

14 February 2022

Dear [REDACTED]

**LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT Request: 2022-03**

Thank you for your email of 14 January 2022 to the **Carterton District Council** requesting the following information:

*"1. Did the Mayor or anyone else at Carterton District Council be they Councillors or CDC staff, copy private emails or email trails, I or any other resident of [REDACTED] sent to or shared with him/CDC, be they via official or private email addresses with anyone else for whom those emails were not intended, one such case in particular being [REDACTED] ? 2. Please provide me with all copies of those emails and any other communications sent by the Mayor, Councillors or CDC Staff to those other parties in relation to our emails."*

Your request has been considered under the Local Government Official Information and Meeting Act 1987 (the Act).

We have identified three documents in scope of your request. Our decision on the release of each of the documents are tabled below, and the documents are attached as Appendix A.

Number of Document	Decision on release
1) Email From: Mayor - Greg Lang To: [REDACTED] (s7(2)(a)) Subject: FW: New Subdivisions for Sale [REDACTED] Date: Thursday, 4 February 2021 5:21:35 pm	Release in part. Information withheld under section 7(2)(a) of the Act.
2) Email From: Mayor - Greg Lang To: [REDACTED] (s7(2)(a))	Release in part. Information withheld under section 7(2)(a) of the Act.

Number of Document	Decision on release
<b>Subject:</b> [REDACTED] <b>Date:</b> Thursday, 5 February 2021 7:10:39 am	
<b>3) Email</b> <b>From:</b> Mayor - Greg Lang <b>To:</b> [REDACTED] (s7(2)(a)) <b>Subject:</b> FW: New Subdivisions for Sale Up [REDACTED] <b>Date:</b> Monday, 8 February 2021 8:02:19 am	<b>Release in part.</b> Information withheld under section 7(2)(a) of the Act.

Where the information has been withheld from the documents the information has been withheld under the following section of the Act:

- Section 7(2)(a), to protect the privacy of natural persons.

As required under section 7(1) of the Act, I have had regard to the public interest considerations favouring the release of the information withheld. I do not consider the public interest considerations favouring the release of this information sufficient to outweigh the need to withhold it at this time.

When considering your request, the Councillors and staff were all reminded that all communications, including those from private email accounts, text messages and social media platforms are captured under the Act. I received an acknowledgement of email communications from Mayor Greg Lang. These emails have been incorporated into the documents provided.

Please note, the Council now proactively publishes LGOIMA responses on our website. As such, we may publish this response on our website after five working days. Your name and contact details will be removed.

Thank you again for your email. You have the right to ask an Ombudsman to review this decision. You can do this by writing to [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz) or Office of the Ombudsman, PO Box 10152, Wellington 6143.

Yours sincerely



Geoff Hamilton  
Chief Executive  
Carterton District Council

Document 1

From: Mayor - Greg Lang  
To: [REDACTED] s7(2)(a)  
Subject: FW: New Subdivisions for Sale Up [REDACTED]  
Date: Thursday, 4 February 2021 5:21:35 pm  
Attachments: [image001.png](#)  
[image002.png](#)

As requested.

Nga mihi,  
Greg



Greg Lang | Mayor | Carterton District Council

Phone: 06 379 4030 | Mobile: 027 898 1618 | Email: [mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | Website: [www.cdc.govt.nz](http://www.cdc.govt.nz)



From: Mayor

Sent: Tuesday, 2 February 2021 12:43 PM

To: [REDACTED]  
Cc: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Subject: RE: New Subdivisions for Sale [REDACTED]

Morena Everyone,

Following a phone call from [REDACTED] this morning I'd like to confirm we are definitely aware of residents' concerns and would like to reiterate it is essential we follow the process as set out in the Resource Management Act 1991. It is with our consultants at the moment to ensure that an independent decision is made. We cannot tell them what to do as this then questions the integrity of the process and would be grounds for a judicial review. The consent is sitting at day 8 and Council has 20 working days to make a decision on notification. We will let you all know the



outcome of this decision asap once we receive it, but until this time we cannot engage in further conversation.

Regarding the road, engineers have assessed the clay sites and these will be addressed in the autumn when its not so dry.

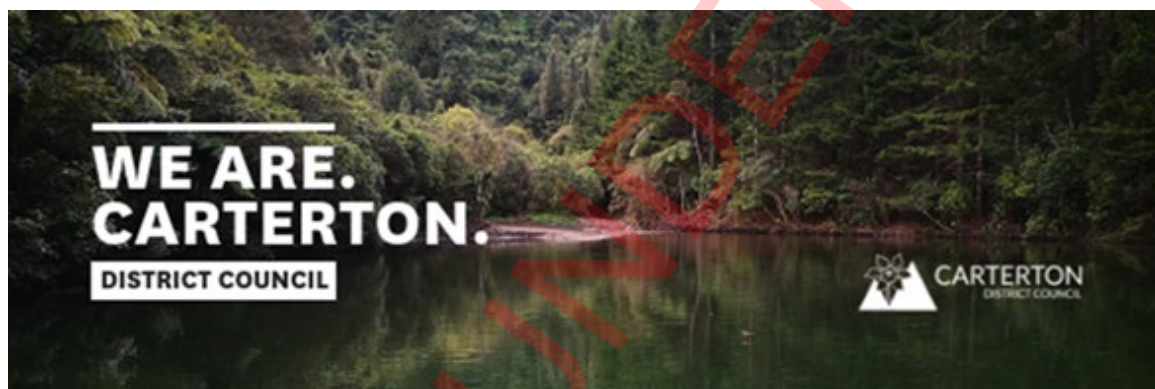
Nga mihi,  
Greg



**Greg Lang** | Mayor | **Carterton District Council**

Phone: 06 379 4030 | Mobile: 027 898 1618 | Email: [mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | Website: [www.cdc.govt.nz](http://www.cdc.govt.nz)



**From:** s7(2)(a)

**Sent:** Tuesday, 26 January 2021 9:04 PM

**To:** Mayor <[mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)>

**Cc:**

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted] d

s7(2)(a)

**Subject:** Re: New Subdivisions for Sale Up [Redacted]

Dear Mr Mayor

thank you for keeping the concerned residents of [Redacted] informed of the council process for consideration of notification of a consent application. As the assessment regarding notification is, as I understand it, being outsourced to a third party may I make the following points that can be forwarded to the relevant party.

1 Regardless of the prospect of further sub-division at the top (north) end of [Redacted] the stifling road dust in hot dry conditions is already a significant health hazard to the residents. This

will inevitably be made far worse with any significant further development.

2) Gravel road dust production is associated with the size, speed and volume of traffic on the road ( see Institute of public works engineering Australasia ) and is associated with an increased risk of cardiorespiratory disease.

3) A number of the houses on [REDACTED], mine included, were built in an era when building directly adjacent to the road was permitted. These houses are significantly worse affected by road dust, especially the more dangerous fine dust.

Theses issues have recently been reviewed by civil engineers and health epidemiologists (see references below). I hope and expect that the council advisors will take these factors into consideration in their deliberations.

Khan RK, Strand MA. Road dust and its effect on human health: a literature review. *Epidemiol Health*. 2018;40:e2018013. Published 2018 Apr 10. doi:10.4178/epih.e2018013  
[https://www.health.govt.nz/system/files/documents/publications/northland\\_road\\_pm\\_health\\_impacts\\_6aug19.pdf](https://www.health.govt.nz/system/files/documents/publications/northland_road_pm_health_impacts_6aug19.pdf)  
[pdfhttps://www.ipwea.org/newzealand/blogs/freda-wells/2020/08/03/public-health-and-gravel-roads](https://www.ipwea.org/newzealand/blogs/freda-wells/2020/08/03/public-health-and-gravel-roads)

Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

On Tue, 26 Jan 2021 at 09:57, Mayor <[Mayor@cdc.govt.nz](mailto:Mayor@cdc.govt.nz)> wrote:

Hi [REDACTED],

I have added [REDACTED] to this email list (Welcome [REDACTED]).

The consultants are working through identifying if there are any affected parties that require notification. The district plan provides for financial contribution to be taken on a per allotment basis should a consent be granted anywhere in the district and that in the rural area 3% +gst of the land value of each new lot is taken for the purpose of roading.

As mentioned we will let you know of the notification decision.

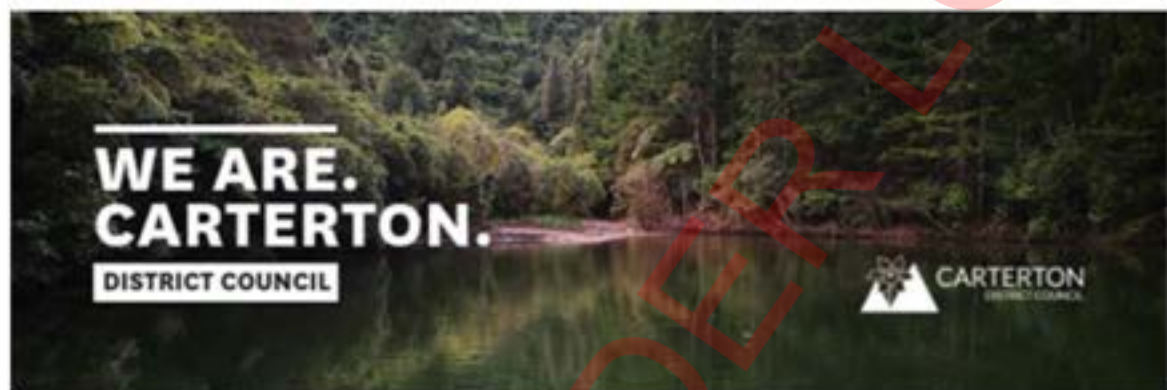
Nga mihi,  
Greg



Greg Lang | Mayor | Carterton District Council

Phone: 06 379 4030 | Mobile: 027 898 1618 | Email: [mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | Website: [www.cdc.govt.nz](http://www.cdc.govt.nz)



From: [REDACTED]

Sent: Tuesday, 26 January 2021 9:37 AM

To: Mayor <[Mayor@cdc.govt.nz](mailto:Mayor@cdc.govt.nz)>

Cc: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Subject: Re: New Subdivisions for Sale Up [REDACTED]

Hi Greg,

Thanks for the information and the update. Could I please add two things:

- 1) \_would you please kindly add [REDACTED] to the group email - I added [REDACTED] to this distribution list already. [REDACTED] is a new [REDACTED] resident. Like with most of us [REDACTED] house is quite close to the road and therefore rather affected by any increased traffic (dust etc)
- 2) As stated previously, [REDACTED] and I don't have an issue with the subdivision per se. Why would we? Where we definitely have an objective issue is the distance weighted impact this new subdivision has on the road and the resulting increased traffic. I think I am speaking for the entire [REDACTED] population when I say that any impact assessment the independent planning company does should take this very much into account. I would strongly recommend they do their site assessment after a few days of dry weather (dust :- ( ) as well as after rain (mud :- ( ) ; the potholes obviously can be inspected in any type of weather :-). As stated previously, the

road is already in a bad state, you mentioned that the council has currently no plans to upgrade it - so I would think that whoever profits from the subdivision should be asked by the council to (financially) remedy the current shortcomings accordingly. Why should the CDC rate payers or [REDACTED] 'inhabitants' pay for upgrading the road, and the developer walks away only taking the benefits, whereas everybody else is left dealing with the increased dust/mud etc.

Best regards

[REDACTED]

On 26/01/2021, at 8:40 AM, Mayor <[Mayor@cdc.govt.nz](mailto:Mayor@cdc.govt.nz)> wrote:

Morena Everyone,

As a heads up last week Council received a resource consent application for [REDACTED], we have subsequently requested an independent planning company to undertake the notification report decision to ascertain if there are any affected parties. We will let you know the outcome of the notification decision.

Nga mihi,  
Greg

<image001.png>

**Greg Lang** | Mayor | **Carterton District Council**

Phone: 06 379 4030 | Mobile: 027 898 161 | Email: [mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)

PO Box 9, Carterton 5743 | 28 Howay Street, Carterton | Website: [www.cdc.govt.nz](http://www.cdc.govt.nz)

<image002.png>

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**From:** Mayor

**Sent:** Tuesday 12 January 2021 1:29 PM

**To:** [REDACTED]

**Cc:** [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Subject:** RE: New Subdivisions for Sale Up [REDACTED]

Hi [REDACTED]

If an application is lodged process dictates that Council then determines who may be affected by the proposal following a step by step process set out in the

Resource Management Act 1991. In this instance it may be that limited notification is warranted to all, or just some residents. The notification decision may also determine that no parties are deemed affected by the proposal (if lodged), especially if the activity was a controlled subdivision where council must grant consent and effects are not more than minor. This would be assessed via a notification decision, which we would undertake within the first 20 working day once an application is received, if any parties disagree with our decision to notify ie the applicants then they can take our decision for a judicial review, if we decided not to notify then parties whom feel they were affected can take us for judicial review. This is why our initial notification decision must be robust and also why we cannot commit to any promise of notification. Any notification decision is peer reviewed by [REDACTED] to ensure that if challenged by any party Councils position and decision making process is sound.

Please note residents' concerns will definitely be in councils mind if an application is received.

Appreciate your concerns with the road - these can be addressed as mentioned previously.

Our district is currently experiencing unprecedented growth and change and I see it's essential we maintain the values we all enjoy.

Thanks for your emails.

Nga mihi,  
Greg

<image001.png>

**Greg Lang** | Mayor | **Carterton District Council**

Phone: 06 379 4030 | Mobile: 027 898 1618 | Email: [mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | Website: [www.cdc.govt.nz](http://www.cdc.govt.nz)

<image002.png>

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**From:** [REDACTED]

**Sent:** Monday, 11 January 2021 1:40 PM

**To:** Mayor <[Mayor@cdc.govt.nz](mailto:Mayor@cdc.govt.nz)>

**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Re: New Subdivisions for Sale Up [REDACTED]

Hi Greg,

Thanks heaps for your reply. I trust you will very much understand that we are all



getting increasingly worried, having taken the real estate advertisement as a fact. Very odd indeed - I am fairly certain there's even a legal term for something like that. ;-)

In this light I trust - should an application to the council arrive in future, our (I think quite valid) concerns have herewith been outlined and will be taken into account in the Council's decision process.

Cheers



PS: I would very much like to point out and disregarding the above for the moment: the road is currently in a bad state. :-(

On 11/01/2021, at 1:19 PM, Mayor <[Mayor@cdc.govt.nz](mailto:Mayor@cdc.govt.nz)> wrote:

Hi 

Thanks for your reply.

I reiterate there is no application currently either in front of council for approval, we have not received nor approved any application based on this scheme plan

Our Senior Planner has spoken to the Real Estate agent this morning noting my concern that the ad is misleading and puts Council in a difficult situation.

Nga mihi,  
Greg

<image001.png>

**Greg Lang** | Mayor | **Carterton District Council**







Phone: 06 379 4030 | Mobile: 027 898 1618 | Email: [mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)

P.O. Box 1, Carterton 5743 | 28 Holloway Street, Carterton |

Website: [www.cdc.govt.nz](http://www.cdc.govt.nz)

<image002.png>

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**From:**   
**Sent:** Monday, 11 January 2021 12:47 PM  
**To:** Mayor <[Mayor@cdc.govt.nz](mailto:Mayor@cdc.govt.nz)>  
**Cc:**   
  
  
  


[REDACTED]

**Subject:** Re: New Subdivisions for Sale Up [REDACTED]

Good morning Mr Mayor,

Thanks for your quick reply - this is great service!

I had a look at the attached resource consent granted in 2000 to the [REDACTED]. Although 3 of these 4 subdivisions are now also on the market - NB: they had been previously sold to [REDACTED] by the [REDACTED] and subsequently bought as part of [REDACTED] by [REDACTED]. - we are not talking of those.

I take the liberty to attach the real estate brochure which states that this new subdivision (6-7 lots) of Lot 2 of DP 70841 - see Appendix page 22/23 - is currently either in front of council for approval or has been already approved. The advertisement sign at the start of the road and the real estate brochure, as well as the website (<https://www.bayleys.co.nz/3150979>) states the subdivision (potential).

So just to confirm: we are [REDACTED] the fact that the '3 [REDACTED] lots consented in 2000' can no longer be asked to pay for the upgrade of the road, completely understood - I guess this is a matter of the past. What we are talking of is the 'proposed new subdivision' as outlined in the pdf. From your reply I presume that they have not been granted yet and therefore I would assume the council still has the possibility to look at all the implications this might have on the road. As mentioned in my previous email the impact of 6-7 new subdivision (in addition to the 3 existing former [REDACTED] lots which are also presently on the market) will be quite substantial, in particular as they are at the far end of the road. In danger of repeating myself - [REDACTED] in its current state has issues to cope at present - and I fear by the sounds of it the Council has NO great master plan what to do with it - apart from sending up a grader, which really in the long run just exacerbates the below par state.

Let me just point out again - I have no issue at all with the proposed subdivision of Lot 2 DP 70841, but the poor road will definitely not improve by the resulting increased traffic - nor will the dust problem (with all the implied potential health impact). And that is fair and square in the council's court and should not be paid for by the rate payers/residents.

Best regards

|

||

RELEASED UNDER LGOIMA

From: [Mayor - Greg Lang](#)  
To: [REDACTED] b7(2)(a)  
Subject: [REDACTED]  
Date: Friday, 5 February 2021 7:10:39 am  
Attachments: [image001.png](#)  
[image002.png](#)

Morena [REDACTED],

As Requested (below)

Nga mihi,  
Greg



Greg Lang | Mayor | Carterton District Council

Phone: 06 379 4030 | Mobile: 027 898 1618 | Email: [mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | Website: [www.cdc.govt.nz](http://www.cdc.govt.nz)



----- Original message -----

From: [REDACTED]  
Date: 6/01/21 12:12 PM (GMT+12:00)  
To: Mayor Greg Lang [REDACTED]

Subject: New Subdivisions for Sale Up [REDACTED]

Hi Greg,

Happy New Year to you and [REDACTED] I hope you have had a good summer break thus far and are getting ready for the challenges 2021 will bring.



Over last weekend we had a number of people up our road looking around. Turns out they were looking at this;

<https://www.trademe.co.nz/a/property/residential/lifestyle-property/listing/2913152128>

I have eight questions to which I would like answers please,

1. Did this subdivision require notified consent and if so how were residents in [REDACTED] notified?
2. Does this mean [REDACTED] will now be sealed because of the increased traffic count that will result, particularly during the construction and development of all these new residential blocks, and the new homes/driveways/barns and sheds that are going to be built for the lifestyle families; and when does council anticipate that work might commence?
3. Given the scale of the subdivision, was a requirement to seal the road placed on the developer by council as a condition of the approval of the subdivision?
4. If the road is not going to be sealed; given the,
  - permanent increase in traffic,
  - huge dust problem which will exacerbate the already existing health and road safety issues,
  - rapid increase in corrugations, and
  - level and speed of surface degradation which is already occurring with the increased traffic from contractors;why not?
5. Were any conditions placed on the developer to upgrade the capacity of the power lines coming into [REDACTED] given their current capacity and what are those conditions?
6. When granting the consent, did council consider the number of power "outages" [REDACTED] residents experience per annum and impose any obligations on the developer/power companies to improve power supply and security for the new and existing residents?
7. In terms of refuse and waste: given the level and scale of the council's approved plans for increasing the population of [REDACTED], that we are only an eight minute drive from [REDACTED] and that there is currently no refuse collection service; what are the councils plans to cater for the increase of domestic waste being generated in this location?
8. Perhaps given the number of consents given by your council to subdivide properties and increase the population of [REDACTED] over the past six years, could you give ratepayers here a briefing and forward projection as to your long term population and infrastructure plan for [REDACTED] and the affected residents. This so we might better understand council's long term intentions for us, the time line over which these improvements are planned to occur and what the costs to us as existing residents are projected to be through our rates?
9. When granting consent, what conditions did the Council put in place regarding the close proximity of these new houses to the fault line?

My questions are not aimed at preventing any development on [REDACTED] at all; they are about process, the council's plan, the infrastructural consequences, the provision of council services, the mitigations council has taken to alleviate all of these consequences and the level, degree and onus council has placed upon the property developer to offset all of them

Looking forward to a prompt reply.

Sincere regards,

[REDACTED]

## Document 3

**From:** [Mayor - Greg Lang](#)  
**To:** [REDACTED] s7(2)(a)  
**Subject:** FW: New Subdivisions for Sale Up [REDACTED]  
**Date:** Monday, 8 February 2021 8:02:18 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Kia ora [REDACTED],

Below is the only other email I could find.

It didn't help the original was sent to my business – which I corrected with [REDACTED] as below.

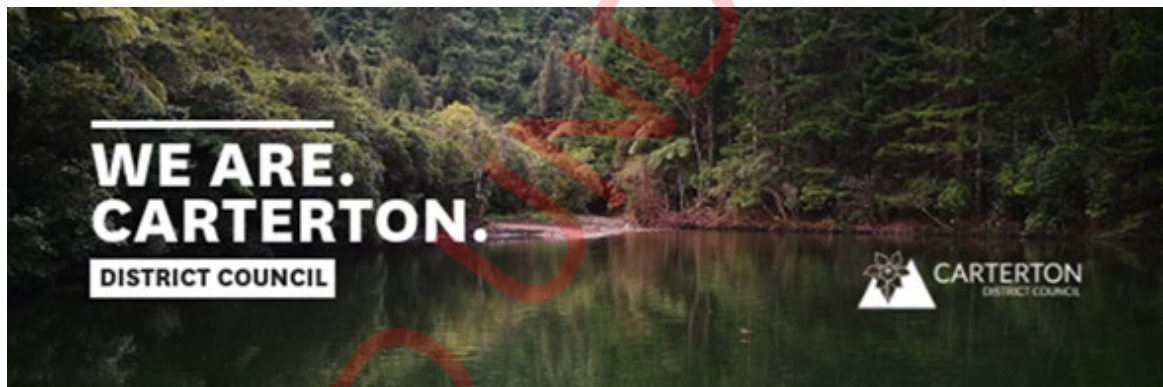
Nga mihi,  
Greg



**Greg Lang** | Mayor | **Carterton District Council**

Phone: 06 379 4030 | Mobile: 027 898 1618 | Email: [mayor@cd.govt.nz](mailto:mayor@cd.govt.nz)

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | Website: [www.dc.govt.nz](http://www.dc.govt.nz)



----- Original message -----

**From:** [REDACTED]

**Date:** 12/01/21 11:32 AM (GMT+12:00)

**To:** Mayor <[Mayo @ dc.govt.nz](mailto:Mayo @ dc.govt.nz)>

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject** Re: New Subdivisions for Sale Up [REDACTED]

Hi Greg,  
Thank you for the reply and I note the comments there in.

At this point I will defer to [REDACTED] reply to you and will await your reply to that.

Regards,

[REDACTED]

On Mon, 11 Jan 2021 at 11:13, Mayor <[Mayor@cdc.govt.nz](mailto:Mayor@cdc.govt.nz)> wrote:

Morena All,

Firstly thank you [REDACTED] for your emails.

With regards to answering the questions in [REDACTED] email we do not have a 6 lot subdivision application lodged for this site [REDACTED]. However the property itself is in 6 separate titles all held together in one valuation number, this was a result of a subdivision that was granted in 2000. The owners of the site are entitled to sell any one of the blocks and council cannot add any additional conditions of consent (all we do is allocate a new valuation number at the time of sale). The original resource consent decision only required the access to be upgraded via a consent notice and any building on the site would trigger this requirement now. There was no requirement to provide for power or telecommunications, if someone was to connect to reticulated power then this is something they address with the provider (whom is not Council). Same with telecommunications (not a council function).

We also cannot retrospectively require [REDACTED] to be sealed, any sealing in the future would be a decision for elected members via the LTP or annual plan. First action would be to have a traffic count undertaken.

A service request can be lodged with Council at any stage to have issues with the road itself accessed and then programmed to address if deemed necessary.

In terms of the other matter in regards to what is Council's long term development of [REDACTED], we process applications on a case by case basis taking into account who may be affected by the proposal at the time of lodgement. In the last 6 years we have only processed 2 subdivision applications for [REDACTED], both of which were simple 2 lot subdivisions.

Looking at the Council's GIS there is no fault line running through any part of this property (mapped or assumed). This is not to say there is not a fault line, just that none have been identified by GNS or GWRC scientists. There are numerous fault lines in close proximity to the site though, and one of these runs through [REDACTED] section. But nothing running over [REDACTED].

I have attached the resource consent decision back in 2000 which is a public document.

Nga mhi,  
Gr g





**Greg Lang** | Mayor | **Carterton District Council**

Phone: 06 379 4030 | Mobile: 027 898 1618 | Email: [mayor@cdc.govt.nz](mailto:mayor@cdc.govt.nz)

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