
214.1	D & M Williams (Planning map 61)	-	-
245.2	D & C Smith (Planning map 61)	-	-
448.1	D Dye (Planning map 61)	-	-
267.1	J Read (Planning maps 67, 58 & 70)	-	-
41.1	S Haswell	-	-
41.2	S Haswell	-	-
511.1	R Calvert	-	-

Discussion

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.75) requests amend Map 59 so that the area highlighted on the attached plan be identified as a “Future Development Area”. **Windy Peak Trust** opposes this submission.

Adamson Land Surveyors (450.1) supports the rezoning of the land between Kuratawhiti Street, Mole Street, Wood Street and West Street Greytown to Urban Residential. Adamson Land Surveyors also requests that a Development Concept Plan be prepared and notified for this area.

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.75) request amend Map 60 to remove Bidwill Street shown as road. **Windy Peak Trust** opposes this submission.

K Armstrong (53.1) opposes the rezoning of the area in Greytown from Rural to Residential, and seeks a review of the flood risk to properties in Oak View Place and adjacent areas.

Pinehaven Orchards Ltd (447.1) requests amending Map 59 to rezone Lot 3 DP 89501 from Rural (Primary Production) to Urban Residential.

Pinehaven Orchards Ltd (446.1) and **S Meyrick** (363.1) request amend Map 59 to rezone Part Section 3 Greytown Small Farm Settlement to Urban Residential. **Greytown Community Heritage Trust** supports the submission to rezone Part Section 3 Greytown Small Farm Settlement to Urban Residential.

Mag Properties Ltd (530.1, 530.2 and 530.3) requests amending Planning Maps 58, 60 & 61 to have its land (Lot 10 DP 26547, Grays Berryfruits, Church Street) rezoned Residential; and that before any changes to Town Boundaries proposed or otherwise, all rural landowners who border the Residential boundary should be consulted.

Smallwood Family Trust (261.1) request amend Map 59 to extend the Greytown residential boundary along Kuratwhiti St, as outlined in the attachment to their submission.

A & H Murphy (244.1) requests amend Planning Map 61 to rezone rural land (legally described as Part Tahorahina contained in CT WN403/156) (5.5315ha) to urban residential.

D & M Williams (214.1) requests amend Map 61 to rezone the property at 73 Reading Street and neighbouring properties from Rural to Residential.

D & C Smith (245.2) requests amend Map 61 by rezoning the eastern side of Greytown in the area between McMaster St, Reading St and Church St (see attached map).

D Dye (448.1) requests amend Map 61 by rezoning of land from Rural to Urban, Jellicoe Street, Greytown, being Lot 1 DP 12540 to Urban Residential.

J Read (267.1) requests amend Maps 67, 58 and 60 so the boundaries are adjusted as detailed on the maps attached to the submission.

S Haswell (41.2) requests that new residential zoning is earmarked for future development in South Wairarapa towns.

C & B Allan (307.1), **E Allan & J Allan** (58.1), **R & D Hall** (369.1), **F & D Hammond** (11.1), **Rita Mary Kemp Trust** (3.1) and **D Upchurch** (435.1) request retain the rezoning of land from rural to urban residential, West Street, Greytown.

Adamson Land Surveyors (457.1) request retain the rezoning of land from rural to urban residential, West Street, Greytown. In addition, they request that Part Section 5 Greytown Small Farm Settlement remain zoned Urban Residential. **Greytown Community Heritage Trust** support the submissions from Adamson Land Surveyors and Rita Mary Kemp Trust.

Small Family Trust (256.1 and 256.2) and **G & E van Trigt** (255.1 and 255.2) request retain the rezoning of the land from rural to residential. However, they also request protection of the existing view lines of the Tararua Ranges from their property by restricting any new buildings on any adjacent building sites along the western boundary to single storey buildings and preserving the existing stand of oak trees along the western boundary.

R Dugan & V Grainer (226.1), **Barry Silvester** (43.1), **D & C Smith** (245.1), **J Sugrue** (4.1) and **R Calvert** (511.1) oppose the rezoning of land from rural to urban residential, West Street, Greytown. **D Wood** supports the submission from J Sugrue.

Greytown Community Heritage Trust (37.1) requests amending Map 59 so the area currently zoned 'Service' (west side, Main Street between Wood and Hastwell) be 'Commercial' not 'Industrial'. In addition, the Maps should be modified to conform to legally

established function, (e.g. site at 83-87 Main Street which presently shows part Commercial, part Residential). **A Harrison** supports this submission.

A & A Walker (59.1) requests amend Map 60 to rezone DP 11220 Lot 1 DP 52118 from Rural to Service/Industrial.

I Utting (243.1) requests amend Map 60 to rezone 29 Cotter Street Lot 1 DP 53929 and next door Lot 21 Deeds 38 and Pt Lot 22 Deeds 38 from Commercial to Residential.

G Taylor & A Irving-Taylor (241.1) request amend Map 60 to rezone the commercial areas at the south end of Cotter Street to Residential.

S Haswell (41.1) requests that provision is allowed for new commercial zoned land in each of South Wairarapa towns, ie Martinborough, Greytown and Featherston.

E Read (232.1) requests amending Map 60 so that the land between Humphries Street and the back of Yule Grove remains rural land.

Evidence Heard

Adamson Land Surveyors presented evidence supporting the Section 42A report recommendation of identifying the rezoned area as a Future Development Area and retaining the residential zoning. They noted they had also made a submission on the Plan Variation supporting this change.

Pinehaven Orchards Ltd presented evidence requesting that Part Section 3 Greytown Small Farm Settlement have a deferred residential zoning, to earmark for future development when services are made available. They also noted the possible extension of Greytown Soldiers Memorial Park in the future. For Lot 3 DP 89501, they supported the Section 42A report recommending the rezoning of this land to residential, noting it is surrounded by housing on two sides and Soldiers Memorial Park on one other side and that upgrades to the reticulated infrastructure could provide services to this property.

Smallwood Family Trust presented evidence requesting the extension of a residential zone along Kuratawhiti Street. They contended that infrastructure could be extended to service a residential subdivision in this area, and that a buffer could be established to manage reverse sensitivity issues between the new residential area and the existing dairy farm.

A & H Murphy stated that the continuing number of residential dwellings in the area was making the operational of an orchard difficult, such as the management of spray drift. He noted that residential expansion was proposed on the western side of town, and considered the eastern side was similarly appropriate for residential development.

D Smith stated he believed the eastern side of town was better for residential expansion compared to the western side. He contended that stormwater was a major issue for the town, and that less disturbance would occur on the eastern side of town as it was downstream. He tabled a plan prepared by George Evans over ten years ago setting out the infrastructure for Greytown. He said he understood there was the ability to upgrade infrastructure for an expanded residential area on the eastern side.

D Dye presented evidence highlighting the portion of his land he was requesting to be zoned residential. He clarified his existing dwelling, the area he planned to erect a new dwelling (area requested to be zoned residential) and the balance area to be retained as rural.

C & B Allan presented evidence noting the previous use of the property as a horticultural block growing berry fruit. He noted the property was 400m from the Main Road and walking distance from the town centre, school and medical facilities. He understood that the infrastructure was available to service any future development in this area.

Small Family Trust and **G & E van Trigt** expressed concern about the loss of their views to the Tararua Ranges from development in the rezoned areas, and the loss of the 8-9 oak trees in the area. They requested the row of 8-9 oak trees be protected.

B Silvester presented evidence about the insufficient capacity in the downstream stormwater network from the rezoned area. He contended that the existing of water races and piped network would be unable to cope with the increased stormwater runoff without significant upgrading.

A & A Walker presented evidence detailing the previous and current use of the site, and that a service/industrial zoning would be more appropriate. He noted that a sub-station adjoined the property to the south, and that alternative land use, such as rural-residential use, would be inappropriate for the site.

Commissioners Deliberations

The Commissioners noted that the Proposed Plan included an area on the western side of Greytown for the expansion of the urban area for residential purposes. In addition, a Plan Variation was prepared and notified for this rezoned area in May 2007 to identify this area as a 'Future Development Area'. The decision on the Variation and submissions received on the Variation are considered in a separate decision report. The Commissioners consider that identifying areas for urban expansion by rezoning is the most effective approach in providing for urban growth, as it provides certainty for landowners and the community.

The Commissioners have analysed the range of relief sought requested by submitters in determining the areas to be zoned residential in Greytown, in particular, the different land parcels around the periphery of the town. In considering the costs and benefits of the respective areas for residential growth, an undersupply of residential land for development could limit the economic and social wellbeing resulting from development, and increase pressure for ad-hoc, unplanned development, with consequential localised environmental and community costs. Conversely, an oversupply of residential land for development could dilute the economic and social wellbeing resulting from development over a larger area, could inefficiently use the land resource with dispersed development, and incur significant community costs in providing for infrastructure over a wide area. The special character of the town could also be adversely affected. Therefore, a balance is required in making provision for land for residential development.

We consider the approximately 36 hectares of land rezoned from rural to residential in the Proposed Plan is the most appropriate land for the urban expansion of Greytown, as well as the one parcel of land on Kuratawhiti Street immediately adjacent to the western side of Soldiers Memorial Park (Lot 3 DP 89501). We concur with the reasons in the Section 42A report that this land is a natural expansion of the existing urban form of Greytown, has good connectivity and accessibility to existing the town centre and other community facilities, such as the Woodside Railway Station. In addition, the infrastructure, in terms of transportation networks, water supply, wastewater and stormwater can be readily upgraded to service development in this location.

The Commissioners consider Mole Street and Wood Street provide strong physical boundaries in this location, and provide clear delineation for managing the extent of the residential development. We do not support the further extension of the residential area along Wood Street to the west, on the western side of Mole Street, or extending further westward along Kuratawhiti Street.

For the areas on the eastern side of Greytown, we recognise they have similar characteristics to the western side, in that it would be a natural expansion of the existing urban form of Greytown, has good connectivity and accessibility to existing the town centre and other community facilities, such as the school. However, we are advised that there are

significant infrastructure constraints in permitted residential development on the eastern side of Greytown. These constraints relate to the efficient and effective operation of the wastewater system, associated with capacity issues and backflow during times of high water table, when the treatment ponds are nearing capacity, and during high flows in the Ruamahanga River. An objective of the Plan is to efficiently manage the functioning of infrastructure, and accommodating development on the eastern side of Greytown could compromise this objective.

The Commissioners concur with the submitter that the 'Carters' property at the southern end of Greytown be zoned Industrial. This zoning recognises the existing use of the site, as well as the potential future uses, given its proximity to the electricity substation and major road intersection. Similarly, we concur with the submitter that the properties on the western side of Main Street between Wood and Hastwell Street be zoned Commercial, as this reflects their current and likely future use. These zonings would be consistent with the objectives and policies for the Commercial and Industrial Zones.

For the properties in Cotter Street, we consider the current Industrial Zone is the most appropriate zone for this area. The southern end of Greytown has a mix of industrial and residential properties, with the southern end of Cotter Street a well-established industrial area with a range of activities.

The matter of the future management of the water races, oak trees and view lines to the Tararua Ranges would be considered during the preparation of the Structure Plan for this Future Development Area.

Decision: Planning Maps 58-61

Submission Reference: 522.75	Accept
53.1	Reject
446.1	Reject
FS 10	Reject
447.1	Accept
457.1	Accept
FS 9	Accept
450.1	Accept in part
307.1	Accept
58.1	Accept
37.1	Accept in part
FS 6	Accept in part
369.1	Accept
11.1	Accept
530.1	Reject
530.2	Reject
530.3	Reject
256.1	Accept in part
256.2	Accept in part
3.1	Accept
FS 8	Accept

261.1	Reject
226.1	Reject
363.1	Reject
43.1	Reject
245.1	Reject
4.1	Reject
FS 53	Reject
435.1	Accept
255.1	Accept in part
255.2	Accept in part
59.1	Accept
243.1	Reject
232.1	Reject
241.1	Reject
244.1	Reject
214.1	Reject
245.2	Reject
448.1	Reject
267.1	Reject
41.1	Reject
41.2	Reject
511.1	Reject

Decision Amendment:

Amend Map 59 so that the area highlighted on the annotated Planning Maps be identified as a “Future Development Area”.

Amend Map 59 by rezoning Lot 3 DP 89501 to Urban Residential as shown on the annotated Planning Maps.

Amend Map 60 by rezoning Lot 1 DP 11220 and Lot 1 DP 52118 to Industrial as shown on the annotated Planning Maps.

Amend Map 59 by rezoning the properties fronting Main Street between Hastwell Street and Wood Street to Commercial as shown on the annotated Planning Maps.

Amend Map 60 by removing the label Bidwill Street.

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.
- The residential zoning on the western side of Greytown provides for the efficient and effective use of the natural and physical resources of the local area, including transportation networks, infrastructure and community facilities.
- Areas on the eastern side of Greytown have infrastructure constraints limiting its effective and efficient functioning if further development was to occur.

- The existing and amended industrial zoned properties provide for the economic and social wellbeing of the local community, and are located in areas where any amenity conflicts can be effectively managed.
- Issues associated with the development in the future development area can be effectively managed in the Structure Plan to be prepared for this area.

Submission Summary

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
57.1 57.3 57.4	Accent Architects (Planning Maps 59, 60 & 61)	FS 26 M Kempton & K Gray FS 7 Greytown Community Heritage Trust	Support Support
37.3	Greytown Community Heritage Trust (Planning Maps 59, 60)	FS 6 A Harrison FS 28 R Hooper FS 3 Accent Architects FS 26 M Kempton & K Gray	Support Support Support Support

Discussion

Accent Architects (57.1, 57.3 and 57.4) and **Greytown Community Heritage Trust** (37.3) request amending Maps 59, 60 and 61 by including the Residential areas of Greytown's Main Street (between Papawai Road and North Street) into Greytown's Heritage Precinct as per Appendix 1.8. **Greytown Community Heritage Trust** and **M Kempton & K Gray** support the submission from Accent Architects. **A Harrison, R Hooper, Accent Architects** and **M Kempton & K Gray** support the submission from the Greytown Community Heritage Trust.

Evidence Heard

Accent Architects presented evidence highlighting the qualities of Main Street, Greytown, and why the Historic Heritage Precinct should be extended. They contended that Greytown was widely recognised for its 'heritage' and the qualities of properties along Main Street significantly contributed to the identity of the town.

Greytown Community Heritage Trust requested the Historic Heritage Precinct be extended along Main Street between Papawai Road and North Street to protect the values of this area. They contended that there should be a process for considering resource consent applications for development on Main Street which involved local input.

M Kempton & K Gray presented evidence noting New Zealand had a young history compared to other countries, but what history we did have, was worth protecting. Expressed concern about the nature and design of recent infill developments which degraded the qualities of Main Street.

Commissioners Deliberations

The Commissioners concur with the submitters and Section 42A report that the character and qualities of Main Street, Greytown contribute to the local identity and is valued by locals and visitors. Extending the Historic Heritage Precinct for Greytown is one approach for managing the nature and scale of development for properties on Main Street. At this time

however, we do not consider this approach to be the most effective option for managing development and subdivision on Main Street.

We note no direct landowner consultation has been undertaken with property owners in Main Street. In addition, we do not consider applying the design guide for the Greytown 'town centre' would be effective in managing buildings on residential properties. For that, specific guidelines would need to be developed.

However, we concur with the submitters that the management of subdivision and development on Main Street requires urgent attention. We encourage the South Wairarapa District Council to urgently commence an investigation into the character and qualities of the residential area of Main Street, and undertake direct consultation with landowners in Main Street.

Decision: Planning Maps 58-61

Submission Reference: 57.1	Reject
57.3	Reject
57.4	Reject
37.3	Reject

Reasons

This decision is made for the following reasons:

- The existing extent of the Historic Heritage Precinct in Greytown is confined to the town centre which has similar character and qualities. Extending the Precinct to cover residential properties is not considered effective at this time, as no assessment has been completed identifying the character and values of this area, and no consultation has been undertaken with affected landowners.

Planning Maps 62-65 (Featherston)

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
522.75	Planning Departments of Masterton, Carterton and South Wairarapa District Councils (Planning map 64)	These properties are privately owned and are able to connect to the town services.	Amend Map 64 by rezoning Sec 1 SO 36721 and Lot 1 DP 348953 to Urban Residential.
325.1 325.2	H Donald (Planning map 62 & 65)	The area identified in the flood hazard overlay would not be subjected to the scale of flooding depicted.	Maps 62 and 65 Amend the 'Flood Hazard Area' over Lot 1 DP 60480 and Part Lot 1 DP 9139 to be confined within the yellow lines on Maps 62 and 65 relating to the Designation 'DS016'.

41.1	S Haswell	The Combined District Plan falls short of providing for new commercial and/or industrial land adjacent to each main town. No future planning is evident to provide for service provision within each borough. Existing commercial and industrial land is currently exhausted in Martinborough.	That provision is allowed for new commercial zoned land in each of South Wairarapa towns, ie Martinborough, Greytown and Featherston.
41.2	S Haswell	No provision is evident in Martinborough for future residential zoning expansion. I am concerned that opportunities for niche service and/or light industrial business are extremely limited and that this will ultimately impact on the community in respect of restricting a broad cross section of families and citizen age groups living in the community. The downstream impact is on school rolls, sports activity, new impetus for community activities.	That new residential zoning is earmarked for future development in South Wairarapa towns.

Further Submitter Number	Submitter Name	Original Submitter	Support/Oppose
FS102	Windy Peak Trust	Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.75)	Oppose

Discussion

Planning Departments of Masterton, Carterton and South Wairarapa District Councils (522.75) request amending Map 64 by rezoning Sec 1 SO 36721 and Lot 1 DP 348953 as Urban Residential. **Windy Peak Trust** opposes this submission.

H Donald (325.1 and 325.2) requests amending the 'Flood Hazard Area' over Lot 1 DP 60480 and Part Lot 1 DP 9139 to be confined within the yellow lines on Maps 62 and 65 relating to the Designation 'DS016'.

S Haswell (41.2) requests that new residential zoning is earmarked for future development in South Wairarapa towns.

S Haswell (41.1) requests that provision is allowed for new commercial zoned land in each of South Wairarapa towns, ie Martinborough, Greytown and Featherston.

Evidence Heard

No specific evidence was presented on this matter.

Commissioners Deliberations

We concur with the Section 42A report that the two properties in Featherston previously zoned 'Open Space' in the Operative South Wairarapa District Plan are more appropriately zoned as 'Residential'. These two properties are privately owned with the ability to connect to the reticulated infrastructure, and are suitable for residential development, which would be in keeping with the surrounding environment.

We were provided with new information from Greater Wellington Regional Council on the flood risk at different locations in the Wairarapa. For the area between Donald Street and Murphys Line south of State Highway 53, Greater Wellington Regional Council advised us that the flood modelling in this location was accurate and based on the best information available. Given this advice, we consider the Flood Hazard Area in this location is appropriately shown on the Planning Maps.

In terms of the future expansion of Featherston, we consider the areas zoned for commercial, industrial and residential development are sufficient for the term of the Plan, being 10 years. If development rates increase over the time of the Plan, additional land may be made available for urban development through Plan Changes.

Decision: Planning Maps 62-65

Submission Reference: 522.75	Accept
FS 103	Reject
325.1	Reject
325.2	Reject
41.1	Reject
41.2	Reject

Decision Amendment:

Amend Map 64 be rezoning Sec 1 SO 36721 and Lot 1 DP 348953 from Rural (Special) to Urban Residential as shown on the annotated Planning Maps.

Reasons

This decision is made for the following reasons:

- The residential zoning of the two properties is the most appropriate zoning, given their ownership, ability to connect to services, and surrounding residential environment.
- The Flood Hazard Areas are accurately mapped based on the best information available.
- The Plan provides for land for residential, commercial and industrial development for the life of the Plan, being 10 years.

Planning Maps 67-70 (Martinborough)

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
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287.1	Winston Developments Ltd (Planning map 67)	-	-
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Discussion

Winston Developments Ltd (287.1) requests the Flood Hazard Area and Rural (Special) Zone on Map 67 to recognise the prior zoning and the mitigation works undertaken.

Evidence Heard

No evidence was presented on this matter.

Commissioners Deliberations

We noted the information provided by Greater Wellington Regional Council confirming the accuracy of the flood modelling in this area. Based on this advice, we consider the extent of the Rural (Special) zoning and Flood Hazard Area are correct, and provide for the effective management of subdivision, use and development in this area.

Decision: Planning Maps 67-70

Submission Reference: 287.1 Reject

Reasons

This decision is made for the following reasons:

- The location and extent of the Flood Hazard and Flood Alert Areas are based on the most up-to-date information available and accurately identifies the areas at risk from flooding.

Submission Summary

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
304.1	R Barnes (Planning map 68)	-	-
394.1 394.2 394.3	C Kershaw (Planning maps 68, 69 & 70)	-	-
395.1	C Kershaw (Planning map 68)	-	-
249.1	G Cox (Planning map 68)	-	-
414.7 414.8	Martinborough Business Association	FS86 Progressive Enterprises	Support

	(Planning maps 68, 69 & 70)		
510.4	Small Producers Association (Planning maps 68 & 25)	-	-
276.2	V Read (Planning Maps 67, 68, 69 & 70)	-	-
40.1	S Haswell (Planning Maps 69 & 70)	-	-
41.1	S Haswell	-	-
41.2	S Haswell	-	-
509.3	Benfield & Delamare	-	-
414.3	Martinborough Business Association	-	-
440.3	T Martin	-	-

Discussion

R Barnes (304.1) requests amending Map 68 to rezone the south west side of Grey Street, Martinborough, past Roberts Street, as urban Residential, (as is the remainder of the street on the other side of Roberts Street).

C Kershaw (394.1, 394.2 and 394.3) requests amending Maps 68, 69 and 70 by zoning for future development to provide for and encourage business and structured residential growth in Martinborough. Making planning allowances for both high density and lifestyle residential growth. In addition, request the Planning Maps be amended to include all existing residential areas within the Residential Environment.

G Cox (249.1) requests amending Map 68 and rezone 15 Roberts Street, Martinborough to Residential to enable subdivision.

Martinborough Business Association (414.7) requests amending Maps 68, 69 and 70 by zoning for future development in order to provide for and encourage business and residential growth in Martinborough. **Progressive Enterprises Limited** support this submission.

Martinborough Business Association (414.3) request amending Planning Maps to include all existing residential areas within the Residential Environment.

V Read (276.2) requests amending Maps 67-70 to reconfigure the boundaries between the urban and rural/special areas keeping in mind the special edge condition between town and country, and to designate some areas for future development.

S Haswell (40.1) requests amending Maps 69 and 70 that the area in Martinborough bounded by Dublin Street, Boundary Road/Todds Road and New York Street be fully rezoned to Residential.

S Haswell (41.2) requests that new residential zoning is earmarked for future development in South Wairarapa towns.

T Martin (440.3) requests the rezoning of Martinborough with designated future development areas working from the town centre outwards.

C Kershaw (395.1) requests amend Map 68 by rezoning Lot 441 Naples Street to Industrial (refer plan attached to submission).

Martinborough Business Association (414.8) requests that Maps 68, 69 and 70 be amended by zoning for future development in order to provide for and encourage business and residential growth in Martinborough.

S Haswell (41.1) requests that provision is allowed for new commercial zoned land in each of South Wairarapa towns, ie Martinborough, Greytown and Featherston.

Small Producers Association (510.4) requests amending Maps 68 and 25 to retain the existing 'Public Open Space' zone of the current South Wairarapa District Plan.

Evidence Heard

R Barnes presented evidence in relation to the rezoning of land around Roberts Street in Martinborough.

C Kershaw presented evidence regarding the rezoning of land to allow for future development in order to provide for and encourage business and residential growth in Martinborough.

Martinborough Business Association presented evidence regarding the rezoning of land to allow for future development in order to provide for and encourage business and residential growth in Martinborough. The Martinborough Business Association also presented evidence seeking to include all existing residential areas within the Residential Environment.

T Martin presented evidence citing a lack of strategic vision for the Martinborough area and in relation to lot sizes for subdivision.

V Read presented evidence contending the Planning Maps make provision for areas of urban expansion.

Commissioners Deliberations

The Commissioners have analysed the range of relief sought requested by submitters in determining the areas to be zoned residential in Martinborough; in particular, the different land parcels around the periphery of the town. In considering the costs and benefits of the respective areas for residential growth, an undersupply of residential land for development could limit the economic and social wellbeing resulting from development, and increase pressure for ad-hoc, unplanned development with localised environmental and community costs. Conversely, an oversupply of residential land for development could dilute the economic and social wellbeing resulting from development over a larger area, could inefficiently use the land resource with dispersed development, and incur significant community costs in providing for infrastructure over a wide area. Therefore, a balance is required in making provision for land for residential development.

The Commissioners concur that the competing demands for land in Martinborough require careful planning to manage the location, scale and nature of residential development. Furthermore, the physical resources of Martinborough in particular, the reticulated infrastructure, needs to be managed to ensure that increased development does not compromise its ongoing efficient functioning. In taking this into account, the Commissioners concur with some submitters to rezone the land in the area around Roberts Road to Residential zoning to reflect that a large portion of this land is already subdivided and developed for residential purposes, and that the existing reticulated infrastructure in this area has the capacity for further intensification.

The Commissioners concur with the Section 42A report that the two parcels of land owned by C Kershaw, one zoned Service and one zoned Residential, be rezoned to Industrial given the legally established industrial land use that straddles both properties.

At this time, the Commissioners consider the urban growth needs of Martinborough have been provided for in the Plan, with a few small areas on the periphery areas rezoned for residential purposes, and refinements to the infill subdivision standards. However, the Commissioners concur with the submitters that further investigations are warranted for future planning. The Commissioners therefore urge the South Wairarapa District Council to undertake a growth study to determine the future residential, commercial and industrial land requirements and the specific planning tools for implementing this study.

The Commissioners concur with the Section 42A report that it is appropriate to include all areas previously identified as Open Space in the Operative South Wairarapa District Plan as "Reserve" in the Plan. Areas identified as Reserve have specific District-Wide Land Use rules that recognise and provide for reserves and open space.

Decision: Planning Maps General

Submission Reference: 304.1	Accept
394.1	Accept in part
394.2	Accept in part
394.3	Accept in part
249.1	Accept
414.7	Accept in part
FS 86	Accept in part
414.3	Accept in part
267.1	Accept in part
40.1	Reject
41.2	Accept in part
440.3	Accept in part
395.1	Accept in part
414.8	Accept in part
41.1	Reject
510.4	Reject

Decision Amendment:

Amend Map 68 by rezoning Lot 441 DP 248 from Residential to Industrial.

Amend Map 68 by rezoning the properties on the south west side of Grey Street from Rural (Special) to Residential as shown on the annotated Planning Maps.

Reasons

This decision is made for the following reasons:

- The residential zoning on the eastern side of Martinborough provides for the efficient and effective use of the natural and physical resources of the local area, including transportation networks, infrastructure and community facilities.
- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for

defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.

- Other areas surrounding Martinborough have infrastructure constraints limiting its effective and efficient functioning if further development was to occur.
- The existing and amended industrial zoned properties provide for the economic and social wellbeing of the local community, and are located in areas where any amenity conflicts can be effectively managed.

Submission Summary

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
266.2	J Read (Planning maps 67 & 70)	FS83 Morrison Kent Lawyers	Oppose
267.1	J Read (Planning maps 67, 58 & 70)	-	-
510.3	Small Producers Association (Planning Map 70)	-	-
509.3	Benfield & Delamare	-	-
274.3	Martinborough Vineyard Estates Ltd	FS54 NZ Winegrowers	Support

Discussion

J Read (266.2) requests amending Maps 67 and 70 with the creation of a special zone other than for environmental effects around Martinborough. He also requests the deletion of the special zone around Martinborough whilst keeping flood and flood alert and environmental area (around sewerage ponds and rubbish dump). **Morrison Kent, Lawyers** oppose this submission.

J Read (267.1) also requests amending Maps 67, 58 and 60 so the Rural (Special) is not used to protect a specific activity or crop.

Small Producers Association (510.3) and **Benfield & Delamare** (509.3) request amending Map 70 to adjust south east boundary through to Oxford St (as shown on map attached to submission) to rezone Rural (Special).

Martinborough Vineyard Estates Ltd (274.3) supports the zoning of the vineyard area on the Martinborough Terrace as Rural (Special). **New Zealand Winegrowers** support this submission.

Evidence Heard

J Read presented evidence seeking to changes to the zoning to accommodate future development growth, in particular the restrictions imposed in the Rural (Special) Zone.

Small Producers Association and **Benfield & Delamare** presented evidence in relation to changes to the rural residential zone and rezoning to Rural (Special) Zone.

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special) Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management) Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular resource management issues for these specifically identified areas. However, through the submission process, additional information has been presented to the Commissioners, which indicates, that amendments should be made to the extent of the Rural (Special) Zone in some locations.

Much of the area around Martinborough has been zoned Rural (Special) for a number of reasons, including areas subject to natural hazards, reverse sensitivity effects from intensive horticultural activities and large scale facilities (e.g. sewage treatment plant), the management of urban growth and infrastructure, the protection of the areas of special character, and areas which have finite rural land resources. The Commissioners concur with the Section 42A report that by managing the intensity of development around Martinborough by applying the Rural (Special) Zone would best limit the fragmentation of land, and enable the efficient use of the land for a range of primary production uses and infrastructural purposes. For these reasons, we consider that the Rural (Special) zoning around Martinborough is appropriate.

Decision: Planning Maps 67-70

Submission Reference: 266.2	Reject
FS 83	Accept
510.3	Reject
509.3	Reject
274.3	Accept
FS 54	Accept

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.

General

Planning Maps

Submitter Number	Submitter Name	Further Submitter Name and Number	Further Submission Support/Oppose
427.28	New Zealand Winegrowers		
452.1	Adamson Land Surveyors	FS52	Partial Support
525.117	Department of Conservation		
273.25	Tomlinson & Carruthers	FS 110	Oppose
296.35	Transpower New Zealand Limited		
526.120	Wellington Regional Council		
53.2	K Armstrong		
182.2	M & D Doyle		
490.6	N McDonald & S Kingsford	FS5 FS54	Support Support
266.1	J Read		
213.1	K Stephen		
241.2	G Taylor & A Irving-Taylor		
13.7	W Thompson		

Discussion

New Zealand Winegrowers (427.28) requests amend the Planning Maps to include all of the winemaking regions of Wairarapa, including Gladstone, Masterton and Taratahi in the Rural (Special) Zone.

N McDonald & S Kingsford (490.6) requests soil types should be identified on the maps, and resource consents should make specific reference to the conservation of soils in Rural Zones. **New Zealand Winegrowers** and **B & M Opie** support this submission.

Evidence Heard

New Zealand Winegrowers presented evidence seeking to amend the planning maps to include all winemaking regions of the Wairarapa as Rural (Special) Zone.

Commissioners Deliberations

The Commissioners agree with the Section 42A report that it is inappropriate to impose Rural (Special) Zoning over all the winegrowing areas of the Wairarapa as this would impose

unnecessary restrictions on landowners in this area. We consider that the provisions of the Rural (Primary Production) Zone appropriately manage subdivision and development in the overall rural area in a manner that also enables a range of primary production activities to be undertaken.

The Commissioners concur with the Section 42A report that using soil types as the basis for identifying the Rural Zones is not the most efficient or effective method for managing rural subdivision and development. Accordingly, the existing Planning Maps are retained.

Decision: Planning Maps General

Submission Reference: 427.28 Reject

490.6 Reject

FS 5 Reject

FS 54 Reject

Reasons

This decision is made for the following reasons:

- The existing zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas.

Discussion

Adamson Land Surveyors (452.1) request that the areas located within Flood Hazard Areas, Flood Alert Areas and Erosion Hazard Areas be re-zoned Rural (Primary Production) Zone. They do not wish that the flood hazard areas to be removed. **Horticulture New Zealand** partially support this submission.

Evidence Heard

Adamson Land Surveyors presented evidence noting that they did not request the removal of flood/erosion overlay as part of the original submission. They contended that they Rural (Special) zoning boundaries should align with the flood/erosion overlay boundary.

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special) Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management) Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular

resource management issues for these specifically identified areas. However, through the submission process, additional information has been presented to the Commissioners, which indicates, that amendments should be made to the extent of the Rural (Special) Zone in some locations.

Where the Rural (Special) zoning extends outside of the extent of the Flood Hazard Area and Erosion Hazard Area, other criteria for identifying this land as Rural (Special) Zone apply.

Decision: Planning Maps General

Submission Reference: 452.1	Reject
FS 52	Reject

Reasons

This decision is made for the following reasons:

- The existing zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas.

Discussion

Department of Conservation (525.117) requests correcting all boundaries of conservation administered land to show them as Rural (Conservation Management) Zone and to reflect their actual extent on the planning maps. It also requests that Lake Wairarapa is identified as having a Water Conservation Order over it.

Evidence Heard

The **Department of Conservation** presented evidence requesting that all boundaries of conservation administered land are correctly shown as Rural (Conservation Management) Zone on the planning maps. Aerial photographs of a range of these areas were also presented by the Department of Conservation, however, these did not include property boundaries.

Commissioners Deliberations

The Commissioners concur with the submitter and the Section 42A report that the extent of the Rural (Conservation Management) Zone areas as they are identified on the Planning Maps need to be refined in some areas. Where specific information has been provided about the incorrect identification of conservation administered land, such as Castlepoint Scenic Reserve, these refinements have been made. However, in the absence of clear information on the extent of other areas not shown correctly, we have retained the existing zonings.

The Commissioners concur with the Section 42A report that it is not necessary to include information on the Water Conservation Order applying to Lake Wairarapa as this is outside the jurisdiction of the Plan.

Decision: Planning Maps General

Submission Reference: 525.117 Accept in part

Reasons

This decision is made for the following reasons:

- The rezoning of the Castlepoint Scenic Reserve provides for the most appropriate zoning to the land. Apart from this rezoning, all other land administered by the Department of Conservation has the applicable zone applied.

Discussion

Tomlinson & Carruthers (273.25) requests amend Planning Maps to remove the Rural (Special) Zone and replace it with the Rural (Primary Production) Zone. **J Cooper** opposes this submission.

Evidence Heard

Tomlinson & Carruthers presented evidence requesting that the Planning Maps be amended to remove the Rural (Special) Zone and replace this zoning with Rural (Primary Production) Zone.

Commissioners Deliberations

As discussed in the Chapter 4 Rural Zone decision report, the rural environment is managed under three management areas within the Rural Zone. The areas within the Rural (Special) Zone have some significant environmental constraints for development, including flood hazards, reverse sensitive issues associated with key infrastructure and intensive areas of primary production, and urban growth management. The Rural (Conservation Management) Zone applies to the land held by public agencies for conservation purposes, such as the State Forest Parks. The remainder of the rural area is identified as Rural (Primary Production) Zone. The Commissioners consider these zonings provide the most appropriate framework for achieving the objectives for the Rural Zone.

The Commissioners consider that all the areas zoned Rural (Special) in the Proposed Plan have at least one or more of the constraints for including an area within this zone. We consider the Rural (Special) Zone is the most effective approach for managing the particular resource management issues for these specifically identified areas.

Decision: Planning Maps General

Submission Reference: 273.25	Reject
FS 110	Accept

Reasons

This decision is made for the following reasons:

- The rural zonings provide the basis for implementing the methods in the District Plan. The different rural zones are based on clear criteria, and provide a spatial tool for defining the extent of these different areas. The Rural (Special) Zone is an effective approach to managing the intensity of subdivision and development.

Discussion

Greater Wellington Regional Council (526.120) requests amending the Planning Maps to incorporate the latest Flood Hazard Area and Flood Alert Area information into the Planning Maps as detailed in the maps attached to the submission.

K Armstrong (53.2) requests to change the stormwater design criteria to 50 or 100 year return periods.

J Read (266.1) supports the identification of the flood hazard areas.

Evidence Heard

Greater Wellington Regional Council presented evidence requesting that the Planning Maps be amended to incorporate the latest Flood Hazard Area and Flood Alert Area information. A set of maps was tabled as part of Greater Wellington Regional Council's evidence detailing the extent of changes required as a result of this information.

Commissioners Deliberations

The Commissioners noted the further information provided by Greater Wellington Regional Council, which revised the extent of the Flood Hazard Areas and Flood Alert Areas over a range of areas in the Wairarapa. The Commissioners concur with the Section 42A report that the extent of the Flood Hazard Area and Flood Alert Areas should be accurately defined, and based on the most up to date information.

The Commissioners concur with the submitter and Section 42A report that the extent of the Flood Hazard Area should be amended as shown in the maps prepared by Greater Wellington Regional Council.

Decision: Planning Maps General

Submission Reference:

526.120	Accept
53.2	Accept in part
266.1	Accept

Amendment Decision

Amend Planning Maps to incorporate the latest Flood Hazard Area and Flood Alert Area information into the Planning Maps as detailed in the maps attached to the evidence.

Reasons

This decision is made for the following reasons:

- The amended extent of the Flood Hazard Area as provided by Greater Wellington Regional Council more accurately identifies the areas at risk from flooding.

Discussion

M & D Doyle (182.2) request the Coastal Environmental Management Area (CEMA) be reduced in consultation with landowners.

K Stephen (213.1) opposes the CEMA, and that it should provide certainty by using legal description or topographical references.

W Thompson (13.7) requests delete the Coastal Environment Management Area from Maps 34, 37, 38, 36, 33, 28, 22, 16 and 11 the hatched area has covered from 50 metres inland.

Evidence Heard

No specific evidence was presented on this matter.

Commissioners Deliberations

As noted in the decision on Chapter 13 Coastal Environmental, the Coastal Environmental Management Area (CEMA) is based on the extent of the coastal environment defined as part of the Wairarapa Coastal Strategy. The Commissioners concur with the Section 42A report that it is appropriate to define the inland boundary of the CEMA based on the landscape and ecological features of the area and that the extent of the CEMA as marked on the Planning Maps be retained.

Decision: Planning Maps General

Submission Reference: 182.2	Reject
213.1	Reject
13.7	Reject

Reasons

This decision is made for the following reasons:

- The Coastal Environment Management Area is defined based on the landscape and ecological values of the coastline, which recognises the varied nature of the coastal edge of the Wairarapa.

Discussion

G Taylor & A Irving-Taylor (241.2) request the urgent relocation of the transfer station – or at least the green waste component. In addition, they request the long term relocation of the entire transfer station.

Transpower New Zealand Limited (296.35) requests retaining the High Voltage Transmission Line on the Planning Maps and legend.

Evidence Heard

No specific evidence was presented on this matter.

Commissioners Deliberations

The Commissioners concur with the Section 42A report that the location of the waste transfer station is not a matter for consideration as part of the Plan.

The Commissioners concur that illustrating the location of the High Voltage Transmission Line on the Planning Maps assists in the implementation of the Plan.

Decision: Planning Maps General

Submission Reference: 241.2	Reject
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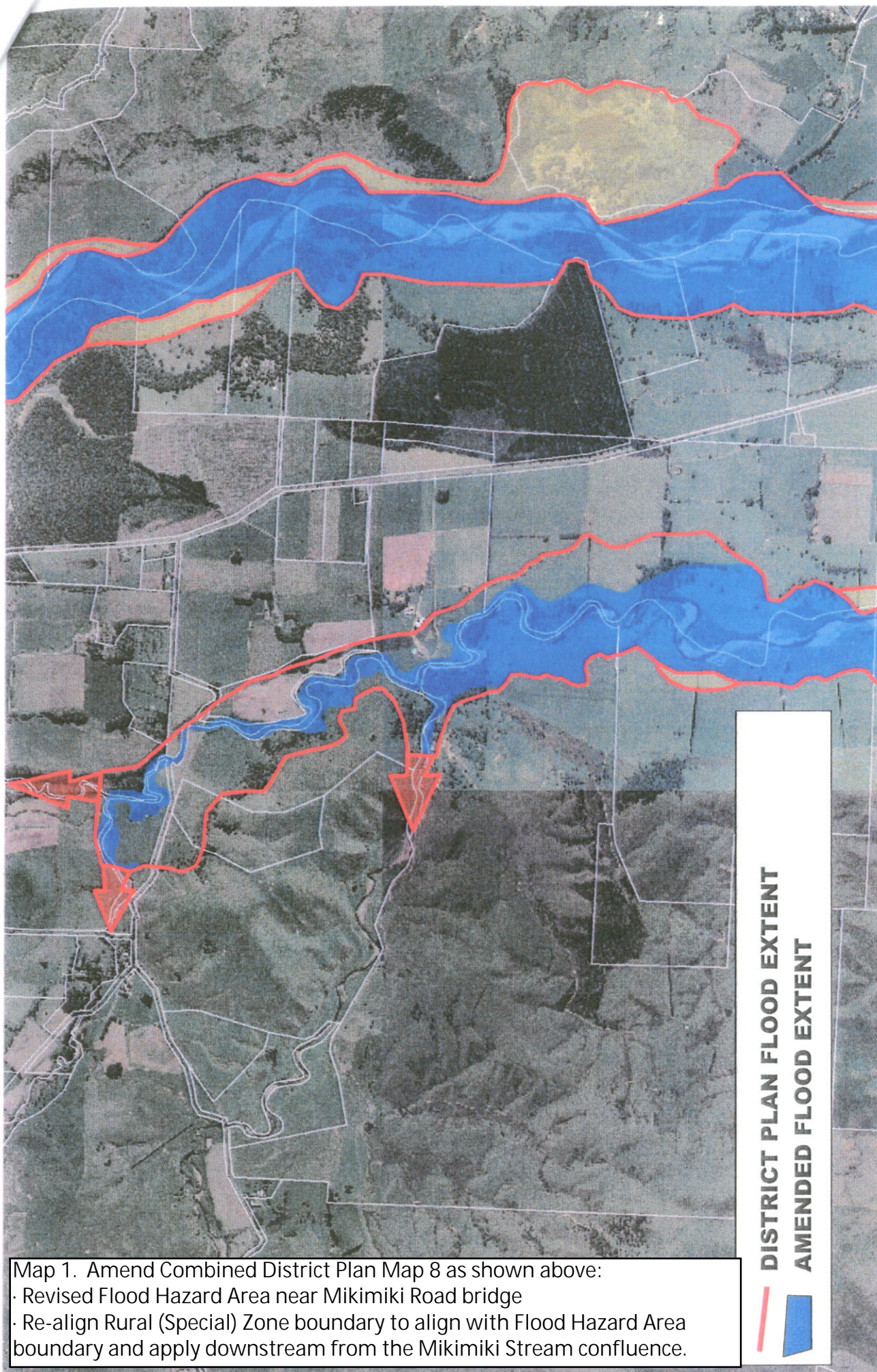
296.35 Accept

Reasons

This decision is made for the following reasons:

- It is not appropriate for the Plan to determine the future location of any waste transfer station or green waste station.
- Displaying the location of High Voltage Transmission Lines on the Planning Maps is an effective and efficient manner of identifying this important infrastructure.

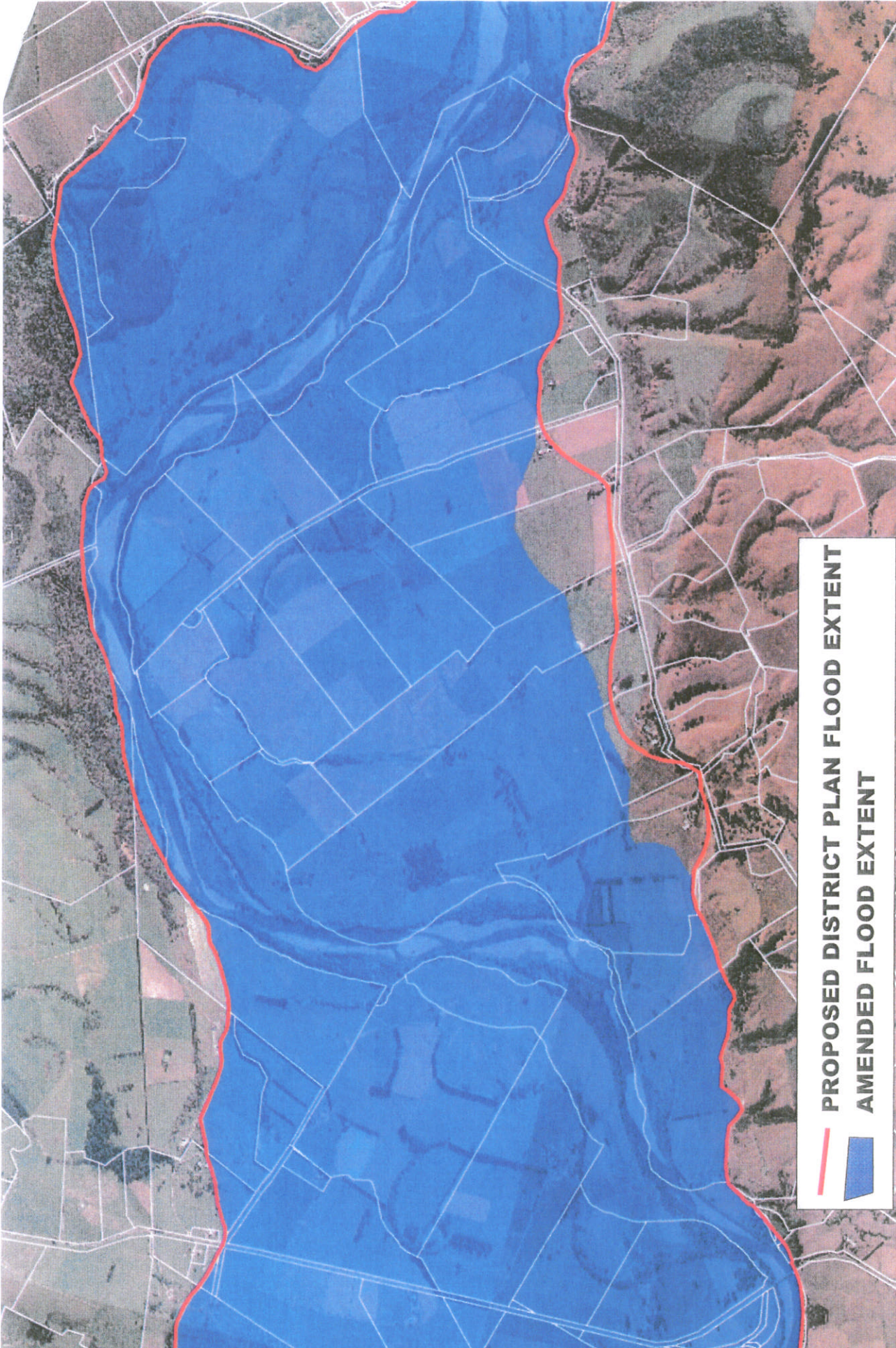
Appendix 1: Annotated Maps showing Planning Map Changes



Waipoua River Flood Hazard Area
Submission No 61, 252, 315



greater WELLINGTON
REGIONAL COUNCIL



Map 2: Amend Planning Map 20 and other Planning Maps by updating the Flood Hazard Areas with revised information in GWRC evidence.

Ruamahanga River : Ariaruhe Rd Flood Hazard Area
Submission No 523.33