

29 November 2024

Dear [REDACTED]

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT Request: 2024-52

Thank you for your email request of 1 November 2024 to the Carterton District Council (CDC), and your clarification on 14 November 2024, attached as **Appendix A**.

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

I note you are seeking email correspondence between CDC and James Thyne from the period of June 2023 to 1 November 2024 relating to the proposed subdivision development behind the Gladstone township, Hillview Property Investments Limited, NZ Business number 9429034027585, 502 Main Street, Palmerston North, 4410, James Thyne ([10 Oates Place, Greytown](#), 5712), and Urma Thyne.

I have identified 8 documents that are within scope of your request that are detailed in the table below. You will note that the documents are between the period of February 2024 to October 2024 for the reason that we hold no documents from June 2023.

I am releasing the 8 documents in part for the reason that some of the information are withheld under section 7(2)(a) of the Act, to protect the privacy of natural persons.

Document number	Date	Title	Decision
1	Email: 15 February 2024	FW: Gladstone development project. Attachments: Gladstone presentation.pdf	Released in part. Information has been withheld under section 7(2)(a) of the Act.
2	Email: 16 February 2024	FW: Meeting next week?	Released in part. Information has been withheld under section 7(2)(a) of the Act.
3	Email: 16 February 2024	RE: FW: Gladstone development project	Released in part. Information has

28 Holloway Street, Carterton, Wairarapa | PO Box 9, Carterton, 5743
info@cdc.govt.nz | 06 379 4030 | www.cdc.govt.nz

LGOIMA ID: 2024-52

Document number	Date	Title	Decision
			been withheld under section 7(2)(a) of the Act.
4	Email: 7 March 2024	Re: Accepted: Meeting with James Thyne – Gladstone development project @ Tuesday 12, 2024 8pm-9pm (UTC) (mayor@cdc.govt.nz)	Released in Full.
5	Email: 7 May 2024	RE: Hillview Property Investments proposed development in Gladstone	Released in Full.
6	Email: 9 September 2024	Re: Gladstone – Proposed Development	Released in part. Information has been withheld under section 7(2)(a) of the Act.
7	Email: 24 October 2024	Re: Objection to proposed subdivision by Hillview Property Investments (James Thyne) at Brooklands Road, Gladstone.	Released in Full..
8	Email: 29 October 2024	RE: Gladstone Developments 2024	Released in part. Information has been withheld under section 7(2)(a) of the Act.

Where information has been withheld under section 7(2), I have considered, as required under section 7(1) of the Act, the public interest considerations favouring its release. I have identified no public interest considerations which outweigh the need to withhold information at this time.

Please note, the Council 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 or Office of the Ombudsman, PO Box 10152, Wellington 6143.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Geoff Hamilton', with a stylized flourish at the end.

Geoff Hamilton
Chief Executive
Carterton District Council

RELEASED UNDER LGOIMA

Appendix A

Serah Pettigrew

From: [REDACTED]
Sent: Thursday, 14 November 2024 3:53 pm
To: LGOIMA Requests
Subject: Re: Acknowledgement: LGOIMA:2024-52 Gladstone
Attachments: image001.png

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Anything which concerns that block of land... which was originally consented for subdivision into just 4 blocks .

Thank you for this.

Ken

On Thu, 14 Nov 2024, 10:39 am LGOIMA Requests, <lgoima@cdc.govt.nz> wrote:

Kia ora [REDACTED]

Thank you - from the date from June 2023 to 1 November 2024.

Grateful if you can confirm if the information requested is only in relation to this proposed development.



LGOIMA Requests | **CARTERTON DISTRICT COUNCIL**

Email: lgoima@cdc.govt.nz

Phone: (06) 3794030 | PO Box 9 Carterton 5743 | [28 Holloway Street Carterton](https://www.cdc.govt.nz) 5713 | Website: www.cdc.govt.nz

From: [REDACTED]
Sent: Thursday, 14 November 2024 7:25 am
To: LGOIMA Requests <lgoima@cdc.govt.nz>
Subject: Re: Acknowledgement: LGOIMA:2024-52 Gladstone

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the email seeking clarification. Dates: from June last year (2023) till the present day. If the period can cover more than a year. If only one year, then November to November will be OK.

Thank you.
[REDACTED]

On Wed, Nov 13, 2024 at 2:16 PM LGOIMA Requests <lgoima@cdc.govt.nz> wrote:

Kia ora [REDACTED]

LGOIMA request: 2024-52

Grateful if you can clarify the period of information you are requesting e.g. 1 November 2023 to 1 November 2024?

Ngā mihi,



LGOIMA Requests | **CARTERTON DISTRICT COUNCIL**

Email: lgoima@cdc.govt.nz

Phone: (06) 3794030 | PO Box 9 Carterton 5743 | [28 Holloway Street Carterton](https://www.cdc.govt.nz) 5713 | Website: www.cdc.govt.nz

From: LGOIMA Requests <lgoima@cdc.govt.nz>
Sent: Tuesday, 5 November 2024 1:13 pm
To: [REDACTED]
Subject: Acknowledgement: LGOIMA:2024-52 Gladstone

Kia ora [REDACTED]

LGOIMA request: 2024-52

Thank you for your email request we received on Friday 1 November 2024.

Your request is being handled under the provisions of the Local Government Official Information and Meeting Act (1987). You can expect a reply no later than Friday 29 November 2024, which is 20 working days from the date we received your request.

Ngā mihi,



LGOIMA Requests | **CARTERTON DISTRICT COUNCIL**

Email: lgoima@cdc.govt.nz

Phone: (06) 3794030 | PO Box 9 Carterton 5743 | [28 Holloway Street Carterton](https://www.cdc.govt.nz) 5713 | Website: www.cdc.govt.nz

From: [REDACTED]
Sent: Friday, 1 November 2024 3:31 pm
To: Serah Pettigrew <serah@cdc.govt.nz>
Subject: LGOIMA request Gladstone

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Serah,

Susanne (reception) gave me your email as the person to contact re LGOIMA requests.

There is a proposed subdivision development behind the Gladstone township, in the area legally described as detailed below. We (my partner and I) live on Brooklands Road and border this intended development. Under the LGOIMA I wish to find out more about the council/developer interaction, so that we are as fully informed as possible going forward.

- I am seeking information relating to the land parcel: it spans Brooklands Road (Featherston St on old cadastral maps) and covers 20 Ha. Originally 'surveyed' into 1 acre blocks. Presently has consent for 4 blocks. **Tupurpuru Block, Lots 68,70,72,74,76,78,80,82,84,86,88,90,92,94,96, 98,100, 102-134 Deeds Plan 30**

- The developer is :

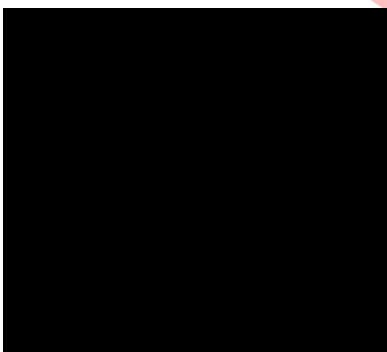
Hillview Property Investments Limited, NZ Business number 9429034027585, 502 Main Street, Palmerston North, 4410

James Thyne ([10 Oates Place, Greytown, 5712](#)), Urma Thyne

- I am seeking records in any form: email, written correspondence, diary notes relating to land & owner/developer.
- I wish to see records of notes and document copies from any pre-application meetings (public record) including advice and or response from CDC officials
- Also I request copies of any internal memos, correspondence, information exchanged between CDC officials (internal) pertaining to District Plan and/or regulations in force.

As I have never sought such information before, I am trusting that the request gives a clear outline of the information I am seeking. Please let me know if I have missed some vital detail.

Many thanks



Document 1

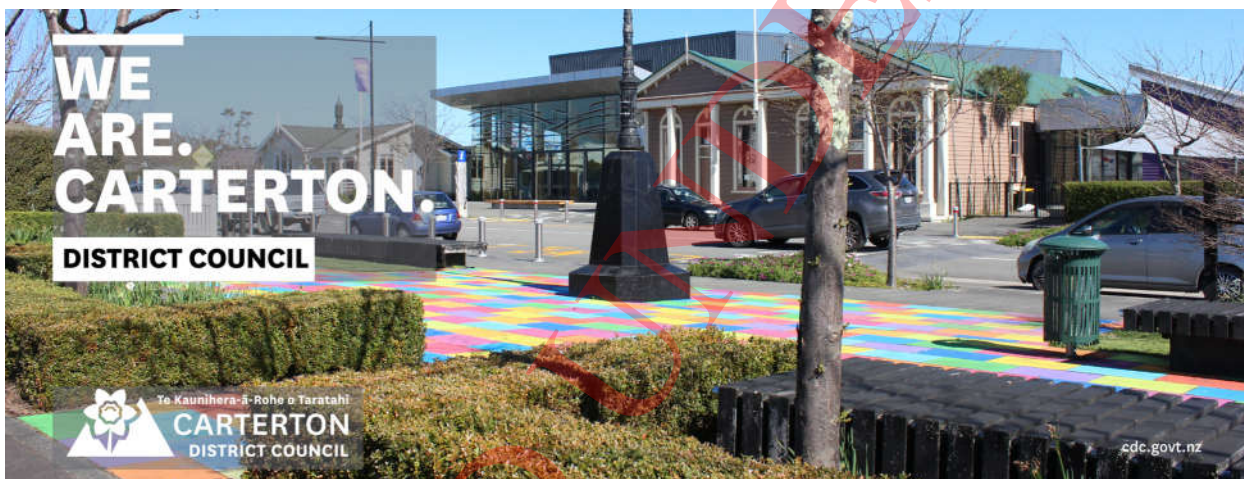
Serah Pettigrew

From: Geoff Hamilton
Sent: Thursday, 15 February 2024 11:37 am
To: Solitaire Robertson
Subject: FW: Gladstone development project
Attachments: Gladstone presentation.pdf



s 7(2)(a) | Executive Assistant to Chief Executive | Kaiawhina Mātua
CARTERTON DISTRICT COUNCIL | TE KAUNIHERA-Ā-ROHE O TARATAHI

s 7(2)(a) @cdc.govt.nz | 027 444 3859 | 06 379 4034
PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | www.cdc.govt.nz



From: Mayor - Ron Mark <Mayor@cdc.govt.nz>
Sent: Thursday, February 15, 2024 11:26 AM
To: Geoff Hamilton <geoffh@cdc.govt.nz>
Cc: s 7(2)(a) @cdc.govt.nz
Subject: FW: Gladstone development project

Kia ora Geoff,

On behalf of Ron, I am forwarding you the email below as James Thyne is asking to meet with Ron to discuss development project in Gladstone. It would appear that the topic that he is wishing to discuss with Ron may also be an operational matter.

Grateful if you can confirm if you would like to meet with James yourself or would like to be present with Ron.

Cheers in advance.

SERAH PETTIGREW | Democratic Services Officer | Executive Assistant to Mayor

CARTERTON DISTRICT COUNCIL

Email: serah@cdc.govt.nz

PO Box 9 Carterton 5743 | 28 Holloway Street Carterton 5713 | Website: www.cdc.govt.nz

From: James Thyne [REDACTED] s 7(2)(a)
Sent: Wednesday, February 14, 2024 11:15 AM
To: Mayor - Ron Mark <Mayor@cdc.govt.nz>
Subject: Gladstone development project

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ron,

I am seeking a meeting with you next week to discuss a potential development project in Gladstone, comprising 50 one acre sections, with five streets, exactly as intended in the original township design drawn up 150 years ago. Each of these sections would be self sufficient in terms of water, with communal septic tanks and roof or bore water.

The site is next to the highly regarded Gladstone school.

I am aware that this design is outside the existing district plan, and I intend making a non complying resource consent application, after seeking feedback from the Council and community.

I see a number of benefits accruing to the Council from this development, bringing growth and development to the region, with associated rates and roading contributions, without any real impact or requirement for Council water services.

I have completed a number of subdivisions in and around Greytown, comprising over 100 sections, incurring Council contributions of over \$2m, and annual rates exceeding \$600k. These projects include the large bund at the southern entrance to Greytown, with substantial native planting.

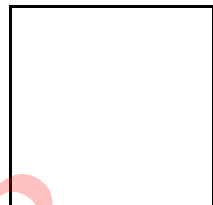
However I am particularly passionate about this opportunity to develop Gladstone, and am excited about working with you and the Council to bring it to fruition.

I am available any time and day next week except Tuesday. Please let me know what time would work for you.

I look forward to meeting you to get your thoughts on this project.

Regards,

James



J P THYNE

Founder & Managing Director

Hillview Property Investments Ltd

m: [REDACTED] s 7(2)(a)

w: www.hillviewproperty.co.nz

A vision for growing Gladstone

150 years in the making

The best little gem in the Wairarapa

James Thyne
Hillview Property Investments

February 2024

Gladstone School



Executive summary

- Create 50 one acre (4047 m²) sections, with five streets, exactly as intended in the original Township of Gladstone drawn up in 1873
- Located east of existing Gladstone settlement
- Each section self sufficient, with septic tanks, and roof or bore water
- Support and grow the highly regarded Gladstone school and sports complex
- Staged development with heritage precinct
- All sections within easy walking or cycling district to the school



Hillview Property Project 1 Woodside Ridge

- Hand built stone entranceway
- Clever use of water race, providing fresh water for stock through half of the twelve sections
- One kilometre of wooden batten fencing, with an avenue of Chinese Elm trees
- Covenants ensuring high standard of houses

Hillview Property Project 2

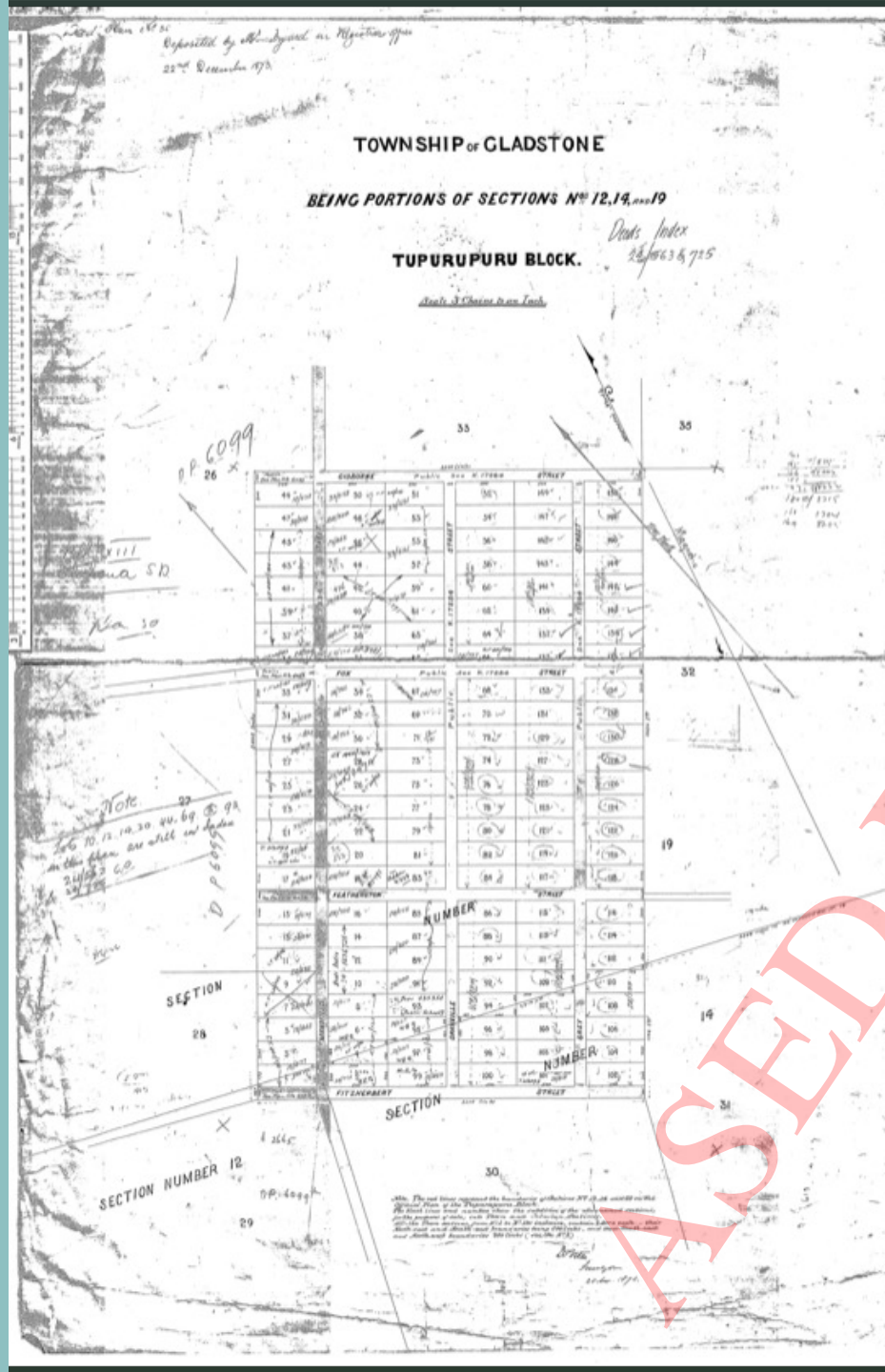
Tararua Junction

- Created substantial bund on southern entrance to Greytown, with dense native planting
- Improved design of Balfour street, linking into West street, Greytown's widest street
- 57 sections, average section size of 910 m² more than double the minimum size allowed by Council
- Over \$1,500,000 in Council contributions, plus extensive increase in rates base



The history of Gladstone

- The Rangitāne, Ngāti Ira and Ngāti Kahungunu first settled in the Wairarapa
- The town was named after William Gladstone, the Prime Minister of the United Kingdom
- The town was designed in 1873 with ambitious plans to make it a leading town in the Wairarapa
- The school was established in 1878
- The building of the railways later that century resulted in Carterton becoming the preferred settlement
- Housing development has since then been sporadic, mainly on one acre sections

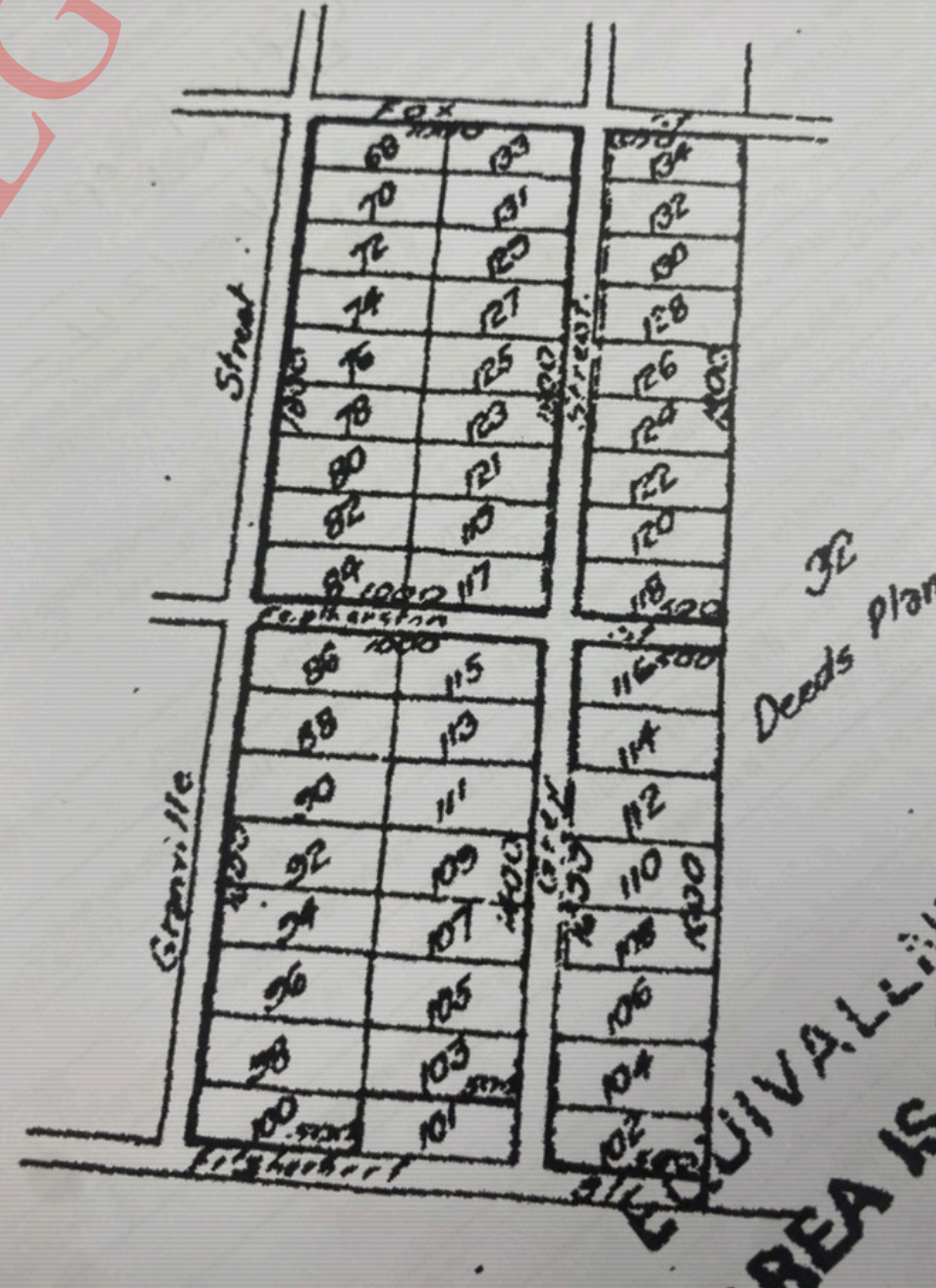


Location of development



Planning design

- Site has existing 2023 consent for a 4 lot rural subdivision, but this is not the preferred option
- Rejected idea to rezone to residential with potential for 400+ houses
- Intending making a non complying resource consent application, retaining the rural zoning, but create special controls, limiting further subdivision and development of sections to less than one acre
- Seeking feedback from the community before making application to Council
- Dispensations around boundary setbacks for rural sections etc.



It's all about the water



Growing population demand in the Wairarapa, yet existing towns reaching capacity with their aging water systems



Since August 2023, after an abatement notice from Wellington Water, the South Wairarapa District Council has paused applications for new sewer connections in Martinborough



Featherston requires substantial upgrades to water systems if significant numbers of new houses are to be built



Summer water restrictions in place in Martinborough, Greytown, Featherston and Carterton

Why Gladstone?

- Subdivision slopes gently up to the east with views of the Tararua ranges and surrounding hills
- The Gladstone Inn 'The Gladdy' the best country pub in the Wairarapa
- Highly regarded Gladstone school and sports complex, near Mangahuia stream
- Proximity to Carterton
- Only 15 minutes to Masterton hospital
- Gladstone Scarecrow festival, Wairarapa Wines Harvest Festival, Wings over the Wairarapa and more



Heritage housing precinct

- Alongside new houses, a designated heritage area
- Encourage relocation of large villa's from Petone and the Hutt Valley
- Many of these houses are currently being demolished, forever losing their heritage and history
- Highly selective criteria for houses to be relocated, working with experienced contractors
- Covenants over colour schemes, level of finish with bonded completion dates



Benefits to Carterton District Council



Facilitating the development and growth of the district without any impact or requirements from the Council, apart from maintaining the newly formed streets



Increase in rating base helps offset rates increases



Roading and reserves contributions \$7,500 per lot = \$375,000



Private outsourced rubbish collection

James Thyne

Hillview Property Investments

james@hillviewproperty.co.nz

s 7(2)(a)

Document 2

Serah Pettigrew

From: Solitaire Robertson
Sent: Friday, 16 February 2024 10:06 am
To: Geoff Hamilton
Cc: s 7(2)(a)
Subject: FW: Meeting next week?

This is a response I did to James who wants to meet with Ron about a development in Gladstone, I never heard back from him..... the land is class 3 soils so I really cant see how he can get past the national policy statement clauses.



Te Kaunihera-ā-Rohe o Taratahi

CARTERTON
DISTRICT COUNCIL

SOLITAIRE ROBERTSON | Planning & Regulatory Services Manager | **CARTERTON DISTRICT COUNCIL**
Phone: 06 379 4030 | DDI: 06 379 40 48 | Email: solitaire@cdc.govt.nz
PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz

From: Solitaire Robertson
Sent: Wednesday, January 24, 2024 11:23 AM
To: James Thyne s 7(2)(a)
Subject: RE: Meeting next week?

Hi James, just got your message and was away on leave on Friday. Prior to meeting I am wondering if you are aware of the district plan rules and the new proposed subdivision rules which took immediate legal effect upon notification of the proposed plan in October last year.

This basically restricts subdivision to a minimum of 40ha?

I have attached a link for you <https://www.wairarapaplan.co.nz/wairarapa-proposed-district-plan>

Suggest you have a look at the rules, then perhaps email me with a proposal of what you were thinking of doing, then we can meet after that.

Kind Regards

Solitaire



Te Kaunihera-ā-Rohe o Taratahi

CARTERTON
DISTRICT COUNCIL

SOLITAIRE ROBERTSON | Planning & Regulatory Services Manager | **CARTERTON DISTRICT COUNCIL**
Phone: 06 379 4030 | DDI: 06 379 40 48 | Email: solitaire@cdc.govt.nz
PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz

From: James Thyne [REDACTED]
Sent: Friday, January 19, 2024 3:31 PM
To: Solitaire Robertson <solitaire@cdc.govt.nz>
Subject: Meeting next week?

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Solitaire,

I have purchased a 20 ha block in Gladstone and am wanting to have a meeting with you next week to discuss the subdivision options.

Do you have any availability on Tuesday or Wednesday?

Thanks,

James



J P THYNE

Founder & Managing Director
Hillview Property Investments Ltd
m: [REDACTED]
w: www.hillviewproperty.co.nz

Serah Pettigrew

From: Serah Pettigrew
Sent: Friday, 16 February 2024 2:39 pm
To: s 7(2)(a) Geoff Hamilton
Cc: Mayor - Ron Mark; Solitaire Robertson
Subject: RE: FW: Gladstone development project

Hi s 7(2)(a)

Yes, James confirmed he will be available on 5 March at 2pm



SERAH PETTIGREW | Democratic Services Officer | Executive Assistant to Mayor
CARTERTON DISTRICT COUNCIL

Email: serah@cdc.govt.nz

PO Box 9 Carterton 5743 | 28 Holloway Street Carterton 5713 | Website: www.cdc.govt.nz

From: s 7(2)(a) @cdc.govt.nz
Sent: Friday, February 16, 2024 2:30 PM
To: Serah Pettigrew <serah@cdc.govt.nz>; s 7(2)(a) Geoff Hamilton
<geoffh@cdc.govt.nz>
Cc: Mayor - Ron Mark <Mayor@cdc.govt.nz>; Solitaire Robertson <solitaire@cdc.govt.nz>
Subject: RE: FW: Gladstone development project

Thanks Serah,

Can you please see if James is available then and book the meeting and invite everyone.



s 7(2)(a) | Executive Assistant to Chief Executive | Kaiawhina Mātua
CARTERTON DISTRICT COUNCIL | TE KAUNIHERA-Ā-ROHE O TARATAHI

s 7(2)(a)@cdc.govt.nz | s 7(2)(a) | 06 379 4034

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | www.cdc.govt.nz



From: Serah Pettigrew <serah@cdc.govt.nz>
Sent: Friday, February 16, 2024 11:09 AM
To: [REDACTED] <[\[REDACTED\]@cdc.govt.nz](mailto:[REDACTED]@cdc.govt.nz)>; [REDACTED] <[\[REDACTED\]@cdc.govt.nz](mailto:[REDACTED]@cdc.govt.nz)>
Cc: Mayor - Ron Mark <Mayor@cdc.govt.nz>
Subject: RE: FW: Gladstone development project

Hi [REDACTED]

In Ron's calendar, he is available on Tuesday 5th March at 2pm to 2:45pm.

Thanking you in advance.



SERAH PETTIGREW | Democratic Services Officer | Executive Assistant to Mayor
CARTERTON DISTRICT COUNCIL
Email: serah@cdc.govt.nz
PO Box 9 Carterton 5743 | 28 Holloway Street Carterton 5713 | Website: www.cdc.govt.nz

From: [REDACTED] <[\[REDACTED\]@cdc.govt.nz](mailto:[REDACTED]@cdc.govt.nz)>
Sent: Friday, February 16, 2024 10:33 AM
To: [REDACTED] <[\[REDACTED\]@cdc.govt.nz](mailto:[REDACTED]@cdc.govt.nz)>; Serah Pettigrew <serah@cdc.govt.nz>; Geoff Hamilton <geoffh@cdc.govt.nz>
Cc: Mayor - Ron Mark <Mayor@cdc.govt.nz>
Subject: RE: FW: Gladstone development project

Morning Ron,

As per email yesterday, Geoff is unavailable next week, and the following week is full up as well.

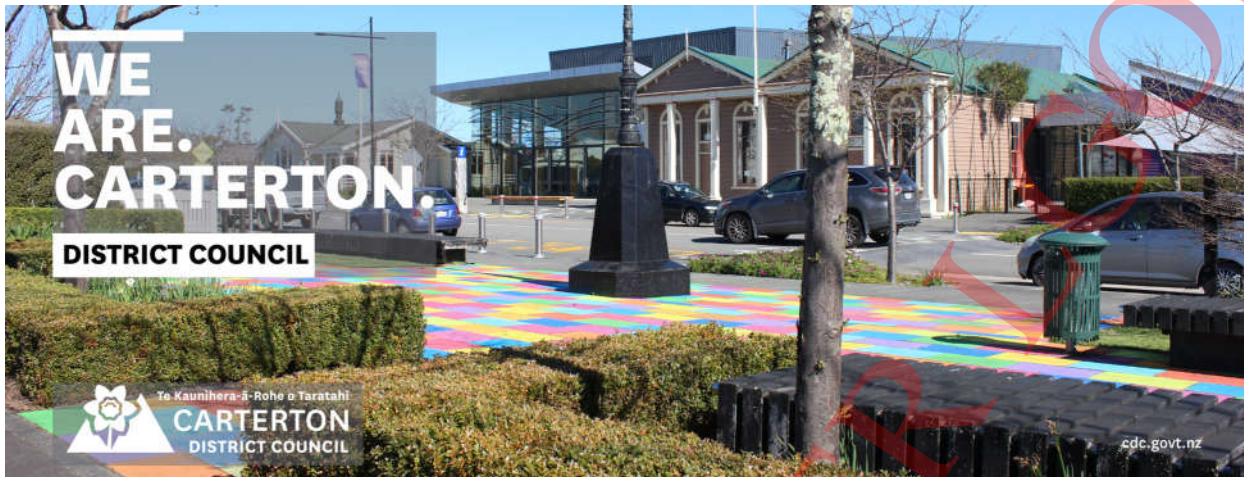
Geoff and Solitaire would be available Monday 4th March at 2pm or Tuesday 5th March at 2pm and would be happy to organise a meeting with James then.

Many thanks,

S 7(2)(a) | Executive Assistant to Chief Executive | Kaiawhina Mātua
CARTERTON DISTRICT COUNCIL | TE KAUNIHERA-Ā-ROHE O TARATAHI

S 7(2)(a) [@cdc.govt.nz](mailto:cdc.govt.nz) | **S 7(2)(a)** | 06 379 4034

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton | www.cdc.govt.nz



From: **S 7(2)(a)**

Sent: Friday, February 16, 2024 8:36 AM

To: Serah Pettigrew <serah@cdc.govt.nz>; Geoff Hamilton <geoffh@cdc.govt.nz>

Cc: **S 7(2)(a)** [@cdc.govt.nz](mailto:cdc.govt.nz); Mayor - Ron Mark <Mayor@cdc.govt.nz>

Subject: Re: FW: Gladstone development project

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi everyone,

Yes I was aware that this invitation would come through. James has spoken to me and asked if I would attend one of their meetings. I said of course I would because I have not been briefed by them. I'd be grateful Geoff if you could be there too.

Serah, can you please find a gap on Thursday that suits Geoff and me.

Thank you.

Ron

Major (rtd), HW, the Hon Ron Mark, OSRE (Oman), DSPA (MFO), JP.
Cell phone; +6421570846

The information contained in this email and any attachments is confidential and may be legally privileged. It is intended solely for the addressee(s). Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken on reliance on it, is prohibited and may be unlawful. If you have received this email in error, please notify the above named sender immediately.

On Thu, 15 Feb 2024 at 11:26, Mayor - Ron Mark <Mayor@cdc.govt.nz> wrote:

Kia ora Geoff,

On behalf of Ron, I am forwarding you the email below as James Thyne is asking to meet with Ron to discuss development project in Gladstone. It would appear that the topic that he is wishing to discuss with Ron may also be an operational matter.

Grateful if you can confirm if you would like to meet with James yourself or would like to be present with Ron.

Cheers in advance.



SERAH PETTIGREW | Democratic Services Officer | Executive Assistant to Mayor

CARTERTON DISTRICT COUNCIL

Email: serah@cdc.govt.nz

PO Box 9 Carterton 5743 | 28 Holloway Street Carterton 5713 | Website: www.cdc.govt.nz

From: James Thyne [REDACTED] s 7(2)(a)
Sent: Wednesday, February 14, 2024 11:15 AM
To: Mayor - Ron Mark <Mayor@cdc.govt.nz>
Subject: Gladstone development project

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ron,

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The site is next to the highly regarded Gladstone school.

I am aware that this design is outside the existing district plan, and I intend making a non complying resource consent application, after seeking feedback from the Council and community.

I see a number of benefits accruing to the Council from this development, bringing growth and development to the region, with associated rates and roading contributions, without any real impact or requirement for Council water services.

I have completed a number of subdivisions in and around Greytown, comprising over 100 sections, incurring Council contributions of over \$2m, and annual rates exceeding \$600k. These projects include the large bund at the southern entrance to Greytown, with substantial native planting.

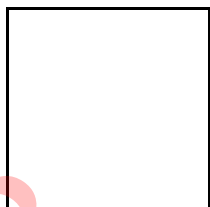
However I am particularly passionate about this opportunity to develop Gladstone, and am excited about working with you and the Council to bring it to fruition.

I am available any time and day next week except Tuesday. Please let me know what time would work for you.

I look forward to meeting you to get your thoughts on this project.

Regards,

James



J P THYNE

Founder & Managing Director

Hillview Property Investments Ltd

m: S 7(2)(a)

w: www.hillviewproperty.co.nz

Document 4

Serah Pettigrew

From: Solitaire Robertson
Sent: Thursday, 7 March 2024 10:25 am
To: Mayor - Ron Mark; Geoff Hamilton
Subject: RE: Accepted: Meeting with James Thyne - Gladstone development project @ Tue Mar 12, 2024 8pm - 9pm (UTC) (mayor@cdc.govt.nz)

Hi Ron

Couple of bullet points from the meeting

- Told Mr Tyne not to lodge a non-complying RC as it would not get through the RMA s104D threshold tests as the effects would be more than minor.
- Suggested a private plan change to "rural lifestyle" zone would be a more appropriate course of action
- Noted that application would most likely be publicly notified
- Suggested he have a discussion with Ministry of Education re school capacity
- Suggested that additional traffic generated uses the other paper road, not the road that goes directly past the school
- We will have a look at the proposed district plan and the reasons why this area was not considered for the rural lifestyle zone, as it was considered.
- Suggested he discusses with the neighbours and the wider gladstone community
- Considers what he may be able to offer the wider gladstone community, ie help with the pool or the sports complex as a lot of developers like looking wider than just their own development.

We also did tell Mr Tyne that speaking to elected members was a good thing and getting their support is invaluable, but that their role is governance not operational and they cant tell staff to grant or decline consents.

I think this pretty much covers what was discussed, and we did apologise on your behalf for not being able to make it due to another commitment and he fully understood.

Cheers

Sol



SOLITAIRE ROBERTSON | Planning & Regulatory Services Manager | **CARTERTON DISTRICT COUNCIL**

Phone: 06 379 4030 | DDI: 06 379 40 48 | Email: solitaire@cdc.govt.nz

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz

From: Mayor - Ron Mark <Mayor@cdc.govt.nz>
Sent: Thursday, March 7, 2024 10:13 AM
To: Geoff Hamilton <geoffh@cdc.govt.nz>
Cc: Solitaire Robertson <solitaire@cdc.govt.nz>
Subject: FW: Accepted: Meeting with James Thyne - Gladstone development project @ Tue Mar 12, 2024 8pm - 9pm (UTC) (mayor@cdc.govt.nz)

Hi Geoff,

Copying you into this so you are aware. I am doing this as courtesy because I do not want him running around saying that I would not meet with him. But; I would like to have my EA present at this appointment as a witness and to take notes so there is a record my comments and my replies to his questions.

If you or Sol could give me some bullet points I would be very grateful.

Many thanks for your assistance,

Ron

-----Original Appointment-----

From: Google Calendar <calendar-notification@google.com> **On Behalf Of** James Thyne

Sent: Thursday, March 7, 2024 10:00 AM

To: Mayor - Ron Mark

Subject: Accepted: Meeting with James Thyne - Gladstone development project @ Tue Mar 12, 2024 8pm - 9pm (UTC) (mayor@cdc.govt.nz)

When: Wednesday, 13 March 2024 9:00 am-10:00 am (UTC+12:00) Auckland, Wellington.

Where: Mayor Office

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

James Thyne has accepted this invitation.

Morena James,

As requested, your meeting with Ron is confirmed and scheduled for 13 March 2024 at 9:00 am to 10:00am in the Mayor's Office.

Kin regards

[[cid:image001.png@01DA706B.852AB0B0](#)]

SERAH PETTIGREW | Democratic Services Officer|

Executive Assistant to Mayor

CARTERTON DISTRICT COUNCIL

Email: serah@cdc.govt.nz

PO Box 9 Carterton 5743 | 28 Holloway Street

Carterton 5713 | Website: www.cdc.govt.nz

When

Attachments

image001.png

Tuesday Mar 12, 2024 · 8pm – 9pm (Coordinated
Universal Time)

Location

Mayor Office

[View map](#)

Guests

mayor@cdc.govt.nz - organizer

James Thyne - creator

[View all guest info](#)

Invitation from [Google Calendar](#)

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Document 5

Serah Pettigrew

From: Solitaire Robertson
Sent: Tuesday, 7 May 2024 8:58 am
To: [REDACTED]
Cc: Geoff Hamilton; ELT
Subject: RE: Hillview Property Investments proposed development in Gladstone

Dear [REDACTED]

We really appreciate the time you have taken to outline the concerns of the residents of Gladstone re the proposal outlined at the meeting by Mr Thyne.

As a council we endeavour to ensure that all our dealings with members of the public, developers and other agencies are positive. The meeting we had was about the consenting process and options if the developer wished to pursue his idea, as a council we must be neutral on proposals such as this as inevitably we are the decision maker at the end of the day, so we can not be supportive or negative in relation to proposals. We made it very clear that any application of this magnitude would require full public notification to ensure that all parties affected are provided with the opportunity to be heard.

We are happy to discuss the process further if you wish

Kind Regards

Solitaire



SOLITAIRE ROBERTSON | Planning & Regulatory Services Manager | **CARTERTON DISTRICT COUNCIL**

Phone: 06 379 4030 | DDI: 06 379 40 48 | Email: solitaire@cdc.govt.nz

PO Box 9, Carterton 5743 | 28 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz

From: Kevin Nation <aprenda@actrix.co.nz>
Sent: Monday, May 6, 2024 5:27 PM
Cc: bronwood@outlook.co.nz; isaacken11@gmail.com
Subject: Hillview Property Investments proposed development in Gladstone

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Carterton District Councillors and Members of the Executive Team

On Sunday, 24 March 2024, around 50 members of the Gladstone community met with developer James Thyne, of Hillview Property Investments, regarding his proposed development of a 20-hectare area either side of Brooklands Rd, bounded by the paper roads Granville Street, Grey Street, Fitzherbert Street, and Fox Street.

It was evident from the meeting that there is significant apprehension and scepticism within the community regarding the proposed development. Residents are particularly concerned about preserving the unique character of Gladstone and ensuring that any development aligns with the community's values and needs.

We bring this to your attention and let you know of our availability to be involved in any future consultation on this proposal.

At the meeting Mr Thyne outlined his plan for the development of 50, one-acre sections on his newly purchased land at the back of the Gladstone School and which would primarily be accessed from Brooklands Road. To facilitate this, he mentioned his intention to apply to have the zoning of the farmland and Gladstone changed to 'Rural Residential' or 'Rural Lifestyle' rather than its present zoning of 'Rural'.

In addition, Mr. Thyne provided details about septic systems, relocating heritage buildings onto the site, building restrictions, and his focus on high-quality housing.

The land is presently consented for subdivision into 4 parcels of land. While his proposal is for 50 sections, he suggested his other choice was to sell to another developer who would just go ahead and subdivide into a high-density residential development of up to 500 homes.

Several concerns were raised by those present regarding various aspects of the proposed development. These included but were not limited to:

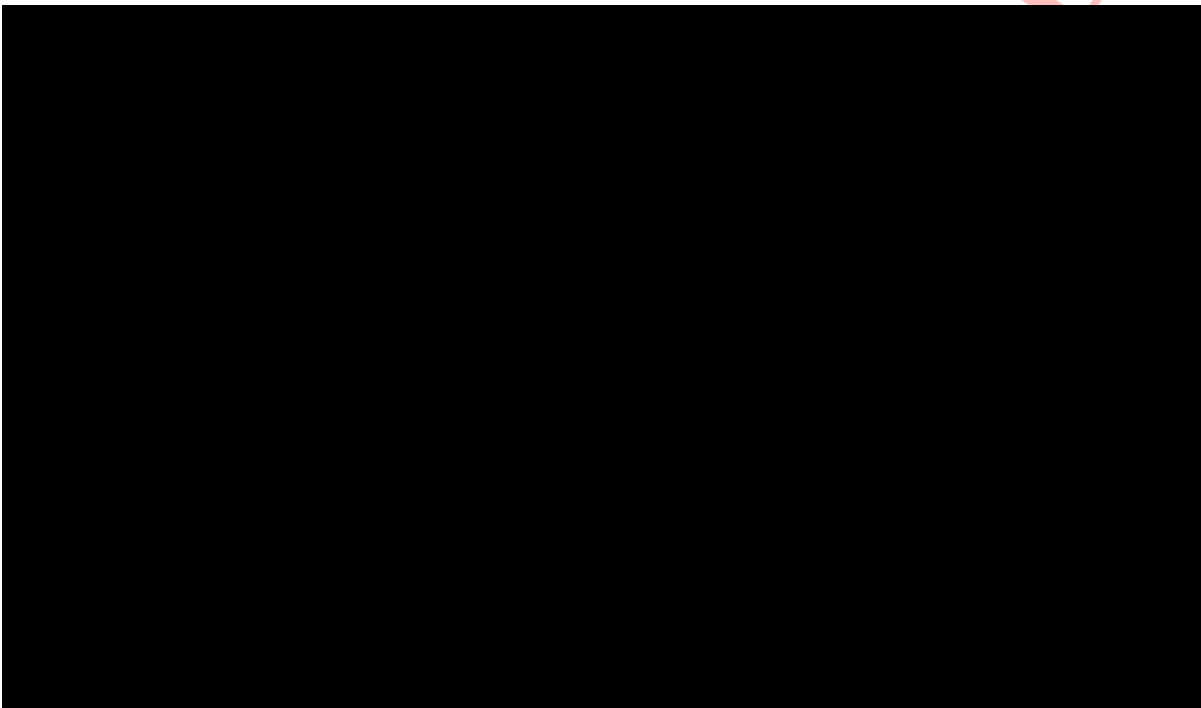
- traffic volumes and safety on Te Whiti Road
- access primarily via Brooklands Road (Featherston Street on earlier 1873 maps)
- the impact on Gladstone School which is presently working to accommodate an expected increase in students from already subdivided properties and local growth
- potential disruption to established lifestyles and values of the Gladstone community
- the size and density of the proposed sections
- provision of public spaces, revegetation areas, walkways, parks, and firefighting water
- effects on nearby properties and the Dark Sky reserve
- environmental impacts of water run-off and the amount of wastewater disposal and potential downstream effects of land and water contamination
- infrastructure inadequacies, and pressure on existing facilities such as medical services.

Those at the meeting were interested that Mr Tyne intimated the support for his proposal from the Carterton District Council given his positive discussions with Carterton Mayor Ron Mark, Chief Executive, Geoff Hamilton, and Planning and Regulatory Services Manager, Solitaire Robertson.

Given the potential disruption to established lifestyles and values of the Gladstone community, it's important that the elected representatives and members of the Executive Leadership Team of the Carterton District Council recognise that the vision of progress presented by this developer does not align with the sentiments of the local community.

We urge you to consider our concerns and are available to participate in any future consultation on this proposal.

Yours sincerely



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Document 6

Serah Pettigrew

From: [REDACTED] s 7(2)(a)
Sent: Monday, 9 September 2024 11:17 am
To: Solitaire Robertson
Subject: Re: Gladstone - Propsed Development

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Perfect
11:00 Thursday, 12 Sept. CDC
Thanks



Adamson Shaw

Wellington - 1/85 The Terrace, PO Box 10516, Wellington 6011 ph. [REDACTED] s 7(2)(a)

Email: [REDACTED] s 7(2)(a)

Website: www.adamsonshaw.co.nz

Wellington | **Porirua** | **Wairarapa**

This Email is confidential. If you are not the intended recipient, please advise us immediately and delete the original message. Thank you.

From: Solitaire Robertson <solitaire@cdc.govt.nz>
Sent: Monday, September 9, 2024 10:51 AM
To: [REDACTED] s 7(2)(a)
Subject: RE: Gladstone - Propsed Development

Hi [REDACTED] yep still working through emails

Thursday is really good for me, shall we do 11am here at CDC?

Cheers

Solitaire



Te Kaunihera-ā-Rohe o Taratahi

CARTERTON

DISTRICT COUNCIL

From: [REDACTED] s 7(2)(a)
Sent: Monday, September 9, 2024 10:46 AM
To: Solitaire Robertson <solitaire@cdc.govt.nz>
Subject: Re: Gladstone - Propsed Development

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning
I would assume that you are swamped after being away.

Sorry to bother you again but between a bit of travel and being off sick I have a small window of Wed/Thurs this week to try to meet with you for a general chat about where we are at with Jame's Gladstone proposal.

Thursday preferred, half an hour will cut it. Any time available please?

regards
Phil



Adamson Shaw

Wellington - 1/85 The Terrace, PO Box 10516, Wellington 6011 ph. [REDACTED] s 7(2)(a)

Email: [REDACTED] s 7(2)(a)

Website: www.adamsonshaw.co.nz

Wellington | **Porirua** | **Wairarapa**

This Email is confidential. If you are not the intended recipient, please advise us immediately and delete the original message. Thank you.

From: [REDACTED]
Sent: Monday, September 2, 2024 10:40 AM
To: Solitaire Robertson <solitaire@cdc.govt.nz>
Subject: Gladstone - Propsed Development

Solitaire

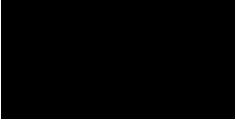
Good morning

James Thyne and I would like to meet with you for a general discussion about where we got progressed to and discuss moving forward from here.

Ideally Thursday 12 September, say 11am? Flexible on the time and could meet earlier in the week.

Please advise what suits you

Regards



Adamson Shaw

Wellington - 1/85 The Terrace, PO Box 10516, Wellington 6011 ph. [REDACTED] s 7(2)(a)

Email: [REDACTED] s 7(2)(a)

Website: www.adamsonshaw.co.nz

Wellington | Porirua | Wairarapa

This Email is confidential. If you are not the intended recipient, please advise us immediately and delete the original message. Thank you.

RECEIVED UNDER LGOIMA

R

Document 7

Serah Pettigrew

From: Planning Team
Sent: Thursday, 24 October 2024 9:39 am
To: [REDACTED] Geoff Hamilton; Mayor - Ron Mark; Steve Cretney
Cc:
Subject: Re: Objection to proposed subdivision by Hillview Property Investments (James Thyne) at Brooklands Road, Gladstone.

Hi [REDACTED] Thankyou for the email your feedback is noted and appreciated.

Should council receive an application in the future all relevant matters will be assessed and affected parties identified as part of the notification assessment which then dictates if the application would be processed on a limited notification basis, full public notification or non notified (this last one would be highly unlikely and Council has made that very clear to the developer).

Happy to discuss further.

Kind regards

Solitaire

Kind regards

Solitaire

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Thursday, October 24, 2024 8:34:13 AM
To: Geoff Hamilton <geoffh@cdc.govt.nz>; Planning Team <planning@cdc.govt.nz>; Mayor - Ron Mark <Mayor@cdc.govt.nz>; Steve Cretney <steve@cdc.govt.nz>
Cc: [REDACTED]
Subject: Objection to proposed subdivision by Hillview Property Investments (James Thyne) at Brooklands Road, Gladstone.

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To The; Planning Department, Mayor, Deputy Mayor, CEO, Carterton District Council.
Holloway Place, Carterton.

Kia ora tātou, Tēnā koutou katoa.

We are writing to inform you of our personal position in reference to the proposed subdivision by Hillview Property Investments (James Thyne) at Brooklands Road, Gladstone.

We are an affected party.

While we understand that nothing has been formally tabled yet, we believe a great deal of work is going on behind the scenes and feel it is necessary for us to be active in addressing our personal concerns.

We oppose this development on the following grounds-

- It does not comply with the district plan.
- And we have personal concerns.

We believe the proposal does not meet with the objectives, policies and rules of the South Wairarapa District Plan.

Our concerns centre around Section 18 which requires consideration of:

1. Future pattern of land use.
2. Design enables good site responsive design principles.
3. The availability of infrastructure or the ability to provide new infrastructure and essential services, such as storm water disposal.
4. Need to protect rural character.
5. Demands on essential infrastructure.
6. Managing development in a manner that is appropriate for the character and qualities of the environmental zone in which it is located.
7. Minimum allotment sizes.
8. Transport hubs.
9. Sewerage and the ability of the Class 3 soils to be removed from primary production and deal with such an intensive development.
10. Traffic issues.

While this letter does not attempt to develop the detail, these are a starting point for addressing the aspects we believe are in breach of the district plan.

We also have personal concerns.

Our property is located directly below (downstream of) the proposed development and therefore will be the drainage area for much of the land in the intended development.

The proposed subdivision is contrary to our values of protecting the land and providing a safe haven for diversity of plants and wildlife.

The noise, dust, run off and construction activity, likely to cover many years, plus the added traffic will directly affect our space - and the quiet lifestyle we came here for.

Our ability to plan for our future has been compromised.

Our peace of mind is rattled as we find concerns around this proposal consuming and very unsettling and consuming, at a personal and community level.

We find it inappropriate that someone can come into our district and assume to know our values or our aspirations.

As an older couple with a deep respect for this land and its community this is taking a personal toll.

This initial communication is just that, and it is a personal one from us. We also have an active community who, at recent meetings (one of which the developer was at), have demonstrated strong support for these shared concerns. We will keep you apprised of the actions we will take in defence of both the district plan intent and the community's wishes and interests.

Our expectations are that the council will work to respect the intent of its district plan, its policies, objectives and rules, and uphold the interests of the community and residents.

We look forward to supporting you in this and would welcome any opportunity for discussion.

Yours sincerely,

Document 8

Serah Pettigrew

From: Planning Team
Sent: Tuesday, 29 October 2024 1:44 pm
To: s 7(2)(a)
Subject: RE: Gladstone Developments 2024

Hi s 7(2)(a)

Thank you for the email your feedback is noted and appreciated.

Should council receive an application in the future all relevant matters will be assessed and affected parties identified as part of the notification assessment. This then dictates if the application would be processed on a limited notification basis, full public notification or non-notified (this last one would be highly unlikely and Council has made that very clear to the developer).

Happy to discuss further.

Ngā mihi,

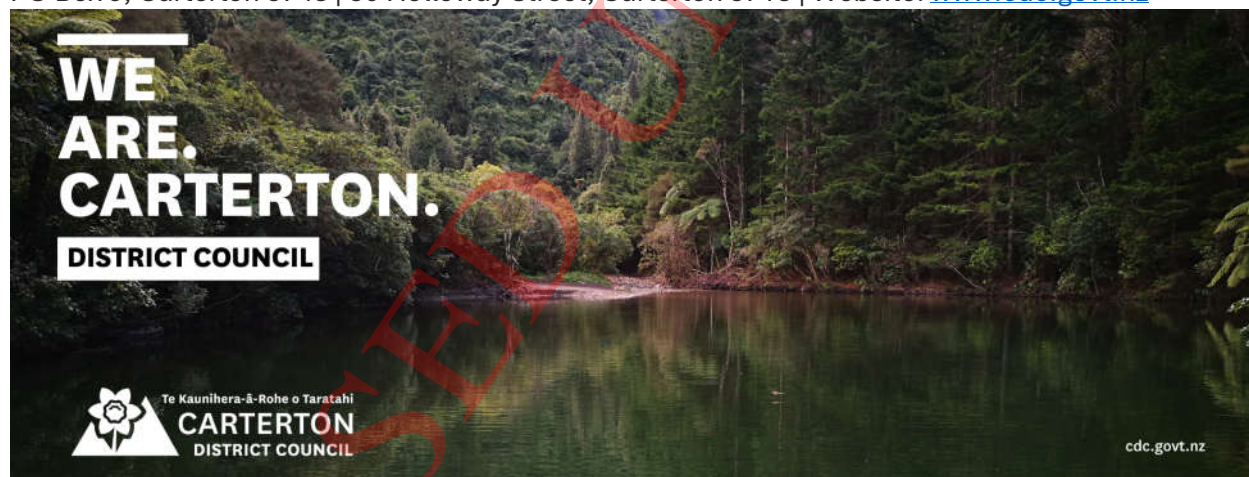
Becca



Becca Adams | Planner | **CARTERTON DISTRICT COUNCIL**

s 7(2)(a) | Email: becca@cdc.govt.nz

PO Box 9, Carterton 5743 | 50 Holloway Street, Carterton 5713 | Website: www.cdc.govt.nz



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From: Council Info Mailbox <info@cdc.govt.nz>
Sent: Tuesday, 29 October 2024 1:11 pm
To: Planning Team <planning@cdc.govt.nz>
Subject: FW: Gladstone Developments 2024

From: [REDACTED] s 7(2)(a)

Sent: Tuesday, 29 October 2024 12:37 pm

To: Council Info Mailbox <info@cdc.govt.nz>; [REDACTED] info@gw.govt.nz

Subject: Gladstone Developments 2024

Caution: This email originated from outside the council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi team,

Please see the attached Opposition to the Development letter.

Kind regards

[REDACTED] s 7(2)(a)

ASED UNDER LGOMA

R

s 7(2)(a)

Carterton District Council
Holloway Street, Carterton
Grater Wellington Regional Council
Chapel Street, Masterton

29 Oct 2024

To the Planning Department, Mayor, Deputy Mayor and CEO of Carterton District Council, and the Group Manager, Environment Group and Committee Chair - Wairarapa of Greater Wellington Regional Council

We are writing to express our concerns regarding the proposed subdivision by Hillview Property Investments (James Thyne) at Brooklands Road, Gladstone. As an affected family, we feel compelled to communicate our position on this matter.

We understand that no formal application has been submitted yet(?), we believe significant discussions are occurring behind the scenes. Therefore, we feel it is essential to voice our concerns proactively.

****Opposition to the Development****

We oppose this development on the following grounds:

1. ****Non-compliance with the District Plan****
 - a. The 20-hectare block currently holds an existing CDC consent for a 4-lot rural subdivision. This is the preferred option of the Gladstone community.
 - b. The initial proposal presented by Hillview Property Investments (James Thyne) relied on the original Gladstone town plan from the late 1800s, which proposed 51 lots of 1 acre (4046 m²) each.
 - c. In response to community feedback, Hillview Property Investments submitted an updated proposal for 60 lots, varying in size from 1313 m² to 3218 m².
 - i. This revised plan designates a 3.1-hectare area for common land intended for septic and stormwater management. However, this area is situated at the lowest point of the block, which raises significant concerns as it would direct waste, greywater, and septic runoff directly into the property of Ken & Belinda Isaack at 1437B Te Whiti Road.
2. We believe the proposal does not align with the objectives, policies, and rules set forth in the South Wairarapa District Plan, particularly regarding Section 18, which necessitates consideration of:
 - Future patterns of land use and minimum allotment sizes
 - Site-responsive design principles
 - Demands, availability and provision of infrastructure, including stormwater disposal

- Protection of rural character
- Management of development appropriate to the environmental zone
- Transport hubs, Traffic implications
- Sewerage management, particularly regarding Class 3 soils and their removal from primary production

While this letter does not delve deeply into each point, we view these concerns as a basis for questioning the proposal's adherence to the district plan.

3. **Personal Concerns**

- As a multigeneration family, who cherish our connection to this land and we feel this situation is taking a significant mental and emotional toll on us all.
- Our property is situated downstream from the proposed development, making us particularly vulnerable to drainage impacts via a natural rainwater course. This proposal contradicts our values, and the GWRC values of land preservation and the protection of local biodiversity.
- We are deeply concerned about the potential noise, dust, runoff, and construction activities expected to last for years, along with increased traffic, which would directly affect our lifestyle, safety, health and wellbeing of our residents, and the sustainability sought by this community.
- The stress and uncertainty surrounding this proposal are unsettling on both personal and community levels. It is disheartening that an external party who does not understand or respect the values and aspirations of our community, has had this impact on the livelihoods of so many. All for the personal financial gain of Hillview Property Investments (James Thyne).

This letter serves as our initial communication. We are part of an active community that has demonstrated strong support for these shared concerns at recent meetings, including one attended by the developer. We will keep you informed about our actions in defence of both the district plan and the community's interests.

We expect the councils to uphold the intent of the district plans and to consider the wishes and welfare of its residents.

We look forward to the opportunity for further discussion on this matter.

Yours sincerely,

The [REDACTED] Family