

11 March 2026



Tēnā koe 

LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT Request: 2026-21

Thank you for your email of 6 March 2026 to the Carterton District Council requesting the following information:

“There appears to be some development currently occurring on or around  and  Norfolk Road

Please supply information on the activities consented or currently under review by Council in relation to those addresses in the last 5 years.”

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

In response to your first query regarding some development currently occurring on or around  and  Norfolk Road, we have nothing that relates to development currently occurring.

Regarding  Norfolk Road, the information you are seeking is publicly available on the Wairarapa Plan website which can be viewed here: <https://www.wairarapaplan.co.nz/>

Also included as **Appendix A** is the subsequent subdivision application for the site, including the Council's decision.

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.

Nāku noa, nā



Geoff Hamilton
Chief Executive
Carterton District Council

RELEASED UNDER LGOIMA

Application for Resource Consent under Section 88 of the Resource Management Act 1991

Application No: RM250073

Consent Type: Subdivision

Applicant(s): Dave Allen Holdings Ltd

Proposal: 16-lot subdivision – staged via amalgamation

Site Address: [redacted] and [redacted] Norfolk Road, Waingawa

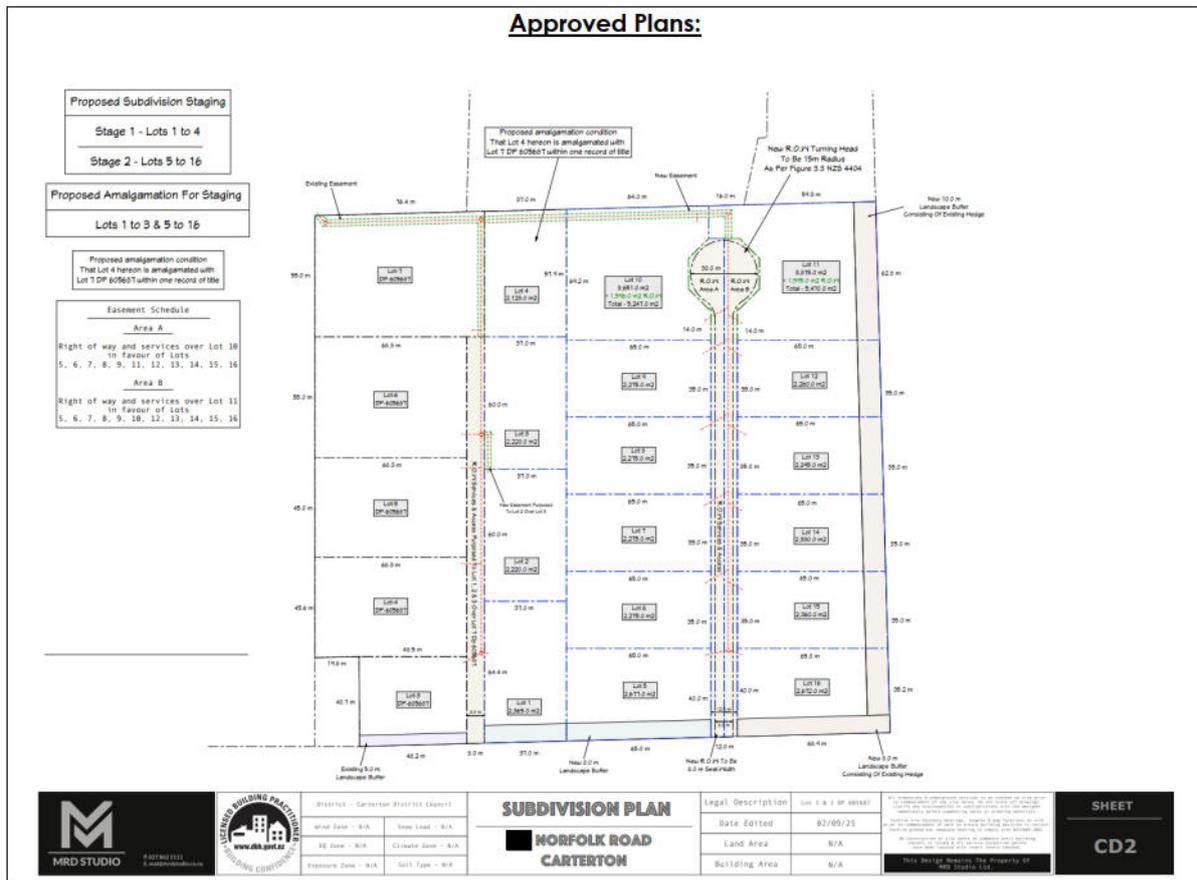
Legal Description: Lot 1 DP 605687 held in RT 1189386; & Lot 2 DP 605687 held in RT 1189387

Zone and Overlays: Proposed District Plan (notified 11 Oct 2023): General Industrial Zone; Waingawa Industrial Area subject to Structure Plan

Activity Status: **Non-Complying Activity** – Rule 20.1.7(b) of the Operative Wairarapa Combined District Plan.

Restricted Discretionary Activity – SUB-R2(5) of the Proposed Wairarapa Combined District Plan (Decisions Version)

Approved Plans:



Summary and Decision

1. It is considered that the proposal will have no more than minor adverse effects on the environment. No parties are considered adversely affected. The application is consistent with the relevant objectives, policies, and assessment criteria of the Operative Wairarapa Combined District Plan ('ODP') and the Proposed Wairarapa Combined District Plan ('PDP').
2. Pursuant to section 95A, 95B, 95D, and 95E of the Resource Management Act 1991, the Carterton District Council resolves that notification is not required.
3. Pursuant to sections 104 and 104D of the Resource Management Act 1991, and the provisions of the Operative Wairarapa Combined District Plan (2011), and the Proposed Wairarapa Combined District Plan (Decisions Version, 2025), the Carterton District Council **GRANTS** consent for application RM250073 for Dave Allen Holdings Ltd, to undertake a 16-lot staged subdivision at [REDACTED] and [REDACTED] Norfolk Road, Waingawa, Carterton (Lot 1 DP 605687 and Lot 2 DP 605687) subject to the conditions imposed under section 108 and section 220 of that Act below.
4. Pursuant to section 106 of the Resource Management Act 1991, the Operative Wairarapa Combined District Plan (2011), and the Proposed Wairarapa Combined District Plan (Decisions Version 2025), the Carterton District Council considers sufficient provision has been made for legal and physical access to each lot, and the proposed development is not likely to be subject to material damage with any subsequent use not likely to accelerate, worsen or result in material damage to the land or neighbouring properties from natural hazards.

Conditions

That;

General

1. Except as amended by the conditions below, the activity shall proceed in accordance with the following:
 - a. The resource consent application from Russell Hooper Consulting, 17th November 2025, and supporting information submitted as part of the application.
 - b. The scheme plans prepared by MRD Studio, titled 'Subdivision Plan – [REDACTED] Norfolk Road, Carterton', Sheet CD2, dated 02/09/2025.
 - c. Further information received from Russell Hooper, titled RFI Response, dated 3rd December 2025.
2. That the subdivision may be undertaken in stages via amalgamation as per the scheme plan, with Stage 1 creating Lots 1 to 4, and Stage 2 creating Lots 5 to 16. Allotments shall then be de-amalgamated, individually or in groups, as services and access are provided and financial contributions paid.
3. That Lot 4 hereon is amalgamated with Lot 7 DP 605687 within one record of title. This amalgamation is not part of the staging.

4. That prior to s224, a planting plan be submitted to Carterton District Council's Planning Team for the David Lowes Lane frontage for approval. This plan is to be general in accordance with the landscape buffer requirements of the Waingawa Structure Plan Design Guide (refer to Operative Wairarapa Combined District Plan) and shall take in to consideration existing vegetation. The planting plan covering the Norfolk Road frontage prepared by Rachel Callaghan submitted with the application is approved.
5. That costs, pursuant to Section 36 of the Resource Management Act 1991, be paid by the consent holder.
6. That any and all easements, consent notices, and other covenants be carried through to the subsequent Certificates of Title.

Infrastructure

7. All infrastructure works shall be designed, constructed, installed, and commissioned in accordance with the following.
 - Wairarapa Engineering Development Standard 2023.
 - Wairarapa Combined District Plan
 - NZS4404:2010 Land Development and Subdivision Standards
8. The consent holder shall complete and submit Carterton District Council's Infrastructure Assessment Checklist prior to s224 / de-amalgamation application. A copy of the latest revision can be found on the Council's website. The checklist can be submitted via email to asbuilt@cdc.govt.nz together with other as-built information.
9. All investigation, calculations, design, construction supervision and certification of the infrastructure work under this consent shall be carried out or under the control of persons defined in Section 1.7.1 of NZS4404:2010 and Section 1.B.3 in EDS 2023.
10. All construction of the infrastructure works under this consent shall be done by persons defined in Section 1.7.2 of NZS4404:2010 and Section 1.B.3.3 in EDS 2023.
11. Unless agreed otherwise with Council, the consent holder shall appoint a 'professional advisor' or 'independent qualified person' (IQP) to undertake supervision in connection with any construction works and attesting to the compliance of construction works with the standards cited within this consent. The Council may only waive this condition if the experience and demonstrated skill in quality management of the person undertaking the construction is acceptable to the Council.
12. Carterton District Council will require completion certification for construction and supervision to be submitted prior to applying for a certificate cancelling the amalgamation for the relevant allotment. Such certification will be required from the contractor(s) undertaking the construction and the consent holder's professional advisor. Such certification shall be in the form given in Schedule 1B and Schedule 1C from NZS4404:2010.
13. The consent holder shall apply for a new vehicle crossing from Norfolk Road that meets the requirements in TRS-S8 and TR-S9 of the Wairarapa Combined District Plan and Council's EDS 2023. An application form can be found on the Council's website using the link below.

<https://cdc.govt.nz/document/vehicle-crossing-application-form>

The administration fee for a Vehicle Crossing application is a non-refundable fee that will be due at the time of application. For more information on Council's latest fees and charges, please visit the Council Website using the link below.

<https://cdc.govt.nz/your-council/fees>

It is noted that the existing right of way is approved to be used by Lots 1-4 without any additional work being required.

14. Prior to commencement of works, detailed engineering design information and drawings shall be submitted to Council for acceptance in accordance with the relevant sections of Council's EDS 2023 and NZS 4404.
15. Prior to cancelling the amalgamation for the first of Lots 5-16, the ROW serving Lots 5 – 16 shall be formed to 8m wide as per requirements in the Wairarapa District Plan and Councils EDS 2023.
16. Prior to cancelling the amalgamation for any of the lots, the consent holder shall provide it with a new wastewater lateral that complies with the relevant sections on EDS 2023.
17. The design of wastewater lateral connection for proposed lots shall take into account site topographical considerations to prevent unwanted wastewater discharge from future gully traps. The pipe layout design shall conform to natural fall and not against to avoid the need for deep installations.
18. The consent holder shall ensure that the design of any gravity based wastewater lateral connections for proposed lots complete in accordance with NZS4404:2010 and New Zealand Building Code is able to demonstrate that the lid level of future gully traps can be installed at a level that will be minimum 150mm above the nearest manhole on the Council wastewater system immediately upstream of the proposed lateral connection. Where the above design criteria cannot be met, the design of wastewater lateral shall be designed to suit a pressurised wastewater disposal system.
19. Any wastewater lateral designed to suit a pressurised disposal system shall terminate with a wastewater boundary kit located within road reserve and as close as practical to the property boundary. The boundary kit shall comprise of the following:
 - Isolation Valve (full bore or gate) made of grade 316 stainless steel and pressure rate PN16.
 - Non-Return Valve with top access made of grade 316 stainless steel and pressure rated PN16. The non-return valve should be a swing check valve.
 - Flushing Tee made of grade 316 stainless steel and pressure rated PN16.
 - All incidental fittings to be made of grade 316 stainless steel and pressure rated PN16.

The above assembly should be of integral one piece construction and included inside a polymer or Council approved alternative valve box, with cover and base with "pressure sewer" lid markings. The unit needs to be capable of withstanding occasional foot traffic. Locations in trafficable areas shall include a higher-strength box/lid combination (Class D as per Standard AS3966 or similar approved by Council).

20. Unless otherwise agreed with the Council, wastewater boundary kit shall be located outside vehicle crossing(s) to allow better access for operation and maintenance.

21. Any wastewater lateral designed to suit a pressurised disposal system shall discharge to a new manhole chamber installed on the Council's wastewater system. Direct pipe connections to the Council wastewater main shall not be permitted unless an alternative design is approved by Council.
22. For lots serviced by a pressure wastewater system, Council will require the consent holder to record the presence of such a system on the property title and shall also outline the maintenance obligations of the future private owner(s).
23. The consent holder shall obtain a building consent for the installation of new stormwater and wastewater infrastructure within all proposed right of ways (ROW).

The consent holder shall be responsible for liaising with Carterton District Council's Building Consent Authority for any inspections required by the building consent.

Engineering Approval for subdivision works does not imply approval for construction of new wastewater infrastructure within any proposed right of ways (ROW).

24. The consent holder shall ensure that the construction of the new wastewater infrastructure within the proposed right of ways has been successfully inspected by the Building Consent Authority prior to applying for a de-amalgamation certificate for any of the allotments. The Council shall check for the relevant site inspection records prior to awarding any de-amalgamation certificate.
25. The invert level of any proposed stormwater soakage system within proposed private right of ways shall be above seasonal high groundwater level. The consent holder shall gather seasonal high or winter groundwater level for the design of soakage devices for stormwater.

Where information and measurement of the seasonal high or winter groundwater table is not readily available, and it is not practical to collect this data, an appropriate conservative estimate should be made by an independent qualified person (IQP) as defined in NZS 4404:2010 and approved by Carterton District Council. The estimate shall be based on observations (e.g., colour changes) from test bores and taking into account monitoring data from adjacent sites and waterways. The level of conservatism in the groundwater level assumption should be high, as colour changes in borings could be caused by other factors such as other chemical weathering processes, contamination etc.

26. The consent holder shall submit an application to connect to and/or disconnect from the Council's existing water, and wastewater infrastructure. The application form can be found on the Council's website. No connections shall be made unless an approval is issued by the Council. Engineering Approval for subdivision works does not imply approval for connection to Council's existing water, wastewater, and stormwater infrastructure
27. Prior to cancelling the amalgamation of any of the lots, the subdivision shall be serviced with electric power to lot boundaries.
28. Prior to commencing any work and activities in the road corridor, the consent holder shall obtain a Work Access Permit (WAP) from the Council's Corridor Manager through submission of a complete Corridor Access Request (CAR).
29. The consent holder shall provide written evidence to the Council that the Corridor Manager has approved the Works Completion Notice(s) prior to applying for a de-amalgamation certificate.

Consent Notice

30. That Pursuant to Section 221 of the Resource Management Act 1991, the following conditions are to be imposed on the registered owner(s) of the Lots identified below:

Lot Reference	Consent Notice
1-16	Hard-wired telecommunication services have not been provided at time of subdivision.
1-16	This lot is not serviced with a reticulated potable water supply provided by Carterton District Council.
1-16	Reticulated water supply is not available to this lot at the time of subdivision. All future buildings or activities must comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
1, 5, 11, 12, 13, 14, 15, 16	The planting detailed in the approved planting plans shall be carried out no later than the next planting season following de-amalgamation. Planting season being April - September. This planting is to be maintained to perpetuity.

Financial Contributions

31. That prior to de-amalgamation the following financial contributions be paid by the consent holder:

- i. Wastewater Contribution of \$2,990.00 (incl. GST) for 14 lots.
- ii. Reserve Contribution of 3% + GST of the Land Value of 14 lots.
- iii. Roads, Access Parking & Loading Contribution of 2% + GST of the land value of 14 lots.

For the purposes of determining valuation in respect of ii) and iii) in the condition above, the consent holder shall submit an independent valuation prepared by a Registered Valuer prior to de-amalgamation certification to the Group Manager, Regulatory and Planning, Carterton District Council.

Advice Notes

1. This resource consent will lapse in 5 years if not given effect to in accordance with sections 125, 223, and 224 of the Resource Management Act 1991.
2. Please note the applicant must provide evidence that demonstrates all conditions of this consent have been met before a s224c Resource Management Act Certificate will be issued.
3. If Taonga (treasure or prized possession, including a natural resource, having tangible or intangible value) is discovered on site, work shall cease immediately and the consent holder shall notify Heritage New Zealand, Carterton District Council, Rangitaane O Wairarapa Iwi Authority and Ngati Kahungunu ki Wairarapa.

If any koiwi (skeletal remains) or similar material is discovered on site, work shall cease immediately and the consent holder shall notify the New Zealand Police, Heritage New Zealand, Carterton District Council, Rangitaane O Wairarapa Iwi Authority and Ngati Kahungunu ki Wairarapa.

Work on the site shall not recommence until an inspection is carried out by Iwi representatives, Council and Heritage New Zealand, and all appropriate actions to

remove the Taonga or koiwi, appropriate ceremonies have been conducted by Iwi, and a record of the site is completed, and written approval to recommence work is given by the Council.

4. Firefighting requirements may require additional storage refer to guidelines NZS PAS 4509:2003
 5. The property falls within the Wairarapa Dark Sky Reserve, as such there are additional requirements for outdoor lighting contained within the District Plan. Council encourages the applicant and any future owners of any lot, to keep the number of outdoor lights to the minimum. Flood lights should be avoided, and outdoor lights should point towards the ground and avoid illuminating the night sky. As a general rule, the following requirements are to be complied with:
 - a. The light is controlled by a timer or sensor and turns off within 5 minutes.
 - b. The bulbs are 3000k or lower.
 - c. The lights are shielded or be titled down, so light does not project or spill upwards.
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Application

The Proposal

The applicant seeks resource consent for the subdivision of the site into 16 allotments for industrial development, to be completed in two stages, detailed below:

Lot	Size	Subdivision comments
Stage 1		
1	2365m ²	Lot fronting Norfolk Road. New 8m wide landscape buffer to be established. Access provided from existing right of way with new easements registered as required. New service connections to be provided to lot boundary. Intended for industrial use.
2	2220m ²	Rear lot containing existing dwelling, to be removed as part of this development. Access provided from existing right of way with new easements registered as required. New service connections to be provided to lot boundary. Intended for industrial use. Lot to be de-amalgamated from existing amalgamation covenant.
3	2220m ²	Rear vacant lot. Access provided from existing right of way with new easements registered as required. New service connections to be provided to lot boundary. Intended for industrial use.
4	2123m ²	Rear vacant lot. Intended for industrial use. Lot to be amalgamated with Lot 7 DP 605687 and accessed and serviced via this lot.
Stage 2		
5-16	2275m ² - 3875m ²	Vacant lots. New 10m wide and 8m wide landscape buffers to be established on lots as required. Access to be provided by new right of way from Norfolk Road, 12m wide with 8m carriageway. New service connections to be provided to lot boundary. Intended for industrial use.

Stage 1 (Lots 1–4):

Access will be provided via the existing right of way established under RC230025, with new easements registered as required. The existing dwelling on Lot 2 will be removed, and Lot 4 will be permanently amalgamated with Lot 7 DP 605687. New service connections (sewer, electricity, water, telecommunications) will be provided to each lot boundary.

Stage 2 (Lots 5–16):

Access will be provided via a new sealed right of way from Norfolk Road, 12m wide with an 8m carriageway. Landscape buffers of 8m and 10m will be established as required. New service connections will be provided to each lot boundary, with water supply managed on-site as Council's network does not extend to this site.

Telecommunication services will not be provided, with alternative options available to future landowners – this will be registered as a consent notice.

A tailored planting design for the Norfolk Road frontage was approved for RM230025, incorporating existing vegetation and providing screening equivalent to the Structure Plan's intent while using land more efficiently. This approved planting will be implemented along Norfolk Road, and a similar, site-specific design will be developed for the David Lowes Lane frontage, integrating the existing dense pine hedge.

The subdivision will be staged with amalgamations to assist financing and title release, with conditions relating to amalgamated lots to be completed at the time of de-amalgamation rather than at s224 certification. Sewer services will be provided from an extension approved under RM230025.

Site Description and Surrounding Environment

The application site is located at [REDACTED] and [REDACTED] Norfolk Road, within the Waingawa Industrial Area subject to a Structure Plan.

The land comprises two titles: Lot 1 DP 605687 (4.1113ha) and Lot 2 DP 605687 (2,129m²). Both titles contain reverse sensitivity consent notices and private covenants, with Lot 2 also subject to an amalgamation covenant that will be removed prior to subdivision.

The site was recently created under RM230025 and currently contains a dwelling at [REDACTED] Norfolk Road, which will be removed as part of the proposal. The land is not subject to any natural hazard overlays or special management areas under either the Operative District Plan (ODP) or Proposed District Plan (PDP).

Activity Status

Operative Wairarapa Combined District Plan (2011)

The site is within the Rural Zone (Special) under the Operative Wairarapa Combined District Plan (ODP). The site is not affected overlays or special features under the ODP.

The subdivision does not meet minimum lot size requirements, access, or service standards under the ODP. The proposed application is therefore a **Non-complying activity**. Council's discretion is unrestricted for a Non-complying activity, although suggested assessment criteria for subdivision are set out in Chapter 22 Assessment Criteria of the ODP.

Proposed Wairarapa Combined District Plan (Decisions Version 2025)

The Proposed Wairarapa Combined District Plan ('PDP') was released on the 11th of October 2023 for public consultation, and the Decisions Version was released on the 8th October 2025, open to an appeals period. The PDP has effect upon the release of the decisions version until appeals are closed.

The site is within the General Industrial zone under the Proposed Wairarapa Combined District Plan (PDP). The site is not affected by any overlays, but does fall within the Waingawa Structure Plan Area.

The proposal does not meet SUB-S3 in relation to connection to a reticulated water supply, SUB-S6 being the provision of telecommunication services, SUB-S7 in relation to transport, being sight distances and vehicle crossing separation, or SUB-S10 for firefighting water supply.

The proposed application is therefore a **Restricted Discretionary activity** under the PDP. Council's discretion is restricted to the matters of discretion listed under SUB-R2(5), being:

Matters of discretion:

1. *The matters set out in policies SUB-P1, SUB-P2, SUB-P3, and SUB-P4.*
2. *Whether the subdivision is located in a designated growth area.*
3. *The effect of non-compliance with any relevant Subdivision or Zone standard that is not met, and the matters of discretion of any standard that is not met.*
4. *Management of construction effects, including traffic movements, hours of operation, noise, earthworks, and erosion and sediment control.*
5. *Roading layout.*
6. *Management of potential reverse sensitivity effects on existing land uses, including network utilities, or significant hazardous facilities.*
7. *The matters referred to in sections 108 and 220 of the Act.*

Weighting of Operative and Proposed District Plan Provisions

The Proposed Wairarapa Combined District Plan ('PDP') was released on the 11th of October 2023 for public consultation, and the Decisions Version was released on the 8th October 2025, open to an appeals period. The PDP has effect upon the release of the decisions version until appeals are closed.

As the application relates to matters with legal effect, the rules and standards of the Operative Wairarapa Combined District Plan should be treated with **lesser weight** compared to the applicable rules, standards, objectives, and policies of the Proposed Wairarapa Combined District Plan for the purposes of assessing this application.

Overall, the activity status is **Non-Complying Activity**.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS)

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('the NESCS') applies when a person wants to undertake an activity described in regulation 5(2) – 5(6) (an 'activity') on land described under regulation 5(7) (a 'piece of land').

A review of the Greater Wellington Regional Council's Selected Land Use Register (SLUR) shows the subject site has not been identified as having been subject to an activity listed on the Hazardous Activities and Industries List (HAIL). The site has been vacant paddock until the time of residential development in recent decades. Although the site is now located within a well-established industrial area, there is no other evidence to suggest that any HAIL activity has occurred on the site.

Regarding method 6(2) of the NESCS, I have considered the most up-to-date information and activities known to have occurred within the site. There is no evidence from these sources that soil contamination may have occurred within the application site.

For the reasons above I conclude that the site is not a 'piece of land' under regulation 5(7).

No further consideration of this application under the NESCS is required.

Section 95 Assessment (Notification Assessment)

Public Notification Assessment (Section 95A)

Step 1: Mandatory public notification

Public notification is required when the application meets any of the following criteria under section 95A(3):

- a. The applicant has requested that the application be publicly notified
- b. Public notification is required under section 95C (relating to a requests for further information)
- c. The application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

None of the above circumstances apply to this application.

Step 2: Public notification precluded in certain circumstances

If not required by Step 1 above, public notification is precluded in certain circumstances when the application meets either of the following criteria under section 95A(5):

- a. The application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule of national environmental standard that precludes public notification
- b. The application is for one or more of the following, but no other, types of activities:
 - i. *a controlled activity*
 - ii. *[Repealed]*
 - iii. *a restricted discretionary, discretionary, or non-complying activity, but only if that is a boundary activity*
 - iv. *[Repealed].*

None of the above circumstances apply to this application.

Step 3: Public notification required in certain circumstances

If not precluded in Step 2 above, public notification is required in certain circumstances when the application meets either of the following criteria under section 95A(8):

- a. The application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule of national environmental standard that requires public notification.
- b. The consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

The potential effects on the environment are less than minor. Public notification of this application under section 95A and section 95D is not required.

Step 4: Public notification in special circumstances

If special circumstances exist in relation to the application that warrant public notification, then the application must be publicly notified.

No special circumstances have been identified that would warrant public notification of this application.

Limited Notification Assessment (Section 95B)

Step 1: Certain affected groups and persons must be notified

An application shall be notified to each affected person/group if it meets any of the following criteria under section 95B(2) and (3):

- a. affected protected customary rights groups; or
- b. affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)

(3) determine –

- a. The proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
- b. Whether the person to whom the statutory acknowledgement is made is affected under section 95E.

None of the above circumstances apply to this application.

Step 2: Limited notification precluded in certain circumstances

If not required by Step 1 above, limited notification is precluded in certain circumstances when the application meets either of the following criteria under section 95B(6):

- a. The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification;
- b. The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

None of the above circumstances apply to this application.

Step 3: Certain other affected persons must be notified

If not precluded by Step 2 above, the following affected persons must be notified:

- a. In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person
- b. In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

Under Section 95(E) of the Act, Council must consider a person to be affected if the activity's adverse effects on that person are minor or more than minor unless an activity with that effect is permitted by a rule or NES, the effect is not within the matters of control or discretion (as applicable to Controlled and Restricted Discretionary Activities) or that person has given written approval to the proposed activity.

The potential effects of the proposed subdivision on potentially affected persons is less than minor. Limited notification of the application under section 95B and section 95E is not required.

Step 4: Limited notification in special circumstances

If special circumstances exist in relation to the application that warrant notification to any persons not already determined to be eligible for limited notification (excluding persons considered not affected under section 95E) then the application must be notified to these persons. The proposal would not create a circumstance that would otherwise require the proposal to be notified to any specific party.

Section 104 Assessment

Section 104(1)(a) Actual and Potential Effects on the Environment (AEE)

Character and Amenity

The site is zoned Rural (Special) under the Operative District Plan (ODP) and General Industrial under the Proposed District Plan (PDP), the General Industrial zoning is afforded greater weight. The site is not currently used for primary production and the proposal is consistent with the anticipated industrial character of the PDP.

Landscaping previously approved along the Norfolk Road frontage will be implemented, and equivalent landscape screening will be designed for the David Lowes Lane frontage. This approach achieves the screening outcomes sought by the Waingawa Structure Plan.

Effects on character and amenity are less than minor.

Servicing

A sewer main installed as part of RM230025 is located on the adjoining site and will be extended along the rear boundary to service all proposed lots. Necessary easements will be registered. Engineering design plans will be submitted for approval prior to construction to ensure compliance with Council standards.

There is no reticulated water supply in proximity to the site. Water will be collected and managed on-site, with each lot required to provide sufficient firefighting storage.

A review of the national broadband availability map confirms that fibre is not available within 200 m of the site. Copper-based VDSL is available in parts of the wider area; however:

- Chorus has commenced the nationwide retirement of the copper network
- Copper is no longer extended to new developments
- Copper cannot be relied upon as a viable or enduring service option

Given the absence of fibre and the withdrawal of copper, the most practical and reliable telecommunications solution is satellite or fixed wireless services (e.g., Starlink). These systems are widely used and can provide broadband suitable for typical business operations.

Effects on servicing are considered to be no more than minor.

Access

A new 12 m wide road with an 8 m carriageway and 30 m turning head will be constructed from Norfolk Road to serve Lots 5–16. Lots 1–4 will use the existing 8 m sealed access created under RM230025. Easements will be registered as required.

Under NZS4404:2004 (referenced by the ODP), a local industrial road serving up to 20 units requires a 15.5 m width and 9.5 m formed width. NZS4404:2010 provides updated standards based on anticipated use. The proposed road meets the relevant industrial standards in NZS4404:2010, including minimum widths for industrial vehicle movements.

The PDP requires an 8 m road width and 5.5 m formed width for industrial zones. Both the existing and proposed roads comply with these PDP standards.

Sight Distances

Norfolk Road is a local road. RTS 6 requires a sight distance of 160 m for a 100 km/h environment. The PDP requires 300 m. Sight distances exceed 300 m to the west and are approximately 250 m to the east and considered adequate.

Right-of-Way Separation Distances

The existing ROW entrance does not meet permitted separation distances from nearby crossings and the intersection. However, the road environment is straight, open, and provides good visibility in both directions.

Vehicles will enter and exit at low speeds with ample visibility, and the layout avoids the need for additional access points that could create greater safety risks. The non-compliance does not result in adverse transport effects.

Section 104(1)(b)(i)-(iv) Considerations (Statutory Review)

The higher order statutory documents relevant to considering this application are:

- Operative Wellington Regional Policy Statement 2013
- Proposed Wairarapa Combined District Plan 2023
- Operative Wairarapa Combined District Plan 2011
- Resource Management Act 1991

Operative Wellington Regional Policy Statement

The following objectives and policies of the Wellington RPS are relevant to considering this application:

Regional form, design and function	
Objective 22 A compact, well-designed and sustainable regional form that has an integrated, safe, and response transport network.	The proposal supports a compact and well-designed regional form by consolidating industrial development within an existing growth node, efficiently utilising serviced land and integrating with the safe and appropriate transport network already established in Waingawa.
Policy 32 Identifying and protecting key industrial-based employment locations.	
Policy 55 Maintaining a compact, well-designed and sustainable regional form.	

The application is therefore consistent with the Wellington RPS.

Operative Wairarapa Combined District Plan

The Operative Wairarapa Combined District Plan became operative on 25 May 2011. The following objectives and policies of the ODP are relevant to considering this application:

Chapter 7: Industrial Zone	
7.3.1 Objective Ind1 – Provision for Industrial Activities Policy 7.3.1 (a), (c), and (e)	The proposed lot sizes offer opportunities for a range of future activities within the zone and can easily accommodate compliant development in the future. Although not connected to the reticulated water network, the lots are large enough to be sufficiently serviced on site and this will form part of future building consents until such time water services are extended.
7.3.4 Objective Ind2 – Effects on Road Network and Infrastructure Policy 7.3.5 (a)	

<p>7.3.10 Objective Ind4 – Waingawa Industrial Area</p> <p>Policy 7.3.11 (a), (b), and (e)</p>	<p>A landscape buffer planting plan will be submitted prior to s224. Due to the existing vegetation along the road boundary, this plan will incorporate this and be in general accordance with Waingawa Structure Plan.</p>
<p>Chapter 18: Subdivision, Land Development & Urban Growth</p>	
<p>18.3.1 Objective SDL1 – Effects of Subdivision and Land Development</p> <p>Policies 18.3.2 (a), (c), and (l)</p> <p>18.3.4 Objective SLD2 – Effects of Servicing Requirements</p> <p>Policies 18.3.5 (a) and (f)</p> <p>18.3.10 Objective SLD4 – Managing Urban Growth</p> <p>Policy 18.3.11 (b), (c), and (d)</p>	<p>At this stage, there are no new activities proposed as a result of the subdivided lots and in this regard, it is not considered that the proposal will place additional pressure on the transport infrastructure in the local area.</p>

The application is therefore consistent with the ODP.

Proposed Wairarapa Combined District Plan

The Proposed Wairarapa Combined District Plan was notified on 11 October 2023. The following objectives and policies of the PDP are relevant to considering this application:

<p>SUB- Subdivision</p>	
<p>Objectives</p> <ul style="list-style-type: none"> • SUB-O1: Subdivision and development • SUB-O2: Servicing • SUB-O3: Future development <p><u>Policies</u></p> <ul style="list-style-type: none"> • SUB-P1: Creation and design of allotments • SUB-P2: Provide for integrated infrastructure at subdivision 	<p>The proposed layout is appropriate for the further development of the Industrial Zone and provides for the anticipated purpose, character and amenity of the zone. The lots are and can be adequately serviced and the proposal can be integrated with existing and planned development of the wider Waingawa area.</p>
<p>GIZ – General Industrial Zone</p>	

<p>Objectives</p> <ul style="list-style-type: none"> • GIZ-O1: Purpose of the General Industrial Zone • GIZ-O2: Character and amenity values of the General Industrial Zone • GIZ-O3: Protection of General Industrial Zone • GIZ-O5: Waingawa Industrial Area <p><u>Policies</u></p> <ul style="list-style-type: none"> • GIZ-P2: Compatible use and development • GIZ-P4: Effects of industrial activities • GIZ-P6: Waingawa Industrial Area 	<p>The proposed subdivision allows for the continued efficient and effective function of the Industrial Zone.</p>
---	---

The application is therefore consistent with the PDP.

Resource Management Act 1991

In considering this application, the relevant principles outlined in sections 6 and 7 of the RMA have been given regard to. It is considered that the activity proposed will not impact on these principles in an unacceptable way. There are no matters within section 8 of the RMA considered to be specifically relevant to the consideration of the application.

Overall, it is considered that granting of the application for subdivision consent will achieve the sustainable management purpose of the RMA.

Section 104(1)(c) Other Matters

No matters have been identified that are relevant to considering this application.

Section 104D Particular restrictions for non-complying activities

Section 104D(1) states that Council may only grant consent for a non-complying activity if it is satisfied that either:

- a. The adverse effects of the activity on the environment will be minor; or
- b. The activity is not contrary to the objectives and policies of the relevant plan and proposed plan if there is both a plan and proposed plan in respect of the activity.

The proposal complies with both of the above tests. Therefore, consent can be granted for the proposal.

Section 106 Matters

Under s106 of the RMA a consent authority may refuse subdivision consent or may grant a subdivision consent subject to conditions if it considers that there is significant risk from natural hazards or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision.

As noted earlier, the proposal does not create a significant risk in terms of natural hazards and as all lots would have legal access available, the proposed subdivision is in accordance with the matters outlined in s106 of the RMA.

Conclusion

Pursuant to s104D, of the Resource Management Act 1991, the council **GRANTS** resource consent, subject to conditions. In reaching this decision, the Council considers that the proposal will have no more than minor adverse effects on the environment. No parties are considered adversely affected. The application is consistent with the relevant objectives, policies, and assessment criteria of the Operative Wairarapa Combined District Plan and the Proposed Wairarapa Combined District Plan.

Prepared by:

Delegated Officer authorised for final approval:



.....
Becca Adams
Planning Officer

.....
Solitaire Robertson
Group Manager Regulatory and Planning

DATED at Carterton this **14th Day of January 2026**

For and on behalf of the
CARTERTON DISTRICT COUNCIL

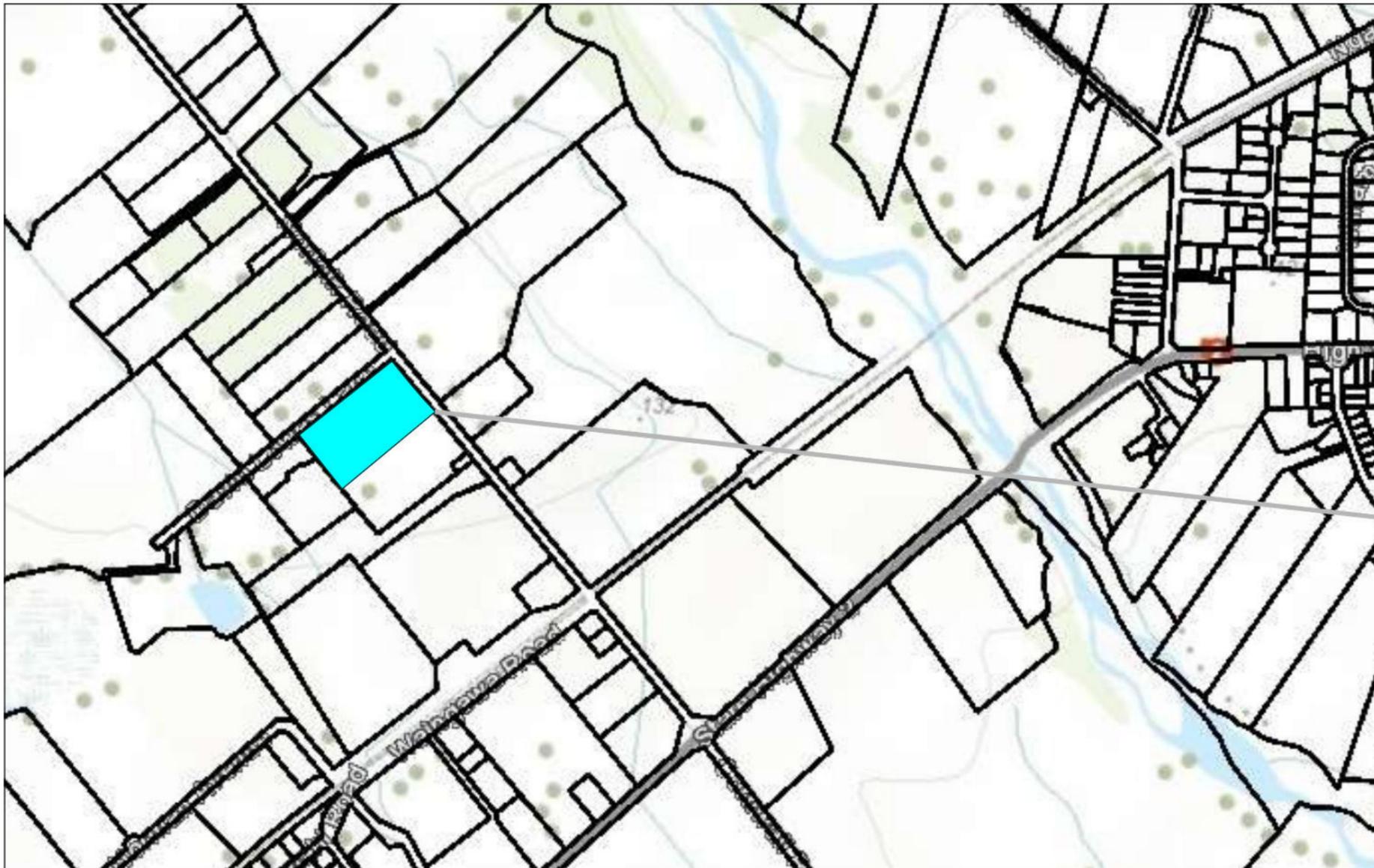
Right of Objection: Pursuant to section 357 of the Resource Management Act 1991, if you disagree with this decision or any of the conditions of consent, you may lodge an objection in writing to Carterton District Council. The objection must be received within 15 working days of the receipt of this written decision.

Norfolk Road, Carterton

Engineering Drawings



Drawing List		
Drawing no.	Drawing Title	Subtitle
Eng01	Cover	
Eng02	General Arrangement	Plan
Eng03	Sewer	Plan
Eng04	Stormwater	Plan
Eng05	Stormwater	Details
Eng06	CBR	Details
Eng07	Road layout	Plan
Eng08	Road details	Details
Eng09	Road details2	Details



CARTERTON DISTRICT COUNCIL

scale: NTS
 drawn: A. Duncan
 date: 19/01/2026
 sheet 1 of 9:

client: Elite Drainage

project: Norfolk Road, Carterton

title: Cover plan

Project no. 250706
 Drawing no. Eng01

Status: Draft Revision: V2

NOTES

1. THIS PLAN TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS AND SPECIFICATIONS.
2. WORK TO BE IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE, NZS4404:2010, LAND DEVELOPMENT AND SUBDIVISION INFRASTRUCTURE, AND CARTERTON DISTRICT COUNCIL ENGINEERING REQUIREMENTS.
3. SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SERVICES ARE LOCATED PRIOR TO ANY SITE WORKS; AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE CONTRACT.
5. ALL DRIVEWAY CONCRETE TO BE ORDINARY GRADE 25MPA AT 28 DAYS UNLESS STATED OTHERWISE.
6. ALL PIPE TO HAVE MINIMUM 600 COVER.
7. EXISTING SERVICES SIZES, MATERIALS, AND LOCATIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
8. VALVE, HYDRANT BOXES, MARKER POSTS AND ROAD MARKINGS TO BE INSTALLED IN ACCORDANCE WITH NZS:4404:2010.
9. ALL GRAVITY SEWER PIPES TO BE SN16. MINIMUM FALL AS PER NZS4404. PRESSURE SEWER LINES TO BE PE100 SDR11.
10. COUNCIL OWNED SEWER AND WATER END AT THE PROPERTY BOUNDARY.
11. UTILITIES CONNECTION AND FORM TO BE CONFIRMED WITH PROVIDER BY CONTRACTOR.
12. LEVELS ARE TO THE NZVD16 DATUM.

DRAFT



Road widening
(see sheet 9)

onsite stormwater
disposal via soak
pits (drawing 4-5)

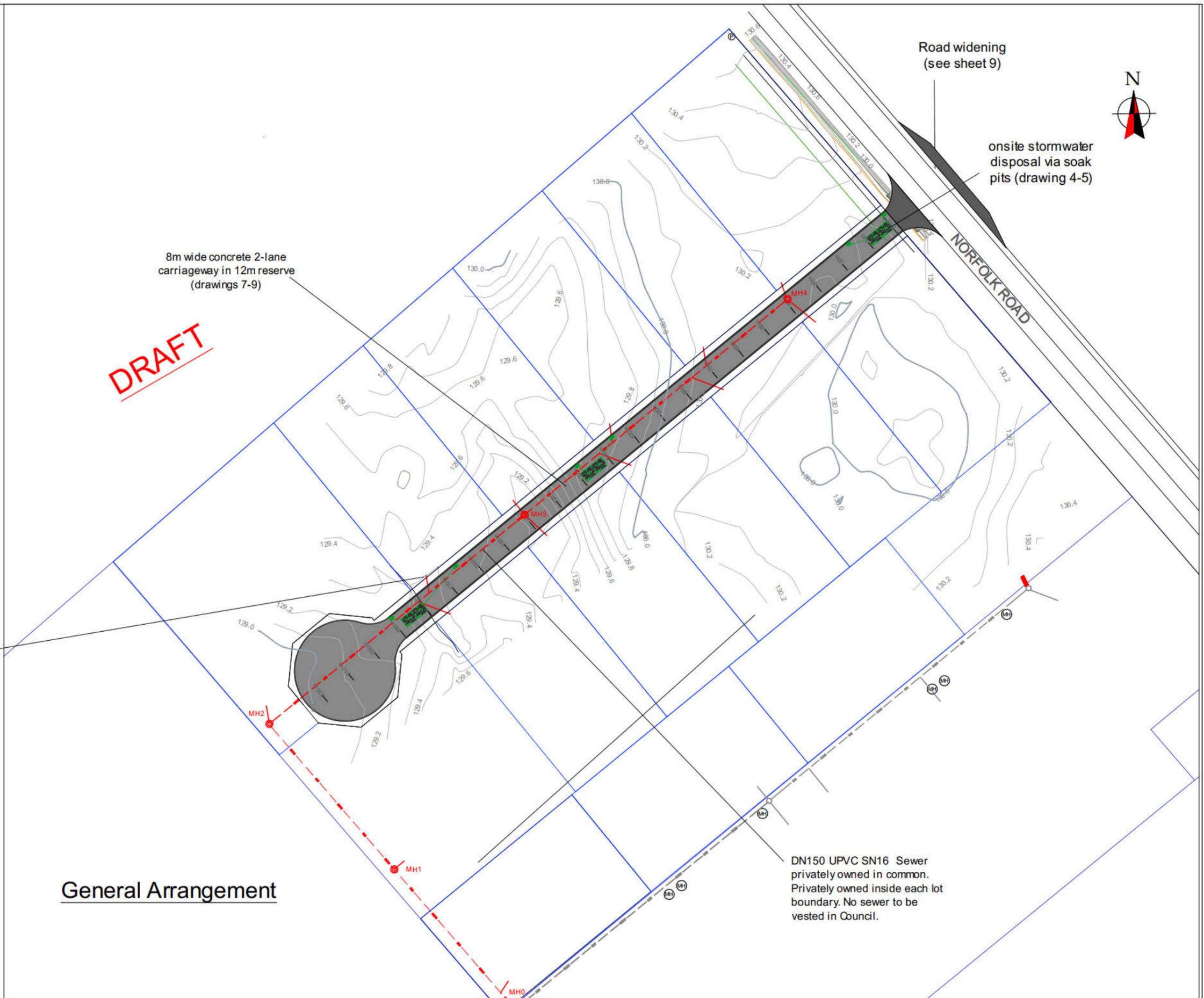
8m wide concrete 2-lane
carriageway in 12m reserve
(drawings 7-9)

contractor to liaise with
teleco and power utilities
for service connections
then install ducts in service
trench.

individual sewer boundary kit
to each new lot (drawing 3).

General Arrangement

DN150 UPVC SN16 Sewer
privately owned in common.
Privately owned inside each lot
boundary. No sewer to be
vested in Council.



CARTERTON DISTRICT COUNCIL

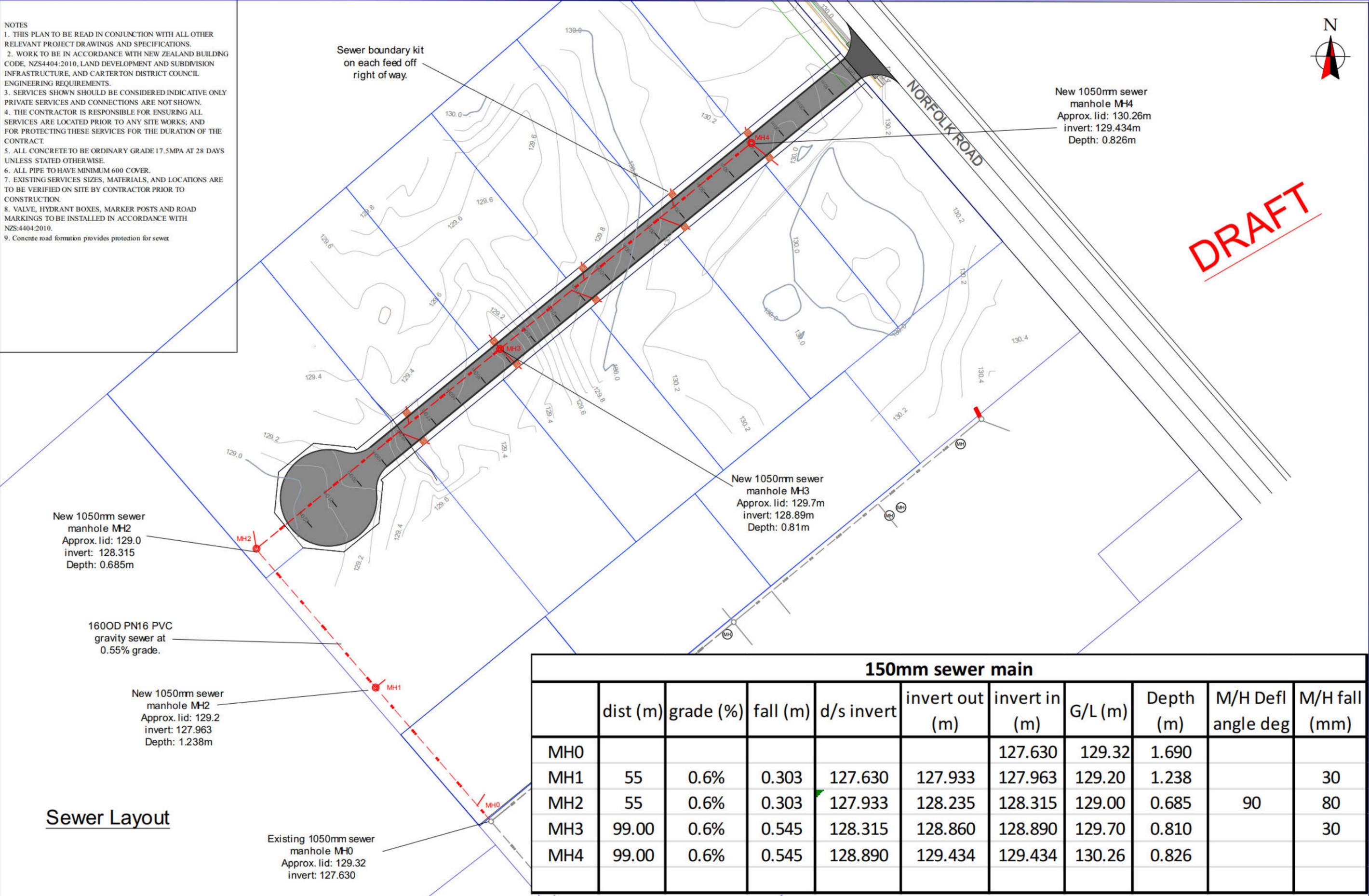
scale
1:500
drawn: A. Duncan
date: 19/07/2016
sheet 2 of 9

client:
Elite Drainage Limited
project:
Norfolk Road,
Carterton

Title:
General Arrangement

Project no. 250706
Drawing no. Eng02
Status: Draft
Revision: V2

- NOTES
1. THIS PLAN TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS AND SPECIFICATIONS.
 2. WORK TO BE IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE, NZS4404:2010, LAND DEVELOPMENT AND SUBDIVISION INFRASTRUCTURE, AND CARTERTON DISTRICT COUNCIL ENGINEERING REQUIREMENTS.
 3. SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SERVICES ARE LOCATED PRIOR TO ANY SITE WORKS; AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE CONTRACT.
 5. ALL CONCRETE TO BE ORDINARY GRADE 17.5MPA AT 28 DAYS UNLESS STATED OTHERWISE.
 6. ALL PIPE TO HAVE MINIMUM 600 COVER.
 7. EXISTING SERVICES SIZES, MATERIALS, AND LOCATIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
 8. VALVE, HYDRANT BOXES, MARKER POSTS AND ROAD MARKINGS TO BE INSTALLED IN ACCORDANCE WITH NZS4404:2010.
 9. Concrete road formation provides protection for sewer.



Sewer Layout

150mm sewer main										
	dist (m)	grade (%)	fall (m)	d/s invert	invert out (m)	invert in (m)	G/L (m)	Depth (m)	M/H Defl angle deg	M/H fall (mm)
MH0						127.630	129.32	1.690		
MH1	55	0.6%	0.303	127.630	127.933	127.963	129.20	1.238		30
MH2	55	0.6%	0.303	127.933	128.235	128.315	129.00	0.685	90	80
MH3	99.00	0.6%	0.545	128.315	128.860	128.890	129.70	0.810		30
MH4	99.00	0.6%	0.545	128.890	129.434	129.434	130.26	0.826		



CARTERTON DISTRICT COUNCIL

scale: 1:1500
drawn: A. Duncan
date: 19/01/2026
sheet 3 of 9:

client: Elite Drainage Limited
project: Norfolk Road, Carterton

Title: Sewer layout

Project no. 250706
Drawing no. Eng03
Status: Draft
Revision: V2

NOTES
 THIS PLAN TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS AND SPECIFICATIONS.
 2. WORK TO BE IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE, NZS4404:2010, LAND DEVELOPMENT AND SUBDIVISION INFRASTRUCTURE, AND CARTERTON DISTRICT COUNCIL ENGINEERING REQUIREMENTS.
 3. SERVICES SHOWN SHOULD BE CONSIDERED INDICATIVE ONLY AND ARE BASED ON RECORDS SUPPLIED BY UTILITY COMPANIES. PRIVATE SERVICES AND CONNECTIONS ARE NOT SHOWN.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SERVICES ARE LOCATED PRIOR TO ANY SITE WORKS; AND FOR PROTECTING THESE SERVICES FOR THE DURATION OF THE SITE CONTRACT.
 5. ALL STORMWATER MANHOLES AND SUMPS TO BE IN ACCORDANCE WITH NZS:4404:2010
 6. ALL MANHOLES ARE STANDARD 1050 DIA. UNLESS NOTED OTHERWISE.
 7. ALL SUMP LEADS TO BE DN225.
 8. SUMP LEADS TO BE RCP CLASS 4 WHERE COVER IS LESS THAN 600mm COVER AND UPVC SN16 WHERE COVER IS GREATER THAN 600mm COVER.

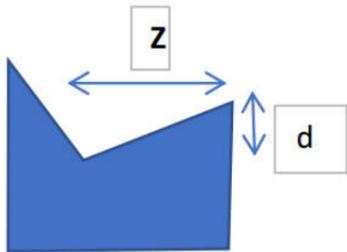
Flow in gutter

Manning's Coefficient	0.01
Channel Top width:	0.30 m
Channel Depth:	0.05 m
Z	6.00
Slope:	0.0080 (1:110)

Maximum Capacity at given slope:

$Q=0.38 (Z/n)S^{0.5}d^{4/3}$	0.006 m ³ /s
	6.290 l/s

Rainfall intensity (HIR)	69.4 mm/hr
TOC	10 mins
Catchment area	0.0360 Ha
Runoff Coefficient	0.90
$Q= CIA/0.36$	6.25 l/s



1.05m manhole min.1.5m deep, in 3.5m long, 1.25m wide, 1.5m deep soak pits. 10%AEP

Soak pits 1No. 1.2m manhole min.1.5m deep, in 4.2m long, 1.5m wide, 1.5m deep soak pit. 1% AEP (no secondary flowpath).

Grade change at 60m

On grade entry sumps with 225mm leads to soak manhole. SN16 for depths over 600mm RC class 3/4 for shallower.

15m radius turning circle. Minimum 1:200 grade kerb & channel.

Sump capacity 28L/s >3.5L/s

DRAFT

Stormwater layout



CARTERTON DISTRICT COUNCIL

scale
1:2000

drawn: A. Duncan
date: 19/01/2026
sheet 4 of 9:

client:
Elite Drainage Limited

project:
Norfolk Road,
Carterton

Title:
Stormwater layout

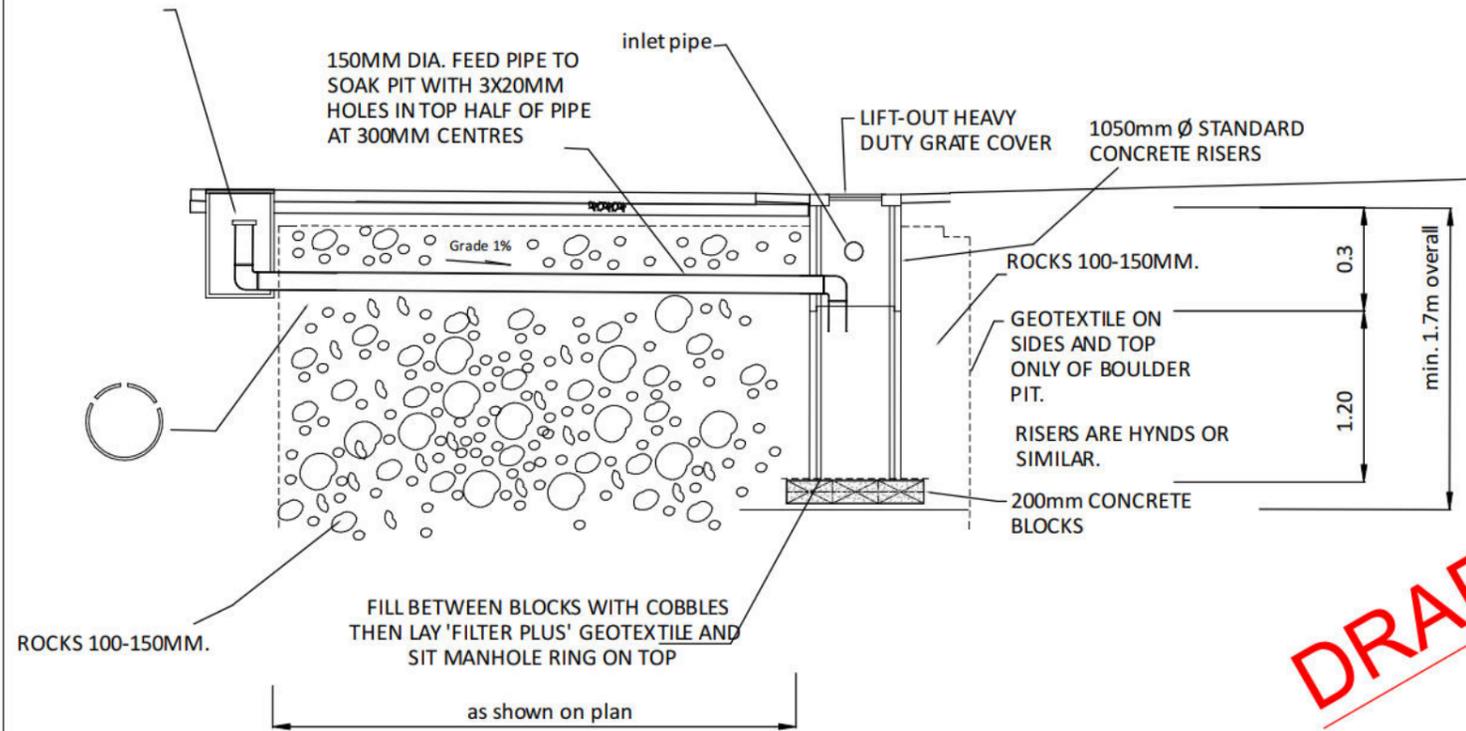
Project no. 250706
Drawing no. Eng04

Status Draft Revision: V2



Trial hole showing sand and gravel/cobbles from 800mm. Rapidly drained.

90 DEGREE BEND AND UPSTAND WITH THREADED CAP FOR FLUSHING SEDIMENT FROM PIPE. LOCATE IN 600MM DIA. HOUSING WITH HEAVY DUTY LID.



DRAFT



Location: Carterton
Option/drainage area: Road

Project: **Norfolk Road**
Contact: andy@eqo.org.nz
Job No. 250706
Prepared by: A. Duncan
Client: Elite Drainage
Date: 14/10/2025

NOTES:
1. Trial hole investigation revealed shallow silt loam over sand and gravels.
2. Soakage testing indicates a rapid soakage rate in excess of 50m/hr. We use a maximum base soakage rate of **10m/hr**, reduced by factors of safety appropriate to the site giving a design soakage rate of 2m/hr which has been used in the calculations.

General data	
Rainfall data used:	Niwa HIRDS
Climate change scenario:	RCP 6.0, 2081-2100
Location:	Norfolk Road
Design rainfall duration (hr):	10mins, 1, 24 hours
AEP:	10%
Seepage rate (mm/hr):	2000
Soak pit void ratio:	0.38

Calc check - disposal vol > runoff?	
1 hour event	pass
12 hour event	pass
24 hour event	pass

System outline		
Chamber diameter	1.05	m
Chamber depth	1.50	m
Storage chamber volume:	1.30	m ³
Soak pit effective depth:	1.50	m
soak pit length:	3.50	m
Soak pit width:	1.25	m
Soak pit free volume:	2.00	m ³
Total storage volume:	3.30	m ³
total seepage area:	5.24	m ²

Stormwater disposal volume m ³			
	10 min	1 hour	24 hours
Soakage	1.75	10.48	251.56
Storage	3.30	3.30	3.30
Total	5.05	13.78	254.86

Runoff factors		
	Area 1	Area 2
Area (m ²)	0	480
Surface type	roof	road
Runoff coefficient:	0.9	0.85

Rainfall (mm)			
	10min	1 hour	24 hours
Depth	11.9	25.2	102

Runoff volume (m ³)			
	10 min	1 hour	24 hours
Area 1	0.00	0.00	0.00
Area 2	4.86	10.28	41.62
Total	4.86	10.28	41.62

Soakage factor of safety				
	Risk			Risk
	low	medium	high	
sediment load	1	1.2	1.4	1
soil variation	1	1.2	1.4	1
ratio of test area to soak pit area	1	1.2	1.4	1.4
permeability rate	1.5	2	2.5	2
maintenance ability	1	1.1	1.2	1.2
groundwater depth	1	1.2	1.4	1.2
consequence of failure	1	1.2	1.4	1.2
Cumulative FOS				4.8
Soakage test rate m/hr				10
Max. Design soakage rate m/hr				2.07



CARTERTON DISTRICT COUNCIL

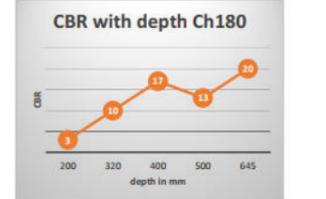
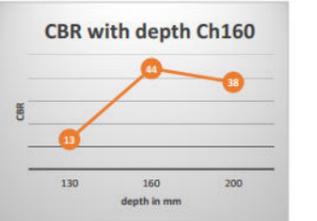
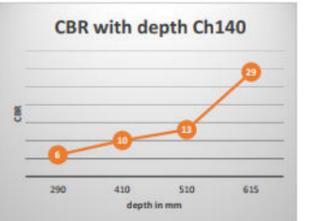
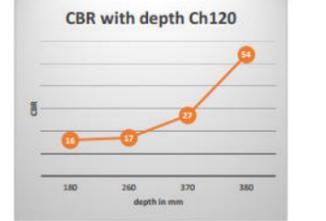
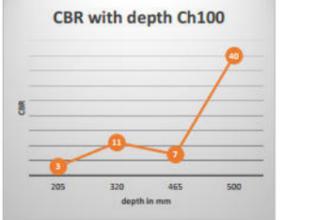
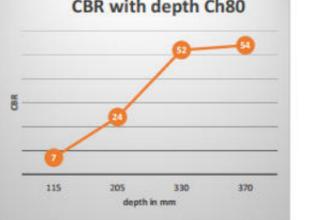
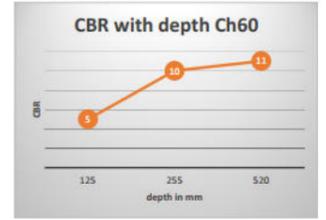
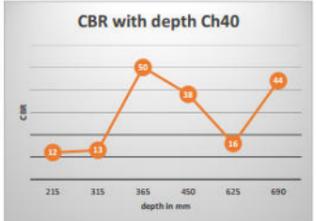
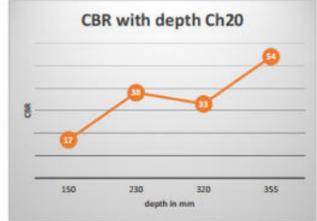
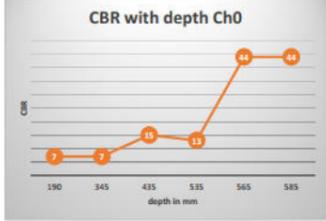
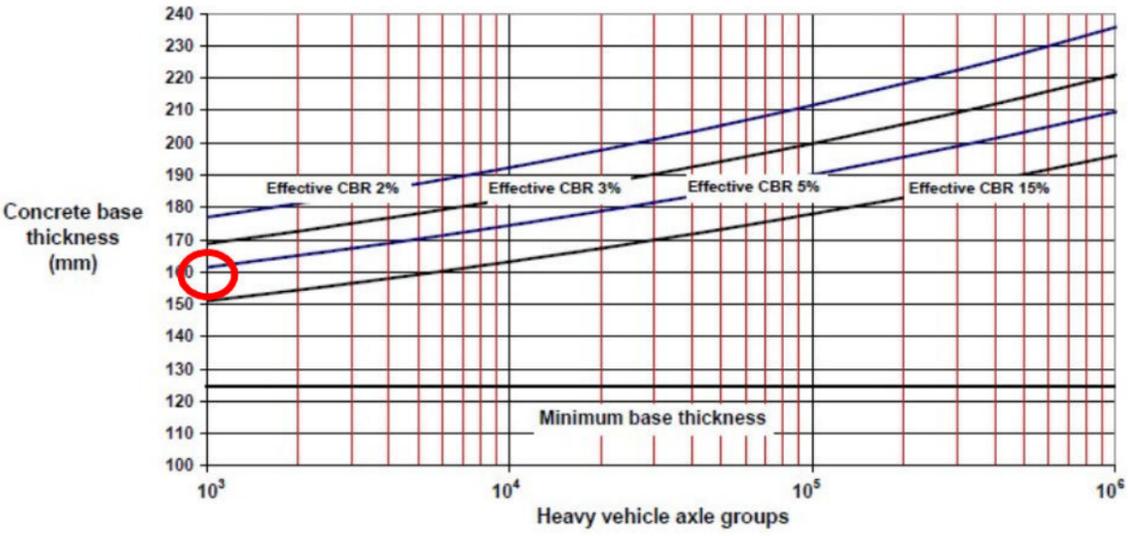
scale: N/A
drawn: A. Duncan
date: 19/09/2025
sheet 5 of 9:

client: Elite Drainage Limited
project: Norfolk Road, Carterton

Title: Stormwater details 2

Project no. 250706
Drawing no. Eng05
Status: Draft
Revision: V2

Figure 12.16: Example design chart for lightly-trafficked roads without tied or integral concrete shoulders (LSF = 1.2)



NOTES:
 1. Testing indicates that a dig out depth of 300mm is required to reach a subgrade CBR of 6.
 2. In accordance with design guidelines a road makeup of 160mm reinforced concrete over 150mm AP65 basecourse is required. River run granular material or AP65 may be used to build up to the underside of the 65mm material.
 2. Soft spots to be dug out and replaced with compacted basecourse as directed by the engineer.



California Bearing Ratio test locations



CARTERTON DISTRICT COUNCIL

scale:
NTS

drawn: A.Duncan
 date: 19/01/2026
 sheet 6 of 9:

client:
Elite Drainage Limited

project:
Norfolk Road,
Carterton

Title:
CBR test i ng

Project no. 250706
 Drawing no. Eng06
 Status: Draft
 Revision: V2

NOTES

1. THIS PLAN TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT PROJECT DRAWINGS AND SPECIFICATIONS.
2. WORK TO BE IN ACCORDANCE WITH NEW ZEALAND BUILDING CODE, NZS4404:2010, LAND DEVELOPMENT AND SUBDIVISION INFRASTRUCTURE, AND MASTERTON DISTRICT COUNCIL ENGINEERING REQUIREMENTS.
3. REFER TO ROAD LONG SECTIONS FOR GRADIENTS.
4. REFER TO ROAD CROSS SECTIONS FOR ROAD WIDTHS AND MATERIALS.
5. THE ROAD HAS ONE PROPOSED GRADE CHANGE AT CHAINAGE 70M FROM 0.4% TO -0.8%. CROSSFALL IS STANDARD 3% EITHER WAY.



DRAFT

50mm asphalt entrance with 15m radius and 300mm class 4 concrete culvert pipe.

kerb & channel both sides of new road

Road Layout

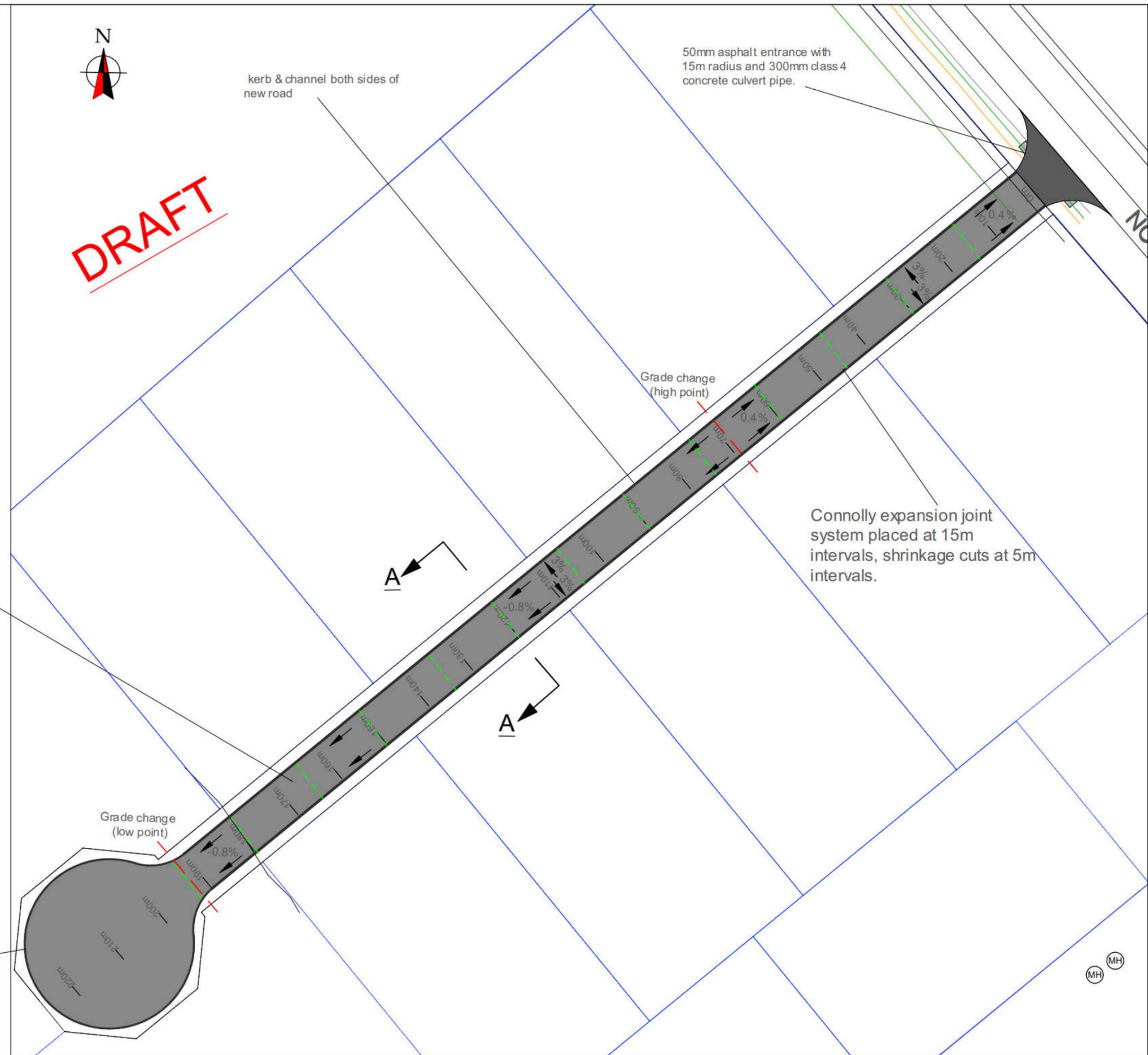
8m wide 2-lane carriageway in 12m reserve. Dual 3% camber. 160mm 30 MPa concrete over AP20 blinding over 150mm AP65 subbase. Minimum digout 300mm - use river run or AP65 to build up to underside of subbase where required.

Connolly expansion joint system placed at 15m intervals, shrinkage cuts at 5m intervals.

LEGEND

-  NEW ROAD FORMATION
-  REINFORCED CONCRETE ACCESS
-  CROSSFALL
-  LONGITUDINAL FALL

15m radius turning circle. Minimum 1:200 grade kerb & channel.



CARTERTON DISTRICT COUNCIL

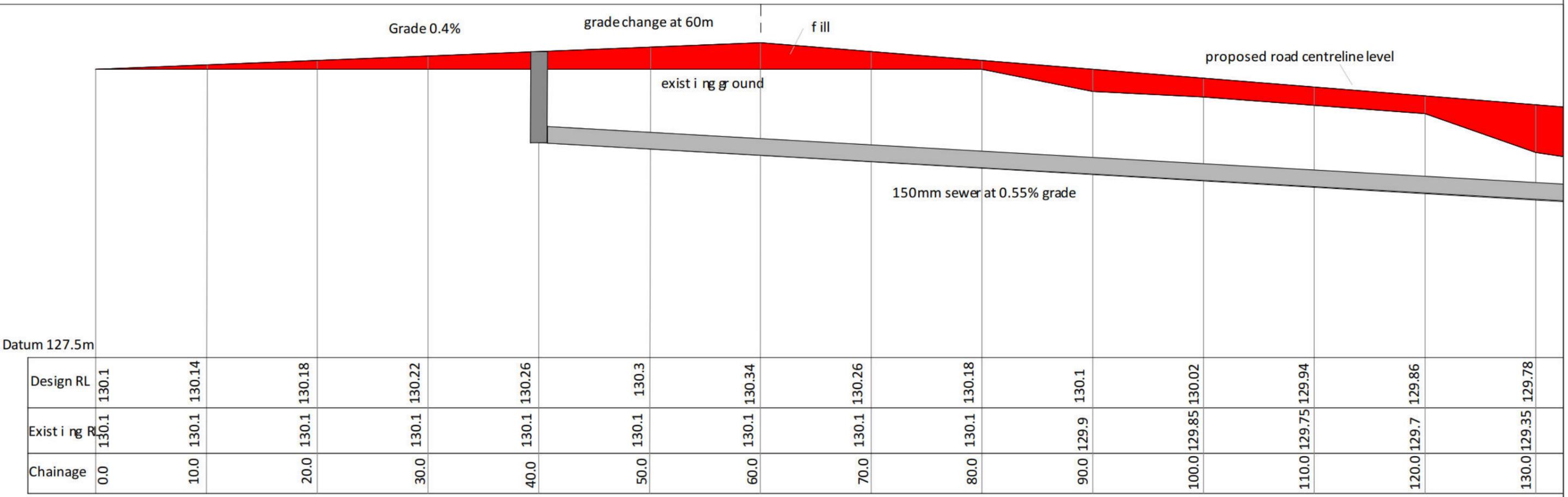
scale 1:1250
 drawn: A. Duncan
 date: 19/07/2026
 sheet 7 of 9:

client: Elite Drainage Limited

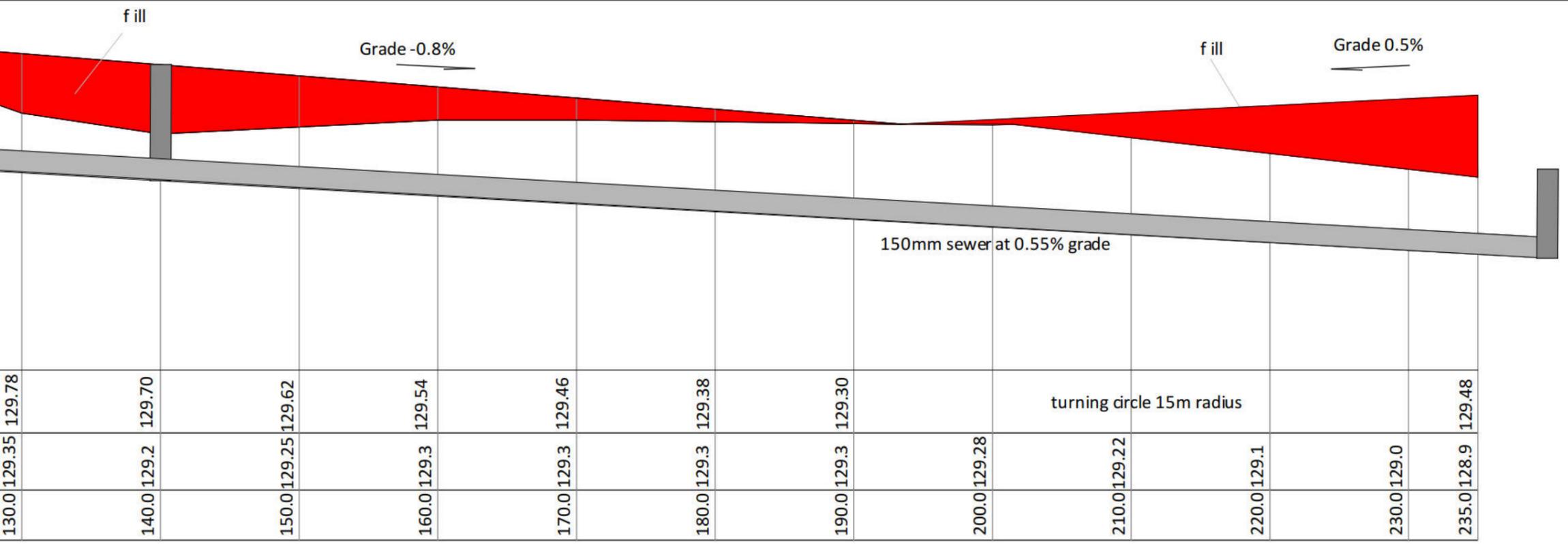
project: Norfolk Road, Carterton

Title: Road layout

Project no. 250706
 Drawing no. Eng 07
 Status: Draft Revision: V2



Long section SCALE 1:200H 1:20V



DRAFT

Long section SCALE 1:200H 1:20V



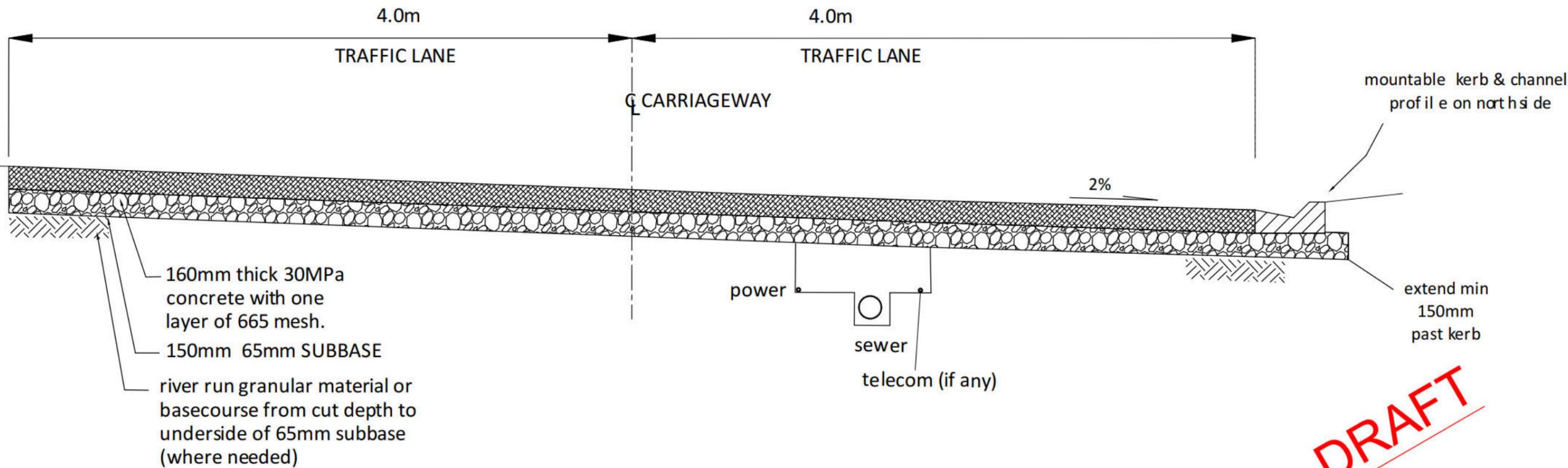
CARTERTON DISTRICT COUNCIL

scale AS SHOWN
 drawn: A. Duncan
 date: 19/09/2026
 sheet 8 of 9:

client: Elite Drainage Limited
 project: Norfolk Road, Carterton

Title: Road LONG SECTION

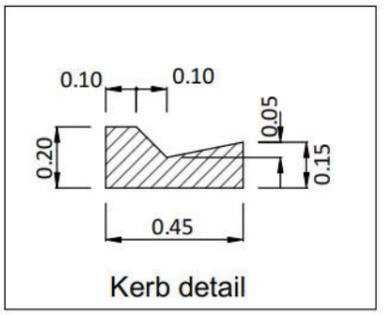
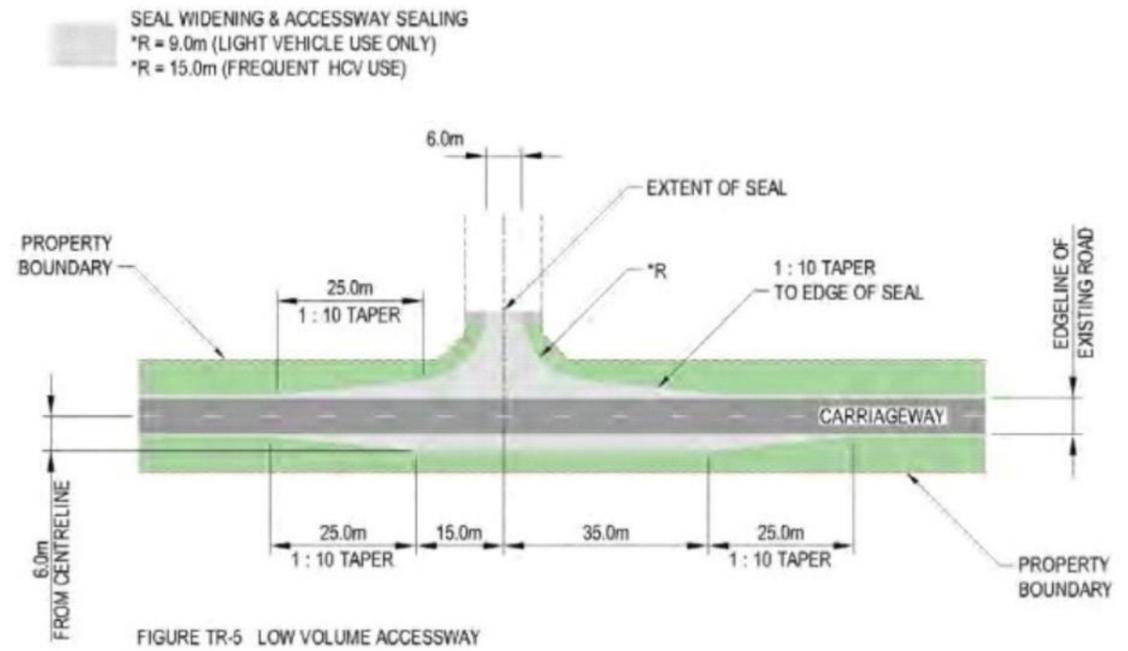
Project no. 250706
 Drawing no. Eng08
 Status Draft
 Revision: V2



DRAFT

Cross section A-A 1:25

Figure TR-5 Low volume accessway



CARTERTON DISTRICT COUNCIL

scale: AS SHOWN
 drawn: A. Duncan
 date: 19/01/2026
 sheet 9 of 9:

client: Elite Drainage Limited
 project: Norfolk Road, Carterton

Title: Road Details sheet

Project no. 250706
 Drawing no. Eng09
 Status: Draft
 Revision: V2

3rd December 2025



Russell Hooper
Consulting

Carterton District Council
PO Box 9
Masterton
Attn: Planning, Becca Adams

RM250073 – [REDACTED] Norfolk Road, Waingawa

Response to request for further information dated 1/12/2025

Traffic Generation

1. Please demonstrate how the proposed subdivision aligns with Table TR-17 (Average Daily Traffic Generation Screening Table), particularly in relation to industrial activities.
2. Clarify whether the scale of the subdivision is likely to exceed the screening thresholds.
3. Please provide an assessment of expected traffic generation from the proposed subdivision, including
 - o Average daily vehicle movements
 - o Peak hourly vehicle movements
 - o Heavy vehicle movements.

The below sets out how the Transport Chapter applies to subdivision.

The trip-generation thresholds in TR-S29 (which contains Table TR-16) and the High Traffic Generating Activity rule (TR-R6) apply to land use activities that generate vehicle movements. They are not triggered by subdivision itself, which creates titles but does not establish any particular activity or building footprint.

At the subdivision stage, the relevant transport standards are the design-based standards set out in TR-S1 to TR-S28, which are referenced in SUB-S7.

Therefore, assessment of Traffic Generation is not required. However, the information below is provided for completeness and to assist Council's understanding of the likely scale of future activity.

1. Alignment with Table TR-17

Although no specific activities are proposed at this stage, the likely end uses on the lots (approximately 2,120–2,670 m²) will be typical Waingawa industrial activities such as small workshops, storage facilities, trade-based depots and contractor yards.

Table TR-17 provides indicative gross floor area thresholds for industrial activities, showing that:

- around 2,500 m² GFA is associated with approximately 200 vpd, and
- around 5,000 m² GFA is associated with approximately 400 vpd.

Because only part of each lot will be developed as building floor area, the actual GFA for typical Waingawa industrial uses will be well below 2,500 m². Activities of the type expected here therefore fall well within the lower end of the Table TR-17 industrial screening scale.



Russell Hooper
Consulting

Russell Hooper Environmental Planner
russellhooperconsulting@gmail.com

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0275 660 967

2. Screening thresholds

3. Expected traffic generation

Although no specific industrial activities are proposed at this stage, the lot sizes and expected development pattern for Waingawa mean that future activities will almost certainly fall within the Industrial (excluding transport depot) category referenced in Table TR-17.

Table TR-17 indicates that industrial activities generally need to achieve a substantial gross floor area before approaching the screening thresholds associated with 200 vpd and 400 vpd. All of the proposed lots except Lots 10 and 11 are below 2,500 m² in area, and even on Lots 10 and 11 (with net developable areas of approximately 3,600 m² and 3,800 m² respectively), only a portion of the site would realistically be developed as building floor area. Typical Waingawa industrial development patterns include a combination of building, yard, parking, and manoeuvring space, meaning that actual gross floor area will be significantly less than the total lot area. On this basis, it is very unlikely that future activities on any of the proposed lots would reach the indicative 2,500 m² or 5,000 m² gross floor area levels associated with the Table TR-17 screening thresholds.

These lots are instead suited to the type of small-scale industrial and contractor-yard activities that are common throughout the Waingawa Industrial Area, which generate moderate and typical industrial trip volumes rather than high-intensity vehicle movements.

On this basis:

- It is unlikely that activities established on the lots would exceed the High Traffic Generating Activity thresholds in TR-S29.
- Any future activity that did exceed those thresholds would be assessed under TR-R6 at the time the land use is proposed.
- Subdivision itself does not generate vehicle movements and therefore does not trigger TR-R6.

This provides a sufficient level of certainty about the transport effects at subdivision stage and aligns with the intent of Table TR-17 and the Transport Chapter.

Integrated Transport Assessment Requirement

4. Based on the above, please confirm whether a Basic ITA or Full ITA is required.

As outlined above, TR-S29 applies only to land use activities that generate vehicle movements and is not engaged at the subdivision stage. Because the subdivision does not generate traffic and does not trigger TR-S29, the associated rule TR-R6 and the ITA requirements in Table TR-18 do not apply to this application.

Any future activity that does exceed the TR-S29 thresholds would be assessed under TR-R6 at that time. For subdivision, the relevant transport matters are the design-based standards in TR-S1 to TR-S28, which have been addressed through the subdivision design.

On this basis, an ITA is not required for the current subdivision application.



Telecommunications Provision

5. The application currently proposed to rely on Starlink satellite services rather than conventional telecommunications connections. Given the industrial zoning and potential requirements for continuous, high-capacity telecommunications, please provide evidence that this approach can meet the expected demands of future industrial activities on the site, particularly in terms of:
 - o Reliability and continuity of service
 - o Vulnerability to weather conditions

6. If telecommunication lines are available within 200m of the site, please explain why conventional connections are not proposed.

SUB-S6 requires telecommunications services to be provided to each new lot where telecommunication lines pass within 200 metres of the subdivision.

A review of the national broadband availability map (broadbandmap.nz) confirms that fibre services are not available within 200 metres of the site, meaning there is no reticulated fibre network that can be connected to the subdivision at this stage. Please see attached map.

While copper-based VDSL is available to some existing properties in the wider area, Chorus has formally commenced the nationwide retirement of the copper network, and copper is no longer extended to new developments as part of this programme. A screenshot from Chorus confirming the copper withdrawal process is attached. As a result, copper cannot be relied upon as a viable or enduring telecommunications option for servicing new lots.

Given the absence of fibre and the retirement of copper, the most practical and reliable form of telecommunications for the subdivision is satellite or fixed wireless services, including Starlink or similar providers.

These services are now widely used across rural and industrial areas and are capable of supporting typical business operations such as email, cloud-based systems, remote monitoring, and VOIP. In terms of reliability and continuity of service, modern satellite and fixed wireless systems provide stable broadband performance independent of localised network outages affecting copper or fibre. While extreme weather events can affect satellite reception, such interruptions are generally short in duration, and overall service availability is comparable to, and often more resilient than, legacy copper services.

On this basis, the proposal is considered to satisfy the intent of SUB-S6, recognising that conventional fixed-line telecommunications are not available for connection within the required distance and that suitable, reliable alternative technologies exist to service the new lots.

I trust that this provides the information that Council has requested and that resource consent processing can continue. I am happy to discuss or clarify any of the above and look forward to progressing this application.

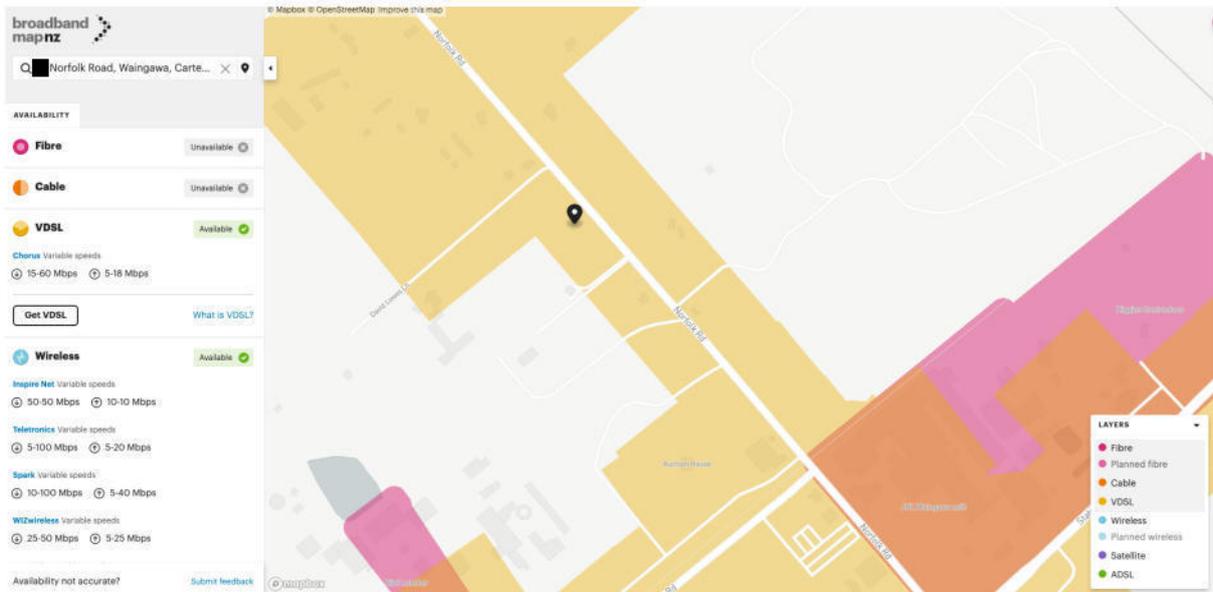
Yours sincerely,



Russell Hooper

Planner





<https://www.chorus.co.nz/residential/copper-retirement>

What's happening with our copper network?

The legacy copper network has played a valuable role serving New Zealanders communications needs however it's now end of life technology with many parts of the network prone to faults. With modern technologies like fibre, wireless and satellite able to deliver fast and reliable phone and internet, over the next few years Chorus is retiring the copper network from service.



Prepping for our digital future

Copper technology is nearing the end of its life and getting harder to repair and maintain – making it no longer suitable to meet the growing connectivity needs of Kiwi consumers.



Switching to alternatives

With fibre available to over 87% of the country, recent improvements in speed and performance of satellite services and a wide range of wireless offerings, now's a great time to switch.



Keep a landline phone if you want

As only the network technology is changing, you can still have a landline that runs over an internet connection and keep your phone number too. Wi-Fi calling is also available.



Be prepared in power outages

All phone and internet technology, including traditional landline phones, need power. So if power outages are a concern, there's a range of back-up options to help you keep connected.



1 December 2025

David Allen Holdings Limited

■ Norfolk Road

Waingawa

Carterton

Via email: russellhooperconsulting@gmail.com

Further Information Request for Resource Consent Application – RM250073

■ **Norfolk Road, Waingawa, Carterton**

Thank you for your application for resource consent for the proposed 16-lot General Industrial subdivision.

Pursuant to Section 92(1) of the Resource Management Act 1991 the following further information is requested:

Traffic Generation

1. Please demonstrate how the proposed subdivision aligns with Table TR-17 (Average Daily Traffic Generation Screening Table), particularly in relation to industrial activities.
2. Clarify whether the scale of the subdivision is likely to exceed the screening thresholds.
3. Please provide an assessment of expected traffic generation from the proposed subdivision, including
 - Average daily vehicle movements
 - Peak hourly vehicle movements
 - Heavy vehicle movements.

Integrated Transport Assessment Requirement

4. Based on the above, please confirm whether a Basic ITA or Full ITA is required.

Telecommunications Provision

5. The application currently proposed to rely on Starlink satellite services rather than conventional telecommunications connections. Given the industrial zoning and potential requirements for continuous, high-capacity telecommunications, please provide evidence that this approach can meet the expected demands of future industrial activities on the site, particularly in terms of:
 - Reliability and continuity of service
 - Vulnerability to weather conditions

6. If telecommunication lines are available within 200m of the site, please explain why conventional connections are not proposed.

Your application will be placed on hold until all the requested information has been received.

Please respond in writing within 15 working days of the date of this letter (i.e. **by 19th December 2025**) with one of the following:

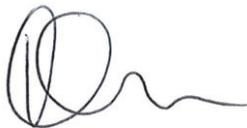
- a) The information requested above; or
- b) Confirmation that you agree to provide the information, and the date by which you intend to provide it; or
- c) Advice that you refuse to provide the requested information and/or refusal of report being commissioned.

The Resource Management Act requires the Council to publicly notify your application if you do not provide the requested information before the date mentioned above (or an alternative date agreed with the Council), or if you refuse to provide the information. It is therefore important that you contact me promptly to discuss an alternative timeframe if you are unable to provide the information within 15 working days of the date of this letter.

The provision of the further information requested above may reveal the need for you to obtain written approvals from affected parties in order for the application to be processed on a non-notified basis. If that is the case, the Planning Team will contact you again after I have received the information to confirm which, if any, written approvals will be required.

Please also note that if the provision of the information requested above raises any additional areas of uncertainty or matters requiring further clarification, your application will remain on hold until sufficient information has been provided to enable processing to continue.

Recommended by:



.....
Becca Adams
Planner

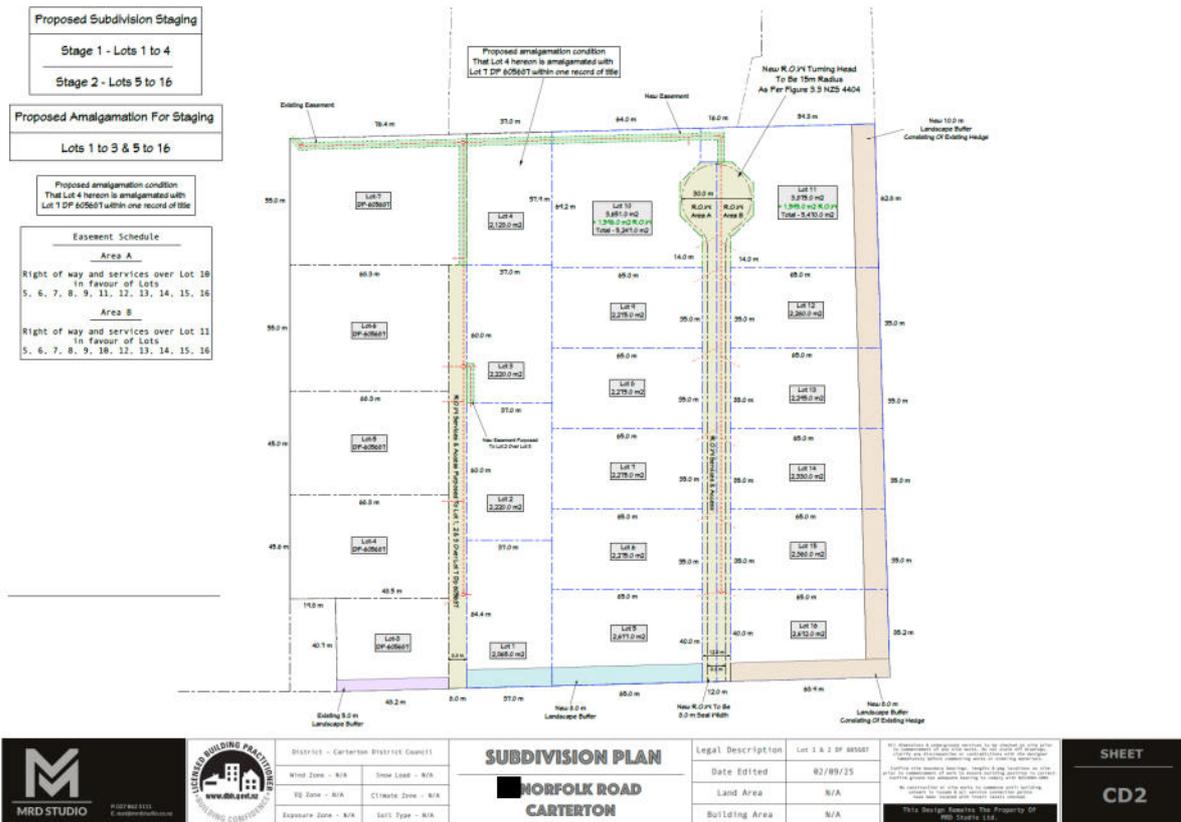
Approved by:



.....
Solitaire Robertson
Manager, Planning and Regulatory

Resource Consent Application

Proposed 16-Lot Industrial Subdivision



David Allen Holdings Limited

Norfolk Road, Carterton

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Appendices

- A. Subdivision Plans
- B. Record of Title
- C. Landscape Plan



1. Application details

Applicant:	David Allen Holdings Limited
Consent type:	Subdivision
Proposal:	16 Lot staged industrial subdivision, staged by amalgamation
Site Address:	█ Norfolk Road, Carterton
Legal description:	Lot 1 DP 605687 Held in RT 1189386 & Lot 2 DP 605687 Held in RT 1189387
Activity Status:	Non-Complying Activity Non-Complying Activity – Operative District Plan Restricted Discretionary Activity – Proposed District Plan
Zone:	Rural (Special) – Operative District Plan General Industrial – Proposed District Plan
Management Area:	Waingawa Industrial Area w/ Structure Plan
Address for service:	David Allen Holdings Limited C/ Russell Hooper Consulting russellhooperconsulting@gmail.com
Address for invoice:	David Allen Holdings Limited info@elitedrainage.co.nz

This application has been prepared by Russell Hooper Consulting on behalf of the applicants.

Russell Hooper
Planner
17th November 2025



Executive Summary

It is proposed to subdivide a site for industrial development. The subdivision will create 16 vacant lots for development. The site is zoned Rural (Special) under the ODP and has recently been zoned General Industrial under the PDP. The PDP, being a decision version, is considered to have more weight than the ODP.

The proposed subdivision is consistent with the industrial subdivision standards of the PDP with some minor non-compliances, and therefore is considered appropriate for the site. Any potential adverse effects relating to the ODP rural zoning are considered temporary and negligible.

A new access will be constructed to serve Lots 5-16 from Norfolk Road. An existing access will be utilised for Lots 1-4. Proposed access arrangements are considered appropriate for the anticipated use of the sites. New sewer and electricity service connections will be provided to each lot. Water supply and telco services will be managed on-site. No capacity issues have been identified.

The site is not subject to any natural hazard overlays.

Overall, the proposed development is considered appropriate for the site and will assist industrial growth in the District.

2. Site Description and Proposal

Site Description

The application site is in the northern area of Carterton at [redacted] and [redacted] Norfolk Road. The site contains a dwelling on [redacted] Norfolk Road which will be removed as part of this development. The site was recently created as part of RM230025 which included a subdivision of lots within the industrial and rural area.

The site is not subject to any special management areas or natural hazards that require further consideration under the Operative District Plan (ODP) or Proposed District Plan (PDP).

[redacted] Norfolk Road is legally described as Lot 1 DP 605687 held in Record of Title 1189386 and is 4.1113ha. The title contains a reverse sensitivity consent notice from the previous subdivision and a private covenant.

[redacted] Norfolk Road is legally described as Lot 2 DP 605687 held in Record of Title 1189387 and is 2,129m². The title contains a reverse sensitivity consent notice from the previous subdivision, private covenant, and amalgamation covenant. This lot will be removed from this amalgamation prior to subdivision. Please refer to the title document attached as Appendix B for further information.





Figure 1 - Location diagram (site in red)



Figure 2 - Close up aerial of the subject site





Figure 3 – Photo of the site from Norfolk Road

Proposal

It is proposed to subdivide the site into 16 allotments as follows:

Lot	Size	Subdivision comments
Stage 1		
1	2365m ²	Lot fronting Norfolk Road. New 8m wide landscape buffer to be established. Access provided from existing right of way with new easements registered as required. New service connections to be provided to lot boundary. Intended for industrial use.
2	2220m ²	Rear lot containing existing dwelling, to be removed as part of this development. Access provided from existing right of way with new easements registered as required. New service connections to be provided to lot boundary. Intended for industrial use. Lot to be de-amalgamated from existing amalgamation covenant.
3	2220m ²	Rear vacant lot. Access provided from existing right of way with new easements registered as required. New service connections to be provided to lot boundary. Intended for industrial use.
4	2123m ²	Rear vacant lot. Intended for industrial use. Lot to be amalgamated with Lot 7 DP 605687 and accessed and serviced via this lot.



Stage 2		
5-16	2275m ² - 3875m ²	Vacant lots. New 10m wide and 8m wide landscape buffers to be established on lots as required. Access to be provided by new right of way from Norfolk Road, 12m wide with 8m carriageway. New service connections to be provided to lot boundary. Intended for industrial use.

All lots are subject to final survey.

It is proposed to stage the development with amalgamations to assist with the release of titles and financing. On this basis, it is requested that the conditions that relate to the lots being amalgamated are required to be completed at time of de-amalgamation rather than s224 certificate. Note that proposed Lot 4 will be permanently amalgamated.

Sewer services will be provided from a new extension under RM230025 at the rear of the site. New sewer services will be provided to each lot boundary as required. Services will be located within the access and easement provided as required. Water will be managed on site.

NZS4404:2010 standards "Make and Move - E16" are considered most applicable to this proposed access. This requires an 11m legal width with a 3.5m movement lane.

The four Stage 1 lots will utilize the existing right of way established as part of RC230025. This will see 8 lots (Lot 7 DP 605687 and proposed Lot 4 are to be amalgamated) using the right of way. This right of way is 8m wide with a 5.5m carriageway.

The existing right of way is in excess of the carriageway width and 3m short of the legal width.

A new right of way will be formed and sealed from Norfolk Road to serve Stage 2 – 12 lots. The road will be 12m wide with an 8m carriageway.

The proposed right of way is in excess of this standard and would allow two larger vehicles to pass each other.

3. Activity status

The activity status of the proposal is set out below.

3.1 Operative District Plan (ODP)

The proposal includes subdividing the site into 16 industrial lots. The site is currently zoned Rural (Special).

The relevant standards for controlled activities are set out in the table below;

Subdivision standards	Comment	Compliance
20.1.2(a) Lot standards – Rural Rural (Special) – 4 hectare minimum. Minimum 100m frontage for front lots.	It is proposed to create 16 industrial lots.	No



20.1.2(c) Access standards - Compliance with 21.1.25	The existing right of way will be used by Lots 1-4. This road is 8m wide with a 5.5m carriageway. Proposed new road will be 12m wide with an 8m movement lane. NZS4404:2004 requires 15.5m width and 9.5m carriageway for any industrial roads.	No
20.1.2(e) Each lot shall contain a building area	All sites can provide a sufficient build area clear of setbacks, easements, and site features.	Yes
20.1.2(e)(iii) In the Rural (Primary Production), Rural (Special) and Rural (Conservation Management) Zones shall be able to satisfactorily dispose of effluent on-site.	It is proposed to connect the sites to Council sewer services. The lots have not been designed to have on-site sewer services.	No
20.1.2(h) Compliance with the permitted activity land use standards	The existing dwelling will be removed from the site. All sites will be vacant.	Yes
20.1.2(i) Servicing in compliance with NZS4404:2004	New connections will be provided to the lots in compliance with relevant standards.	Yes
20.1.2(j) Financial contributions	The subdivision involves two titles. It is noted that proposed Lot 2 will be de-amalgamated as part of this subdivision and therefore presents an additional lot from the previous subdivision. Proposed Lot 4 will however be amalgamated with an existing title, effectively balancing out the number of lots created. Contributions to be levied for 15 additional lots and sewer service connections as required.	Yes

As shown above, the proposal includes lot size, access and service non-compliances. The proposal therefore cannot achieve a Restricted Discretionary status given the sites are not 4ha, and various other non-compliances.

The subdivision does not meet all required standards and is therefore considered a **Non-Complying Activity** under Rule 20.1.7(b) for a subdivision in the Rural (Special) Zone that does not comply with the minimum standards under 20.1.4(a). Assessment is unrestricted for this activity status.

3.2 Proposed District Plan (PDP)

The relevant Proposed Plan provisions have now been given legal effect.

Controlled Activity



Subdivisions which seek to create additional lots in the General Industrial zone are controlled activities if SUB-R2(1)a-e (where applicable) are met.

Standard	Requirement	Compliance
SUB-R2(1)(a)	The subdivision complies with or does not increase any existing or previously approved non-compliance with the underlying zone standards;	Complies
SUB-R2(1)(b)	For subdivision of land within Riversdale Terraces Precinct Areas 'B' and 'C', the application includes an assessment of effects on landscape values prepared by a suitably qualified and experienced landscape architect;	Not applicable
SUB-R2(1)(c)	Compliance is achieved with: <ul style="list-style-type: none"> i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; viii. SUB-S8; ix. SUB-S9; and x. SUB-S10. 	Does not comply – please see below
SUB-R2(1)(d)	For PREC1 – The Orchards Retirement Village Precinct and PREC2 – Greytown Development Precinct subdivision and development is in accordance with the relevant Structure or Outline Plan for the precinct.	Not applicable
SUB-R2(1)(e)	Subdivision within the Waingawa Industrial Area is in accordance with the Waingawa Industrial Area Structure Plan in Appendix GIZ-1.	Does not comply, alternative planting plan prepared by Rachel Callaghan (previously approved) proposed

The proposed lots are assessed against the requirements in SUB-R2(1)(c), being compliance with SUB S1-10, below;

Standard	Requirement	Compliance
SUB S1	Lot size No minimum lot size applies	Complies
SUB S2	Building platform	Complies



	All lots have building platforms clear of setbacks and easements	
SUB S3	Drinking Water Supply Lots to be connected to Council's reticulated water supply	Does not comply as there is no water supply available. Lots will be self sufficient for water supply.
SUB S4	Wastewater disposal Lots to be connected to Council's reticulated wastewater supply	Will comply
SUB S5	Stormwater management	Will comply - through onsite soakage
SUB S6	Network utility services	Does not comply. Electricity will be provided to all lots. Teleco services to be via Starlink or similar.
SUB S7	Transport, access, and connectivity See assessment in table below	Does not comply
SUB S8	Esplanade	Not applicable
SUB S9	Financial Contributions	Will comply, ODP stds in effect at time of application
SUB S10	Firefighting water supply	Does not comply

Assessment of SUB S7;

Standard	Title	Requirement	Compliance
TR-S1	Road design	<ul style="list-style-type: none"> - Accessways serving >15 units must be formed as roads to Council Engineering Development Standard 2023 and vested; - shared access needs maintenance agreements; - all roads formed per Council standard. 	N/A. No accessway over 15 units proposed.
TR-S2	Minimum road intersection separation distances	Intersection spacing must meet Table TR-2 by posted speed (e.g., 100 km/h = 450 m; 50 km/h = 100 m).	N/A. No road proposed.
TR-S3	Lighting for parking and loading areas	<ul style="list-style-type: none"> - Provide lighting at night for non-residential parking used after dark, - Residential parking >6 spaces, and 	N/A. No parking areas proposed.



		- Loading areas used after dark (refer Light chapter for levels).	
TR-S4	Street lighting provision	Public roads serving ≥ 3 residential allotments must have night lighting (except Rural, Māori Purpose, Future Urban zones).	N/A. No residential allotments proposed.
TR-S5	Site access	Accessways formed to Council's Engineering Development Standard 2023.	Complies.
TR-S6	Vehicle crossing design	Vehicle crossings must comply with Tables; - TR-4 (max number per frontage), - TR-5 (minimum sight distance), - TR-6 (separation of crossings from intersections), and - Figure TR-5 (ped/cycle crossing separation).	TR-4, 5, and 6 are relevant. Table TR-4 One right of way entrance. Complies. Table TR-5 / Figure TR-3 Rural sight distance for 100km/h are 300m and this is not met. Sight distance is over 300m to the west and approx 250m to the east. Sight distance to the east does not comply. Table TR-6 / Figure TR-4 David Lowes Lane is approx 80m to the east and Norfolk Road is approx 60m to the east. Separation distances do not comply.
TR-S7	Visibility splays	Accessways must provide visibility splays per Table TR-7 based on path type/user speed (e.g., cycle path Y up to 26 m).	Applies to urban environments.
TR-S8	Vehicle crossing formation	Zone-specific formation requirements.	Will comply. Access to be formed and sealed.
TR-S9	Vehicle crossing alignment	Angle between 45 and 90 degrees	Complies.
TR-S10	Rural accessway design	Vehicle crossings with under 100 vmpd formed to Table TR-8 (diagrams C, D, and E).	Not applicable, Industrial access.



		Vehicle crossings with 100 or more vmpd formed as a road intersection.	
TR-S11	Accessway gradient	1 in 6 maximum	Complies, flat site.
TR-S12	Turning and passing	<ul style="list-style-type: none"> - Turning heads required where access serves ≥ 3 lots or is >50 m - Passing bays 5.5 m x 15 m at ≤ 50 m (urban) / ≤ 100 m (rural) intervals where visibility allows. 	Complies. Turning and passing provided for.
TR-S13	Stormwater management	Accessways must include stormwater control to Council EDS (with rural sealing triggered if within 40m of a dwelling and gradient).	Complies.
TR-S14	Firefighting access	Where no reticulated supply or access >50 m, provide 4 m min formed width and 4 m height clearance, turning for fire trucks, and meet TR-S5/6 design.	Complies.
TR-S15	Accessible routes	Provide an accessible route from accessible parking to main entrance; locate accessible bays close to entrance/lift (see NZS 4121 note).	Not applicable to this proposal.
TR-S16	Minimum number of parking bays	Masterton: no minimums. Carterton & South Wairarapa: provide per Table TR-9 by activity.	Each site has space for onsite parking.
TR-S17	Accessible parking	Provide minimum accessible parking per Table TR-10 (e.g., step increases with total bays).	Not applicable to this proposal.
TR-S18	Vehicle parking bay dimensions	Minimum bay sizes by angle and duration (Tables TR-11), with notes for obstructions, overhang, and wheel stops; quarrying excluded.	Not applicable to this proposal.
TR-S19	Blind aisles	Extend blind aisles ≥ 1 m past end bay; widen last bay by 0.3 m if bounded; quarrying exception.	Not applicable to this proposal.
TR-S20	Parking bay gradients	Max gradients: standard bays 1:20 parallel / 1:16 other; accessible bays 1:40; quarrying exception.	Not applicable to this proposal.
TR-S21	Parking bay construction and formation	≤ 3 bays: all-weather and drained. ≥ 4 bays: sealed and drained; mark all sealed parking.	Not applicable to this proposal.



TR-S22	Reverse manoeuvres	No reversing to SH, transit corridors, marked cycle lanes, shared paths or cycle paths; also restricts reversing to/from Urban Connector and some urban roads for B99/99th percentile vehicle.	Not applicable to this proposal.
TR-S23	Minimum number of cycle parking spaces	Provide short-stay and long-stay cycle parking to Table TR-12 by activity; Town Centre/Neighbourhood Centre notes for existing buildings; quarrying = 0.	Not applicable to this proposal.
TR-S24	Cycle parking design	Cycle stands must be anchored, support frame & front wheel, and allow the frame to be secured; accessible, not impeding pedestrians, and clear of vehicle areas; quarrying exempt.	Not applicable to this proposal.
TR-S25	Trip-end facilities	Provide showers/lockers based on staff numbers per Table TR-13; quarrying exempt.	Not applicable to this proposal.
TR-S26	Loading and standing space dimensions	<ul style="list-style-type: none"> - Provide at least one loading space sized for largest vehicle anticipated (Table TR-14); - Additional standing/loading for more than one large vehicle; - Residential sites >10 units need small rigid vehicle space. 	Not applicable to this proposal.
TR-S27	Loading and standing space access	Accessways to loading must fit largest vehicle swept paths and clearances (0.5 m to obstructions, 1 m between opposing vehicles); gradients per Table TR-15; quarrying exempt.	Not applicable to this proposal.
TR-S28	Loading and standing spaces – construction and formation	<ul style="list-style-type: none"> - In Rural, Māori Purpose, and Future Urban zones: ≤4 loading/standing areas = all-weather + drained, - Five or more need to be sealed - Urban zones need to be sealed 	Not applicable to this proposal.
TR-S29	High traffic generating thresholds		Not applicable to this proposal.
TR-S30	Sightlines at Railways		Not applicable to this proposal.

Assessment with the Waingawa Structure Plan (SUB-R2(1)(e))

Relevant to this site is the landscaping buffer along the Norfolk Road and David Lowes Lane frontage.



The applicants are proposing to access directly to Norfolk Road (not David Lowes Lane) to avoid impacts on the sites to the northwest of the Waingawa Structure area.

During previous consents (RC230025), landscape architect Rachel Callaghan, assessed the requirement to screen the site against the 10m wide buffer zones in the Waingawa Structure Plan. It was found that 10m was an excessive width to provide adequate screening. Specific planting was designed and approved for the Norfolk Road frontage. This took into account the existing trees and will achieve the same screening as the Structure Plan seeks with the advantage of more efficient use of land.

It is proposed that the approved planting will be established along the Norfolk Road frontage and a similar design process will be undertaken for the David Lowes Lane frontage. This frontage already has a dense pine hedge and the specific design will take this into account. A

Therefore, technically the Structure Plan planting buffer requirement will not be met, however, through specific design the proposed planting will achieve the same outcome.

Appendix GIZ-1: Waingawa Structure Plan



Figure 4 - PDP Waingawa Structure Plan

The above assessment shows that the proposal does not meet SUB-R2(1)(c) and (e).

In relation to SUB-R2(1)(c) standards; SUB-S3 (Water), SUB-S6 (Telco), and SUB-S7 (Access) are not met.

The proposal is therefore not a controlled activity under SUB-R2(1)(c).

Restricted Discretionary Activity

SUB-R2(5) captures proposals which do not meet the following standards as restricted discretionary activities;

- i. SUB-R2(1)(a);
- ii. SUB-S2;
- iii. SUB-S3;
- iv. SUB-S4;

- v. SUB-S5;
- vi. SUB-S6;
- vii. SUB-S7;
- viii. SUB-S8;
- ix. SUB-S9; or
- x. SUB-S10.

The proposal does not meet SUB-S3, S6, and S7 and unless captured elsewhere is a **restricted discretionary activity**.

Discretionary Activity

SUB-R2(10) captures proposals which do not meet SUB-R2(1)(a), (b) or (d) as discretionary activities. The proposal meets SUB-R2(1)(a), (b) and (d) and is therefore not a discretionary activity under SUB-R2(10).

Non-Compliance with SUB-R2(1)(e) (relating to the Waingawa Structure Plan) does not appear trigger a particular activity status. It would be expected that non-compliance with a controlled activity standard would then flow through and trigger RDA or discretionary status. It doesn't in this case and this may, perhaps, be an error. In any case, non-compliance with the Waingawa Structure Plan is assessed in the AEE.

3.3 Overall Activity Status

Overall, the proposal is a **Non-Complying Activity** (ODP) because this is a higher activity status than the PDP Discretionary Activity status.

Assessment is unrestricted for this activity status.

Weighting of Operative and Proposed District Plan Provisions

The Proposed Wairarapa Combined District Plan was publicly notified on 11th of October 2023 and decisions were released on 8th October 2025.

Given the late stage of the PDP in the plan making process, it is considered to have more weight than the ODP. This will be discussed further in this application.



4. Other consents/approvals

No further resource consents are required for this activity. An assessment of past history of the site has been made to determine whether or not the National Environmental Standards for Assessing and Managing Contaminants in Soil apply or not.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NESCS) applies when a person wants to undertake an activity described in regulation 5(2) – 5(6) (an ‘activity’) on land described under regulation 5(7) (a ‘piece of land’).

A review of the Greater Wellington Regional Council’s Selected Land Use Register (SLUR) shows the subject site has not been identified as having been subject to an activity listed on the Hazardous Activities and Industries List (HAIL). As shown in Figure 4 below, the site has been vacant paddock until the time of residential development in recent decades. Although the site is now located within a well-established industrial area, there is no other evidence to suggest that any HAIL activity has occurred on the site.

Regarding method 6(2) of the NESCS, I have considered the most up-to-date information and activities known to have occurred within the site. There is no evidence from these sources that soil contamination may have occurred within the application site.



Figure 5 – Retrolens image of the site (red) from 1994

For the reasons above I conclude that the site is not a ‘piece of land’ under regulation 5(7). No further consideration of this application under the NESCS is required.



5. Assessment of Environmental Effects

The potential adverse effects of this proposal are considered to relate to the following;

- effects on rural amenity and reverse sensitivity,
- effects on infrastructure,
- effects on access,

These effects, as well as positive effects, are assessed below.

5.1 Effects on Amenity (including Rural Amenity) & Reverse Sensitivity

The site is zoned Rural (Special) in the Operative District Plan and General Industrial in the Proposed District Plan.

At the time of this application, the site is zoned both Rural and Industrial, with (as discussed) the Industrial zoning having more weight. When considering potential adverse effects on rural amenity, matters including loss of production land and open space values are important. When considering the loss of production land, it is important to recognise the existing use of the site and possible primary production use. It is noted that the site has an existing dwelling which will be removed as part of this development. The site is not currently used for any primary production purpose other than occasional grazing to maintain grass. Similarly with open space values, the site is located near an established industrial area and is intended to become Industrial zone.

Any effects on rural amenity from the proposed development are assessed as being temporary or less than minor, given the site's transition to Industrial zoning and use. The proposal is entirely in keeping with the PDP's Industrial zoning.

The proposed use of the previously approved landscaping along the Norfolk Road frontage and similar landscaping along the David Lowes Lane (to be conditioned and approved by Council prior to s224) will achieve the screening outcomes sought by the Waingawa Structure Plan.



Figure 6 – Photo of the site showing area to be developed

Reverse Sensitivity

Potential reverse sensitivity matters are addressed by the PDP General Industrial zone provisions. Given the above considerations, it is assessed that the development of the site will not have adverse reverse sensitivity effects on the site from the surrounding area.

Overall it is assessed that the proposal is appropriate for this site.

Accordingly, adverse effects on amenity and reverse sensitivity are less than minor.

5.2 Effects on Infrastructure

An existing sewer main is located within the adjoining site, recently subdivided under RM230025 from Norfolk Road. This sewer main will be extended along the rear of the site and service all lots. Appropriate easements will be registered as required. No servicing constraints have been identified at the time of this application and the General Industrial zoning has been established in the PDP decision version.

Detailed engineering design will be submitted to Council for approval prior to construction to ensure the appropriate standards are met.

There is no water main within proximity to the site, therefore water will be collected and managed on site. The nearest hydrant is approx. 450m from the site, therefore each site should contain enough water for firefighting purposes. This will be managed through the building consent process of future development within sites. This is in line with the adjoining industrial sites created under RM230025.

An industrial subdivision can operate effectively without hard wired teleco infrastructure because modern wireless systems now provide reliable, high quality connectivity that meets the functional needs of most industrial activities. Fixed wireless solutions, such as Starlink, offer high bandwidth and strong service continuity without the need for trenching or installing underground networks. These systems are widely used in New Zealand.

In this case the absence of a hard wired connection does not create adverse effects, nor does it limit the type or scale of industrial use anticipated under the zoning. Starlink and similar services can be installed at time of building and there is no functional or planning reason to require hard wired services as part of this subdivision.

Accordingly, adverse effects on infrastructure will be less than minor.

5.3 Effects on Access

It is proposed to construct a new road from Norfolk Road to serve Lots 5-16. This road will be 12m wide with an 8m carriageway and 30m turning head. Lots 1-4 will utilize an existing 8m wide sealed access created under RM230025. Easements will be registered as required.

Under NZS4404:2004 which the ODP references, a local road within the industrial area serving up to 20 units requires a 15.5m width and a 9.5m formed width. NZS4404:2010 categories road standards into anticipated uses. It is noted there are only two relevant categories for a typical small-scale industrial development such as that proposed. Both of these roads reference freight access, however it is not intended to create freight-related development. The proposed road has been designed for the make and move, side or rear freight access, industrial area standards



including a minimum road width of 11m and movement lane of 3.5m. The proposed road will have a 12m width and 8m wide carriageway. An appropriate turning head will be constructed. Given the number of lots, size of the lots, and anticipated use/vehicles within the site, it is assessed that the proposed road is appropriate. NZS4404:2010 is considered the more relevant standard given these are the more up to date.

The PDP Transport chapter references road width standards for industrial zones. These standards include a width of 8m and minimum formed width of 5.5m. The existing and proposed road is compliant with these standards.

The existing right of way will serve Lots 1-4, with a total lot use of 8 lots. Although the 8m wide with 5.5m carriageway road does not meet NZS4404 standards, it does meet the PDP requirements for industrial roads and is therefore considered appropriate for the proposed development.



Figure 7 – Photo of the existing access for Lots 1-4

Detailed engineering plans will be submitted to Council prior to construction to ensure relevant standards are met.

Norfolk Road is a local road. Appendix 5 of the ODP, and Table RT-5, provides standards for sight line requirements for roadways. Under the ODP, the standard refers to RTS 6 – Guidelines for Visibility Driveways. Under these standards, for both high and low volume traffic, the following sight distances are required: 100km/h – 160m. Table TR-5 of the PDP immediately reverts to a 300m sight distance requirement for rural roads with a speed limit of 100km/h. Sight lines exceed 300m to the west but are around 250m to the east. This is well over the RTS requirements and considered more than adequate.





Figure 8 – Photos of sight lines to Norfolk Road from new road location

Although the right of way entrance does not meet the permitted separation distances from nearby vehicle crossings and the intersection, the specific road environment means that effects are negligible. The entrance is located on a straight and open section of road with excellent forward visibility in both directions, allowing drivers to clearly see turning movements and adjust their speed well in advance. Traffic volumes are low to moderate and dominated by predictable industrial or rural traffic patterns rather than high turnover retail or residential activity.

Vehicles entering and exiting the right of way will do so at low speeds and with ample sight distance, so there is no material increase in conflict risk compared with a fully compliant layout. The safe operation of the road is maintained through geometry and visibility. The layout also avoids the need for additional access points, which would introduce greater safety issues and reduce network efficiency. For these reasons the non compliance does not generate adverse transport effects and is considered acceptable.

Therefore, any effects on access are less than minor.

5.4 Conclusion of Assessment of Environmental Effects

Overall, adverse effects from the proposal are deemed to be less than minor.

5.5 Positive Effects

The proposal will provide 16 vacant lots intended for future development providing additional industrial space, and extending an existing industrial environment. The proposal generally complies with Proposed District Plan standards.

6. Section 95 Assessment

Public Notification Assessment (Section 95A)

Step 1: Mandatory Public Notification

Public notification is required when the application meets any of the following criteria under section 95A(3):

- a. The applicant has requested that the application be publicly notified
- b. Public notification is required under section 95C (relating to a requests for further information)
- c. The application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

None of the above circumstances apply to this application.

Step 2: Public Notification precluded in certain circumstances

If not required by Step 1 above, public notification is precluded in certain circumstances when the application meets either of the following criteria under section 95A(5):

- a. The application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule of national environmental standard that precludes public notification
- b. The application is for one or more of the following, but no other, types of activities:
 - i. *a controlled activity*
 - ii. *[Repealed]*
 - iii. *a restricted discretionary, discretionary, or non-complying activity, but only if that is a boundary activity*
 - iv. *[Repealed].*

The application is a non-complying activity, therefore Step 3 requires assessment.

Step 3: Public Notification required in certain circumstances

If not precluded in Step 2 above, public notification is required in certain circumstances when the application meets either of the following criteria under section 95A(8):

- a. The application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule of national environmental standard that requires public notification
- b. The consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

The proposal is to subdivide the site into 16 lots for industrial development. The proposal is considered a non-complying activity given the ODP zoning is Rural (Special) and it is proposed to create lots under 4ha. The proposal aligns with the PDP as the zoning is General Industrial. It is assessed that this non-compliance is temporary given the rezoning of the site to industrial under



the PDP. Appropriate mitigation measures, including landscape buffers, will provide screening to adjoining rural sites.

The proposal is anticipated under the PDP in terms of lots created and is therefore anticipated for a site of this size and location with the extension of the Waingawa Industrial area and Structure Plan. The technical non-compliances under the PDP do not generate adverse effects.

Public notification of this application under section 95A and section 95D is not required.

Step 4: Public Notification in special circumstances

If special circumstances exist in relation to the application that warrant public notification, then the application must be publicly notified.

No special circumstances have been identified that would warrant public notification of this application. The proposal is an industrial development of industrial land.

Limited Notification Assessment (Section 95B)

Step 1: Certain affected groups and persons must be notified

An application shall be notified to each affected person/group if it meets any of the following criteria under section 95B(2) and (3):

- a. affected protected customary rights groups; or
- b. affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity)
- c. The proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and
- d. Whether the person to whom the statutory acknowledgement is made is affected under section 95E.

None of the above circumstances apply to this application.

Step 2: Limited notification precluded in certain circumstances

If not required by Step 1 above, limited notification is precluded in certain circumstances when the application meets either of the following criteria under section 95B(6):

- a. The application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification
- b. The application is for a controlled activity (but no other activities) that requires a resource consent under a district plan (other than a subdivision of land).

None of the above circumstances apply to this application.

Step 3: Certain other affected persons must be notified

If not precluded by Step 2 above, the following affected persons must be notified:



- a. In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person
- b. In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.

Under Section 95(E) of the Act, Council must consider a person to be affected if the activity's adverse effects on that person are minor or more than minor unless an activity with that effect is permitted by a rule or NES, the effect is not within the matters of control or discretion (as applicable to Controlled and Restricted Discretionary Activities) or that person has given written approval to the proposed activity.

The proposal is to subdivide the site into 16 lots for industrial development. The proposal is considered a non-complying activity given the current zoning is Rural (special) and it is proposed to create lots under 4ha. It is assessed that this non-compliance is temporary given the PDP zoning. Appropriate mitigation measures including landscape buffers will provide screening to adjoining rural sites.

The proposal is anticipated under the PDP in terms of lots created and is therefore anticipated for a site of this size and location with the extension of the Waingawa Industrial area and Structure Plan.

The effects of the proposed development on surrounding sites are less than minor. Limited notification of the application under section 95B and section 95E is not required.

Step 4: Limited notification in special circumstances

If special circumstances exist in relation to the application that warrant notification to any persons not already determined to be eligible for limited notification (excluding persons considered not affected under section 95E) then the application must be notified to these persons. The proposal would not create a circumstance that would otherwise require the proposal to be notified to any specific party.

Overall, it is concluded that the application can proceed on a non-notified basis.

7. Consideration of Alternatives

No alternative options have been considered given it is assessed the proposal mitigates potential adverse effects and complies with future direction of the PDP. Any potential adverse effects relating to the existing rural zoning are considered temporary and negligible. The proposal is considered appropriate within the proposed industrial environment.

8. Relevant Policy Analysis

The policy documents relevant to this proposal are the Regional Policy Statement for the Wellington Region, National Policy Statement for Highly Productive Land, and the Wairarapa Combined District Plan (Operative and Proposed).



8.1 Regional Policy Statement for the Wellington Region

The Wellington Regional Policy Statement (RPS) became operative on 24 April 2013. The RPS is designed to achieve the purpose of the RMA by providing an overview of the resource management issues for the region, and stating the policies and methods required to achieve the integrated management of the region's natural and physical resources. Chapter 4.2 (pg 115) of the RPS sets out a number of policies to be considered when assessing and deciding on resource consents.

Objective 22 of the RPS seeks a well-designed and sustainable regional form. Policy 56 seeks to manage development in rural areas by considering whether:

- (a) *the proposal will result in a loss of productive capability of the rural area, including cumulative impacts that would reduce the potential for food and other primary production and reverse sensitivity issues for existing production activities, including extraction and distribution of aggregate minerals;*
- (b) *the proposal will reduce aesthetic and open space values in rural areas between and around settlements;*

As described in this report, the site is intended for industrial development as per the PDP rezoning and support for this change. The site is surrounded by a mixture of rural, residential, and industrial development. It is therefore assessed that the proposal will not create any loss in production land or open space amenity beyond what has been considered under the rezoning assessments. Any rural related effects are considered less than minor and temporary.

Policy 32 of the RPS seeks to identify suitable locations for accommodating industrial activities.

It is assessed that the development is appropriate given the PDP zoning of the site.

The development generally complies with the relevant industrial standards under the PDP. Therefore, the proposal is considered acceptable under the RPS.

8.2 National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land commenced on the 17th of October 2022 and was updated in August 2024. The NPS-HPL is relevant to both policy planning and consenting. As part of the RM reform, there are newly proposed changes to this policy which may result in LUC 3 soils being removed from the Highly Productive Land policies. Despite these proposed changes, they are not in any effect at the time of application and will not impact this application.

Highly productive land is to be identified and mapped by the Wellington Regional Council. In the interim, Land Use Capability Class 1, 2, and 3 land is "Highly Productive Land" for the purposes of the NPS-HPL.

This site is categorized as LUC Class 4 land so it does not require an assessment against the NPS-HPL.

8.3 Operative Wairarapa Combined District Plan

The Operative Plan Objectives and Policies that are considered to be relevant to this proposal are set out below.



Policy/Objective	Is Policy/Objective met	Comments
<p><u>4.3.1 Objective Rur1 – Protection of Rural Character & Amenity</u></p> <p><i>To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.</i></p> <p><u>4.3.2 Rur1 Policies</u></p> <p><i>(d) Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.</i></p> <p><i>(e) Manage subdivision, use and development in a manner which recognises the attributes that contribute to rural character, including:</i></p> <p><i>(i) Openness and predominance of vegetation</i></p> <p><i>(ii) Productive working landscape</i></p> <p><i>(iii) Varying forms, scale and separation of structures associated with primary production activities</i></p> <p><i>(iv) Ancillary living environment, with an overall low population density</i></p> <p><i>(v) Self-serviced allotments.</i></p>	<p>No</p>	<p>The site is zoned rural, however is surrounded by rural and industrial development and use.</p> <p>The proposal seeks to subdivide the site into industrial lots and not the 4ha minimum lot size the rural zone requires.</p> <p>The site is not currently used for rural purposes and is rezoned to industrial under the PDP.</p> <p>The lots will be connected to council sewer services and are not sized to allow for on-site servicing, except for water.</p>
<p><u>18.3.1 Objective SLD1 – Effects of Subdivision & Land Development</u></p> <p><i>To ensure subdivision and land development maintains and enhances the character, amenity, natural and visual qualities of the Wairarapa, and protects the efficient and effective operation of land uses and physical resources.</i></p> <p><u>18.3.2 SLD1 Policies</u></p> <p><i>(a) Manage subdivision and land development in a manner that is appropriate for the character and</i></p>	<p>Yes</p>	<p>The proposal is for an industrial subdivision, consistent with surrounding recent development.</p> <p>Despite the rural zoning, the site has been rezoned industrial by the PDP and is transitioning in this direction.</p> <p>The site is not subject to any natural hazards.</p> <p>The re-zoning of the subject site to industrial has been thoroughly assessed under the PDP process including with the recent re-zoning hearing process. These assessments concluded the re-</p>



<p><i>qualities of the environmental zone in which it is located, while recognising that such change may alter the character and qualities.</i></p> <p><i>(b) Provide subdivision where it is compatible with the physical characteristics of the site, provided any adverse environmental effects are avoided, remedied or mitigated.</i></p> <p><i>(d) Set minimum allotment sizes for the Residential and Rural Zones that provide a baseline for maintaining the character, scale and intensity of development of their Zones, including their servicing capacity, while recognising the differing constraints, qualities and characteristics within each zone.</i></p> <p><i>(f) Limit the intensity of subdivision and land development in those rural parts of the Wairarapa in which significant intensification may have adverse effects on the risks from natural hazards, the operational requirements of key infrastructural and land use assets, water supply catchments, and the growth of urban areas.</i></p> <p><i>(g) To provide for the subdivision of rural land for rural-residential purposes through minimum standards that seek to:</i></p> <ul style="list-style-type: none"> <i>i. Avoid or mitigate any significant potential adverse effects on the viability and operational requirements of any productive use of any adjacent rural or industrial land;</i> <i>ii. Ensure allotment sizes and the pattern of subdivision maintains the open rural character, particularly from public roads;</i> <i>iii. Ensure allotments are able to accommodate the likely use in accordance with the other requirements of the Plan;</i> <i>iv. Avoid adverse effects on the safe and efficient use of roads, and pedestrian and cycling networks;</i> <i>v. Satisfactorily avoid or mitigate the potential reverse sensitivity effects in relation to either nearby industrial and rural productive activities, activities</i> 		<p>zoning was appropriate and any loss of productive land was considered negligible.</p> <p>The sites will therefore be developed with industrial standards including mains servicing, roading, and on site development.</p> <p>Water services will be managed on site given the water main does not extend to this area.</p>
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<p><i>allowed by the zoning, or anticipated urban growth;</i></p> <p><i>vi. Ensure the actual and potential effects on rural character, amenity and natural values will not be compromised by intensive and ad hoc urban development and/or through the cumulative effects of rural-residential development;</i></p> <p><i>vii. Ensure the sewage effluent from all lots can be effectively disposed without any potential adverse effects on the environment.</i></p> <p><i>viii. Ensure a potable water supply is available on each allotment.</i></p>		
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Overall, the proposal is consistent with the relevant objectives and policies of the Operative District Plan.

8.4 Proposed Wairarapa Combined District Plan

The Proposed Wairarapa Combined District Plan was notified on the 11th of October 2023.

The Proposed Plan Objectives and Policies that are considered to be relevant to this proposal are set out below. The site is zoned General Rural under the PDP at the time of this application, however is intended to change to General Industrial. Therefore, the industrial chapter has been referenced below.

Policy/Objective	Is Policy/Objective met	Comments
<p><i><u>GIZ-O3 Character and amenity values of the General Industrial Zone</u></i></p> <p><i>The character and amenity values of the General Industrial Zone primarily consist of:</i></p> <ul style="list-style-type: none"> <i>a. Large utilitarian buildings on large sites</i> <i>b. Large, open yard areas that provide loading, maneuvering, and parking for site users</i> <i>c. Building and outdoor storage areas that are designed, screened, and located to maintain the amenity values of adjacent zones</i> <i>d. Landscaped frontages along State Highway and boundaries with other zones</i> <i>e. Activities that have the potential to generate amenity effects at a scale or intensity that is not acceptable in other zones</i> 	Yes	<p>It is proposed to develop the site into industrial sites for future development.</p> <p>Existing and proposed screening will be established along relevant boundaries to adjoining zones.</p>



<p><u>GIZ-O5 Waingawa Industrial Area</u></p> <p><i>Waingawa Industrial Area is developed in an integrated, efficient, and comprehensive manner.</i></p>	<p>Yes</p>	<p>The re-zoning of the site will incorporate the intentions of the Waingawa Structure Plan. Any future development will be in accordance with this.</p>
<p><u>GIZ-P1 Adequate land for industrial activities</u></p> <p><i>Provide adequate serviced land in the General Industrial Zone for the existing and future industrial development needs of the Wairarapa and limit industrial activities in other zones.</i></p>	<p>Yes</p>	<p>The site is intended to be re-zoned to industrial to provide important industrial land allowing for future development.</p>
<p><u>GIZ-P6 Waingawa Industrial Area</u></p> <p><i>Ensure within the Waingawa Industrial Area subdivision, development, and activities are designed, located, constructed, and operated in accordance with the Waingawa Industrial Area Structure Plan and the Waingawa Structure Plan Design Guide.</i></p>	<p>Yes</p>	<p>Any future development on sites will be subject to and comply with relevant Waingawa Structure Plan provisions.</p>
<p><u>SUB-O1 Subdivision and development design</u></p> <p><i>Subdivision and developments create allotments and patterns of land use and development that:</i></p> <ul style="list-style-type: none"> <i>a. provide for the anticipated purpose, character, and amenity of each zone and the qualities and values of the site(s) including natural features and landscapes, waterbodies, indigenous biodiversity, historic heritage, and sites and areas of significance to Māori;</i> <i>b. provide for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle;</i> <i>c. are well-functioning, accessible, integrated, and connected with adjoining neighbourhoods;</i> <i>d. provide accessible and well-designed open space areas;</i> <i>e. protect cultural, heritage, and natural values; and respond to the risks of natural hazards and is resilient to climate change.</i> 	<p>Yes</p>	<p>The proposal is for industrial development in an industrial zone in accordance with the subdivision standards. The proposal is considered a controlled activity for lot sizes and is therefore anticipated for the site.</p> <p>The site has no cultural, heritage, or natural values.</p> <p>The site is not subject to any natural hazard overlays.</p>



<p><u>SUB-O2 Servicing</u></p> <p><i>Subdivision and developments are serviced to provide for the likely or anticipated use of the land while avoiding, remedying, or mitigating adverse effects on the environment by ensuring:</i></p> <p><i>subdivisions within the urban boundary connect to reticulated water and wastewater services (and reticulated stormwater services where they are available or provide for on-site stormwater disposal) with sufficient capacity to accommodate proposed or anticipated development; and</i></p>	<p>Yes</p>	<p>The existing sewer main will be extended into the site to serve all lots. There is no water main or hydrant nearby, water will be managed on site. Similarly, electricity will be provided to each lot but the lots will be self sufficient in terms of telco services.</p> <p>No capacity issues have been identified at the time of this application.</p>
<p><u>SUB-P1 Creation and design of allotments</u></p> <p><i>Allow subdivision and development that results in the efficient and productive use of land, provides for the needs of the community, and supports the policies of the District Plan for the applicable zones, where the design:</i></p> <ul style="list-style-type: none"> <i>a. reflects patterns of development that are consistent, compatible, and reinforce the role, function, and existing or planned character and qualities of the zone as set out by the Objectives and Policies of the applicable zone;</i> <i>b. maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses;</i> <i>c. if within the urban boundary, provides adequate public open space that is accessible, useable, and well-designed, and encourages social interaction, neighbourhood cohesion, and a sense of place;</i> <i>d. has legal and physical access to each allotment created by the subdivision;</i> <i>f. and results in good urban design outcomes by using measures to enhance urban environments such as Crime Prevention Through Environmental Design (CPTED), energy efficiency, and transport connectivity measures.</i> 	<p>Yes</p>	<p>The proposal is for industrial development in an industrial zone in general accordance with the subdivision standards. The proposal is considered a controlled activity for lot sizes and is therefore anticipated for the site.</p> <p>New access and services will be provided as required in compliance with relevant standards.</p>

Overall, the proposal is consistent with the relevant objectives and policies of the Proposed District Plan.

8.5 Part II of the RMA

With regard to an assessment of the proposal against Part 2 of the RMA, the Court of Appeal decision on *R.J. Davidson Family Trust v Marlborough District Council* CA97/2017 (2018) NZCA 316 determined that:



"It is noted that a plan that has been competently prepared under the Act it may be that in many cases the consent authority will feel assured in taking the view that there is no need to refer to Pt 2 because doing so would not add anything to the evaluative exercise. Absent such assurance, or if in doubt, it will be appropriate and necessary to do so. That is the implication of the words 'subject to Pt 2' in ss 104(1), the statement of the Act's purpose in s 5, and the mandatory, albeit general, language of ss 6, 7 and 8."

This decision confirms that it can be appropriate to consider Part 2 when assessing a resource consent in some circumstances. However, in many cases an assessment against Part 2 will not add value to the consenting process because District and Regional Plans have been developed in accordance with Part 2.

In this case, the application requires resource consent under the Operative Wairarapa Combined District Plan. A comprehensive assessment has been provided against the relevant objectives and policies of all relevant policy documents. These documents have been prepared by having regard to Part 2.

An assessment against Part 2 is not considered to benefit this consenting process.

9. S104 Assessment

The Regional Policy Statement for the Wellington Region, NPS-HPL, the Operative Wairarapa Combined District Plan, and the Proposed Wairarapa Combined District Plan are all considered relevant to this proposal and have been assessed in this application.

Under section 104D of the RMA a consent authority may grant a resource consent for a Non-Complying Activity only if satisfied that either;

- the adverse effects of the activity on the environment are minor or
- the activity will not be contrary to the objectives and policies of the District Plan.

Despite the proposal not meeting the objectives and the policies of the ODP given industrial development is proposed within a rural zone, the assessment of environmental effects found that the proposal had adverse effects that were less than minor and the proposal was consistent with the future intended use of this site.

Accordingly, the assessment of environment effects test of s104D is met and the proposal can be granted consent.

10. S106 of the RMA

In accordance with s106(1)(a) and (b) of the RMA, consent authorities must consider the potential effects of natural hazards such as site stability, inundation and whether the proposed subdivision is likely to accelerate or worsen any of these matters.

The site has not been identified within any flood, liquefaction, or fault area that would require further consideration.

Therefore, s106 of the RMA does not impact this proposal and s106(a) and (b) of the RMA are satisfied.



11. Conditions of Consent

It is requested that a draft set of conditions of consent please be provided for comment prior to issuing consent. The applicant agrees to place the application on hold pursuant to s37 of the RMA while assessing these draft conditions. It is expected that there will be conditions relating to the landscape buffers and on-site water management.

12. Conclusion

It is proposed to subdivide the site into 16 vacant industrial lots. The site has been identified as a suitable future development area and has been re-zoned from rural to industrial under the PDP. The proposal is generally consistent with the PDP standards. The site is not subject to any natural hazards. The proposal is not contrary to the relevant planning documents to be given regard to under s104 and will provide the best use of the land resource.

No affected parties have been identified.

Accordingly, the proposal is sustainable development and can be approved by Council.



Appendix A – Subdivision Plans

Proposed Subdivision Staging

Stage 1 - Lots 1 to 4

Stage 2 - Lots 5 to 16

Proposed Amalgamation For Staging

Lots 1 to 3 & 5 to 16

Proposed amalgamation condition
That Lot 4 hereon is amalgamated with
Lot 7 DP 605687 within one record of title

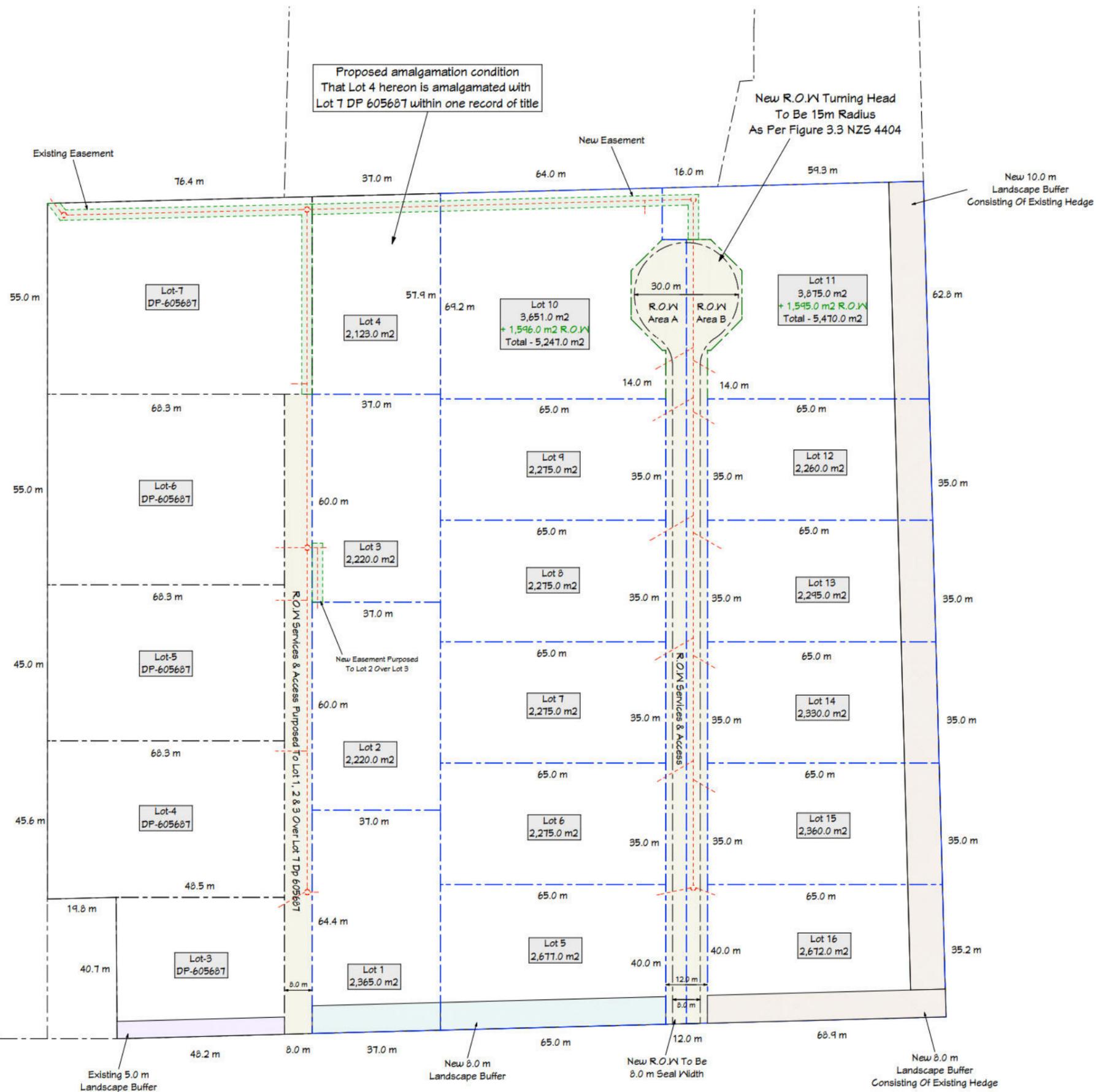
Easement Schedule

Area A

Right of way and services over Lot 10
in favour of Lots
5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16

Area B

Right of way and services over Lot 11
in favour of Lots
5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16



District - Carterton District Council	
Wind Zone - N/A	Snow Load - N/A
EQ Zone - N/A	Climate Zone - N/A
Exposure Zone - N/A	Soil Type - N/A

SUBDIVISION PLAN

NORFOLK ROAD

CARTERTON

Legal Description	Lot 1 & 2 DP 605687
Date Edited	02/09/25
Land Area	N/A
Building Area	N/A

All dimensions & underground services to be checked on site prior to commencement of any site works. Do not scale off drawings. Clarify any discrepancies or contradictions with the designer immediately before commencing works or ordering materials.

Confirm site boundary bearings, lengths & peg locations on site prior to commencement of work to ensure building position is correct. Confirm ground has adequate bearing to comply with NZS3604-2001

No construction or site works to commence until building consent is issued & all service connection points have been located with invert levels checked.

This Design Remains The Property Of MRD Studio Ltd.



District - Carterton District Council	
Wind Zone - N/A	Snow Load - N/A
EQ Zone - N/A	Climate Zone - N/A
Exposure Zone - N/A	Soil Type - N/A

SUBDIVISION PLAN
NORFOLK ROAD
CARTERTON

Legal Description	Lot 1 & 2 DP 605687
Date Edited	02/09/25
Land Area	N/A
Building Area	N/A

All dimensions & underground services to be checked on site prior to commencement of any site works. Do not scale off drawings. Clarify any discrepancies or contradictions with the designer immediately before commencing works or ordering materials.
Confirm site boundary bearings, lengths & peg locations on site prior to commencement of work to ensure building position is correct. Confirm ground has adequate bearing to comply with NZS3604-2001.
No construction or site works to commence until building consent is issued & all service connection points have been located with invert levels checked.
This Design Remains The Property Of MRD Studio Ltd.

Appendix B – Record of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R. W. Muir
Registrar-General
of Land

Identifier **1189386**
Land Registration District **Wellington**
Date Issued 19 November 2024

Prior References
WN528/237

Estate Fee Simple
Area 4.1113 hectares more or less
Legal Description Lot 1 Deposited Plan 605687

Registered Owners
[REDACTED]

Interests

Appurtenant hereto is a right of way created by Transfer B778218.1 - 12.4.2000 at 9:08 am
12573034.3 Mortgage to Kiwibank Limited - 30.11.2022 at 4:54 pm
13165391.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.11.2024 at 12:36 pm
Land Covenant in Covenant Instrument 13165391.9 - 19.11.2024 at 12:36 pm

B778218.1TE

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

WELLINGTON

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

54A

989

All

Transferor Surnames must be underlined

HARVEST NEW ZEALAND LIMITED

Transferee Surnames must be underlined

[REDACTED]

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Easement of Right of Way (continued on page 2 annexure schedule)

Consideration

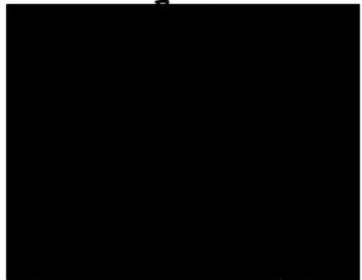
\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 1st day of March ~~20~~ 2000

Attestation

	Signed in my presence by the ^{Transferee} Transferor
	Signature of Witness <u>[Signature]</u>
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name Simon Wellborne Ogilvie Occupation Solicitor Address Masterton
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971

[Signature]

Solicitor for the Transferee

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

1/3/00

page

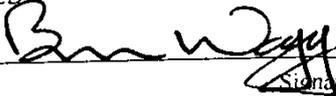
3

of

3

pages

Continuation of "Attestation"

 _____ Director	Signed in my presence by HARVEST NEW ZEALAND LIMITED
	 _____ Signature of Witness
	(Witness to complete in BLOCK letters):
	Witness Name: Bruce Thomas WAGG
	Occupation: Solicitor
	Address: MASTERTON

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule

TRANSFER

Dated

1/3/00

Page

2

of

3

Pages

Continuation of "Estate or Interest or Easement to be created"

The transferee shall have a right of way over that Part of the land in Certificate of Title 54A/989 ("servient tenement") marked "C" on DP86590 ("easement land") being forever appurtenant to the land of the transferee contained in Certificate of Title 528/237 ("dominant tenement").

Rights and Powers

The right of way shall contain the rights and powers pertaining to a right of way as set out in the Seventh Schedule to the Land Transfer Act 1952 modified as follows:

Terms, Conditions, Covenants or Restrictions for Right of Way Easement

1. The dominant tenement's use of the right of way is for the movement of livestock on foot to and from the saleyards only and not for any other purposes.
2. The right of way shall not include a right to pass with carriages, motor vehicles, machinery or implements of any kind.
3. The dominant tenement shall not have the right to establish any driveway.
4. ~~The dominant tenement shall have the responsibility to form and maintain the easement land without contribution from the servient tenement.~~
5. The parties agree to first endeavour to settle all differences and disputes which arise between the parties or their successors in title as to the terms or interpretation of this grant or the liability of the parties by mediation. In the event that the dispute has not been settled within 28 days (or such other period as agreed to in writing between the parties) after the appointment of the mediator the dispute will be determined by an arbitrator under the Arbitration Act 1996 or any Act passed in substitution or amendment and this clause shall be deemed to be a "submission" within the meaning of that Act.

Wen

ESTABLISHED 1985
B 2285T
0099A5

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Approved by Registrar-General
of Land under No. 1997/1017

TRANSFER

Land Transfer Act 1952

Law Firm Acting

N.Z. Law
REF: 002

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

1908 12 APR 00 B 778218
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY WELLINGTON
FOR REGISTRAR GENERAL OF LAND





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **1189387**
Land Registration District **Wellington**
Date Issued 19 November 2024

Prior References
WN528/237

Estate Fee Simple
Area 2129 square metres more or less
Legal Description Lot 2 Deposited Plan 605687

Registered Owners

Interests

Appurtenant hereto is a right of way created by Transfer B778218.1 - 12.4.2000 at 9:08 am
12573034.3 Mortgage to Kiwibank Limited - 30.11.2022 at 4:54 pm
13165391.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.11.2024 at 12:36 pm
13165391.4 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS
1215127, 1215128 and 1215129) - 19.11.2024 at 12:36 pm
Land Covenant in Covenant Instrument 13165391.9 - 19.11.2024 at 12:36 pm



View Instrument Details

Instrument No	13165391.3
Status	Registered
Lodged By	Kershaw, Leah Margaret
Date & Time Lodged	19 Nov 2024 12:36
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1189386	Wellington
1189387	Wellington
1189388	Wellington
1189389	Wellington
1215127	Wellington
1215128	Wellington
1215129	Wellington

Annexure Schedule Contains 1 Pages

Signature

Signed by Leah Margaret Kershaw as Territorial Authority Representative on 19/11/2024 12:31 PM

***** End of Report *****

CONSENT NOTICE

SECTION 221 RESOURCE MANAGEMENT ACT 1991

TO: The District Land Registrar
WELLINGTON

In the matter of a consent notice issued Pursuant to Section 221 of the Resource Management Act 1991 in respect of the subdivision of allotments being a subdivision of Lots 2 & 4 DP10677 & Lot 1 DP 86590 contained in Records of Title WN528/237 & WN54A/989 for deposit under 605687.

Conditions of Subdivision

The lot is not serviced with a reticulated potable water supply provided by Carterton District Council. This is to be registered on the Certificate of Title for Lots 1, 2, 3, 4,5,6 & 7 pursuant to section 221 of the Resource Management Act 1991.

Occupiers can expect dust, noise, odours, and activities normally associated with the Industrial Zone and Rural Zone.

This is to be registered on the Certificate of Title for Lots 1, 2, 3, 4,5,6 & 7 pursuant to section 221 of the Resource Management Act 1991.

TAKE NOTICE that pursuant to Section 221 Resource Management Act 1991.

I, Solitaire June Robertson, Planning & Regulatory Manager of the Carterton District Council hereby certify that the conditions of subdivision, noted above to be complied with on a continuing basis, were imposed by the Carterton District Council on the date of subdivision approval of 3rd day of October 2024, and I request that you note the Certificate of Title to the land accordingly.

Dated this 19th day of November 2024.



Solitaire June Robertson
Planning & Regulatory Manager of the Carterton District Council
by authority of the Council under Section 32(1) of the Local Government Act 2002.



View Instrument Details

Instrument No	13165391.4
Status	Registered
Lodged By	Kershaw, Leah Margaret
Date & Time Lodged	19 Nov 2024 12:36
Instrument Type	Covenant Against Transfer of Allotments under s240 Resource Management Act 1991

Affected Records of Title	Land District
----------------------------------	----------------------

1189387	Wellington
1215127	Wellington
1215128	Wellington
1215129	Wellington

Annexure Schedule	Contains 2 Pages
--------------------------	------------------

Registered Owner Certifications

I certify that I have the authority to act for the Registered Owner and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Leah Margaret Kershaw as Registered Owner Representative on 19/11/2024 12:31 PM

Territorial Authority Certifications

I certify that I have the authority to act for the Territorial Authority and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Leah Margaret Kershaw as Territorial Authority Representative on 19/11/2024 12:32 PM

*** End of Report ***

Covenant under Section 240 Resource Management Act 1991

COVENANT made this 25th day of September 2024

BETWEEN

[REDACTED]
[REDACTED] ("Owner")

A N D

CARTERTON DISTRICT COUNCIL ("Council")

Definitions

In this Instrument:

"Council" means the Carterton District Council and includes its successors;

"Covenant" means the Covenants set out in this instrument;

"Land" means Lots 2, 3, 4 and 7 on DP 605687;

"Owner" means the registered owner of the Land and shall include its assigns and successors in title in respect of the Land and any subdivided part of it;

Plural and Singular words include the plural and singular;

"Resource Consent" means Resource Consent 230025 granted by the Council on 22 June 2023 and 230025A granted by the Council on 15 November 2023 and Resource Consent 230025B granted by the Council on 9 May 2024; and

"Subdivision Plan" means Survey Plan 605687.

BACKGROUND

- A. The Owner is the registered owner of the Land.
- B. The Owner has applied to the Council for the Resource Consent for a subdivision of certain land of which the Land forms part.
- C. The Council has granted the Resource Consent.
- D. The Council granted the Resource Consent subject (amongst other things) to the Owner entering into and registering a Covenant pursuant to section 240 of the Resource Management Act 1991 against the titles to the Land recording the obligation of the Owner in respect of the Land.

THE PARTIES COVENANT as follows:

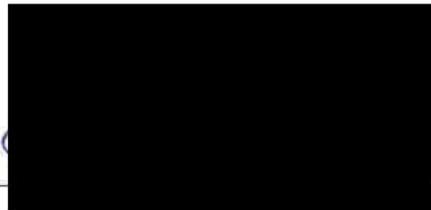
1. The Owner, so as to bind the Land, Covenants and agrees with the Council that the Owner will not, without the consent of the Council, transfer, lease or otherwise dispose of Lots 2, 3, 4 and 7 on DP 605687 except in conjunction with each other.
2. The Covenant in favour of the Council shall be registered against the titles to the Land.

3. The Owner shall meet the costs of preparation and registration of the Covenant and also any costs associated with its release or enforcement.
4. The Owner is liable only in respect of any breach of the Covenant which occurs while the Owner is the registered owner of the Land.

EXECUTED by [REDACTED]
in the presence of:



Witness (signature): Leah Kershaw
Name: _____
Occupation: Leah Margaret Kershaw
Solicitor
Address: Masterton



EXECUTED by [REDACTED]
in the presence of:

Witness (signature): Leah Kershaw
Name: _____
Occupation: Leah Margaret Kershaw
Solicitor
Address: Masterton

EXECUTED by CARTERTON
DISTRICT COUNCIL by its Authorised
Officer

[Signature]

Appendix C – Landscape Plan

**NORFOLK ROAD
CARTERTON**

**PROPOSED BUFFER
PLANTING - OVERALL**

Date: August 2024
Scale: Not to scale
Sheet : 1 of 4 @ A4 Sheet

**Rachel Callaghan
Landscape Architect**

292 Mangarei Rd Masterton 5871
m 0273 784 155
e rachel.george@xtra.co.nz

In all cases, proposed plants are from the Recommended Plant Species list from the Waingawa Structure Plan Design Guide 40.9. All planting plans are 20m repeat plans. So depending on the length of a particular section, that is how many times the plan is repeated, with corresponding plant numbers.

OVERALL:

ROW 1 - Along Norfolk Road, I have taken the power lines just outside the boundary into consideration, and only planted mixed SHRUBS along Row 1 boundary fence, none of which get taller than 3.5m. At 1.5m apart, they will join up and form a dense barrier of mixed species, undulating heights.

ROW 2 - Mixed planting of TREES & FLAXES, columnar trees, rather than spreading, to avoid power lines. Fast growing, too, for faster effect. Not dense, but tall. 2m apart.

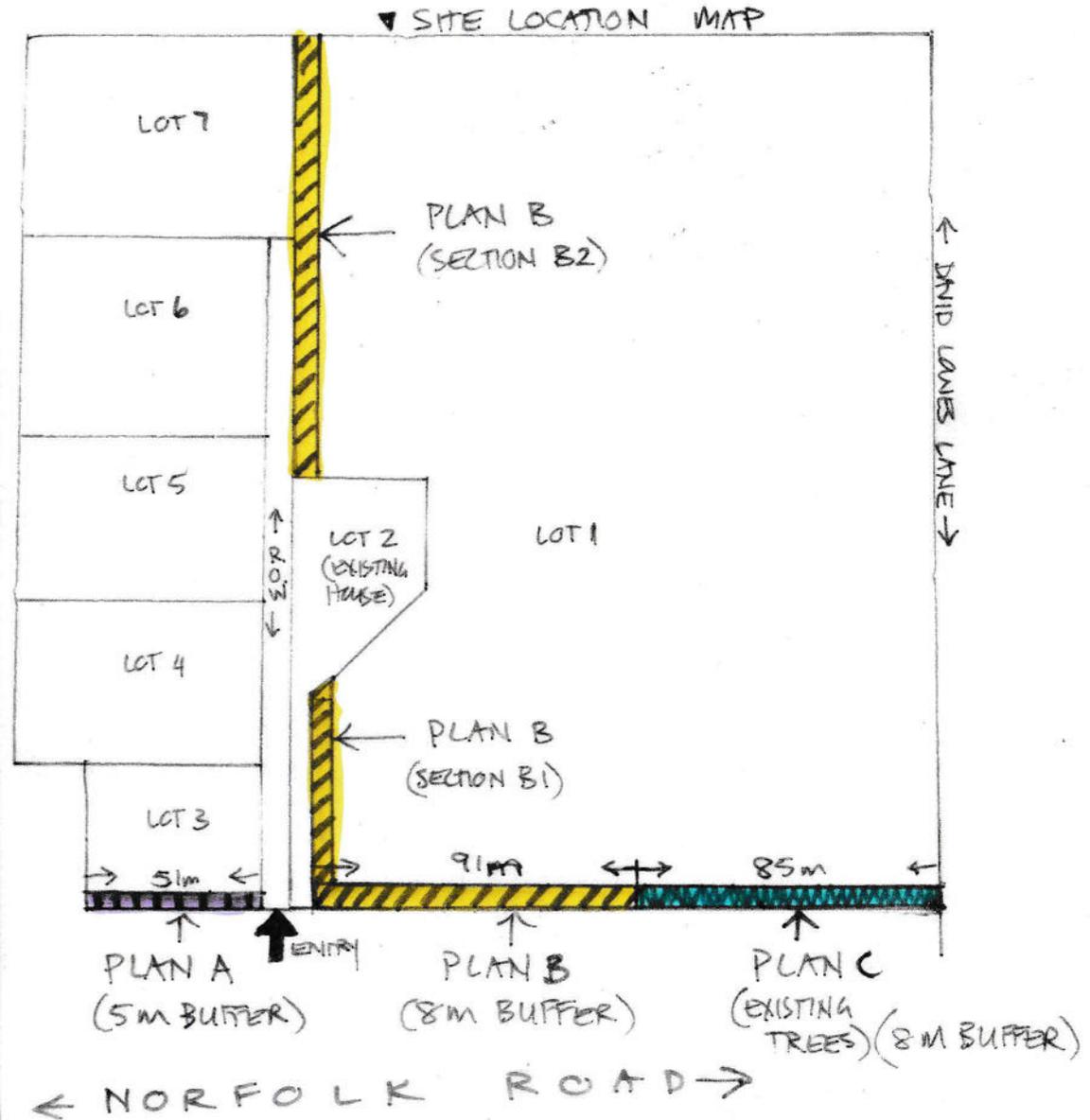
ROW 3 (Plan A) - Rear row in all cases is to be a row of Pittosporum euginoides, to form a dense hedge planted 2.5m apart, which is sufficient for the trees to naturally spread, and canopies to join.

ROW 3 (Plan B) - Decorative large trees as an additional visual buffer. Undulating canopy heights.

ROW 3 (Plan C) - Existing deciduous trees with no visual barrier effect over winter, hence the fourth row of planting behind.

Note about PLAN B - Sections B1 and B2

Only to be planted if the subdivision of Lot 1 does not get consented in the future. If the length of Norfolk Road is planted, then there is little benefit in also planting along this fence line.



**NORFOLK ROAD
CARTERTON**

**PROPOSED BUFFER
PLANTING - Plan B**

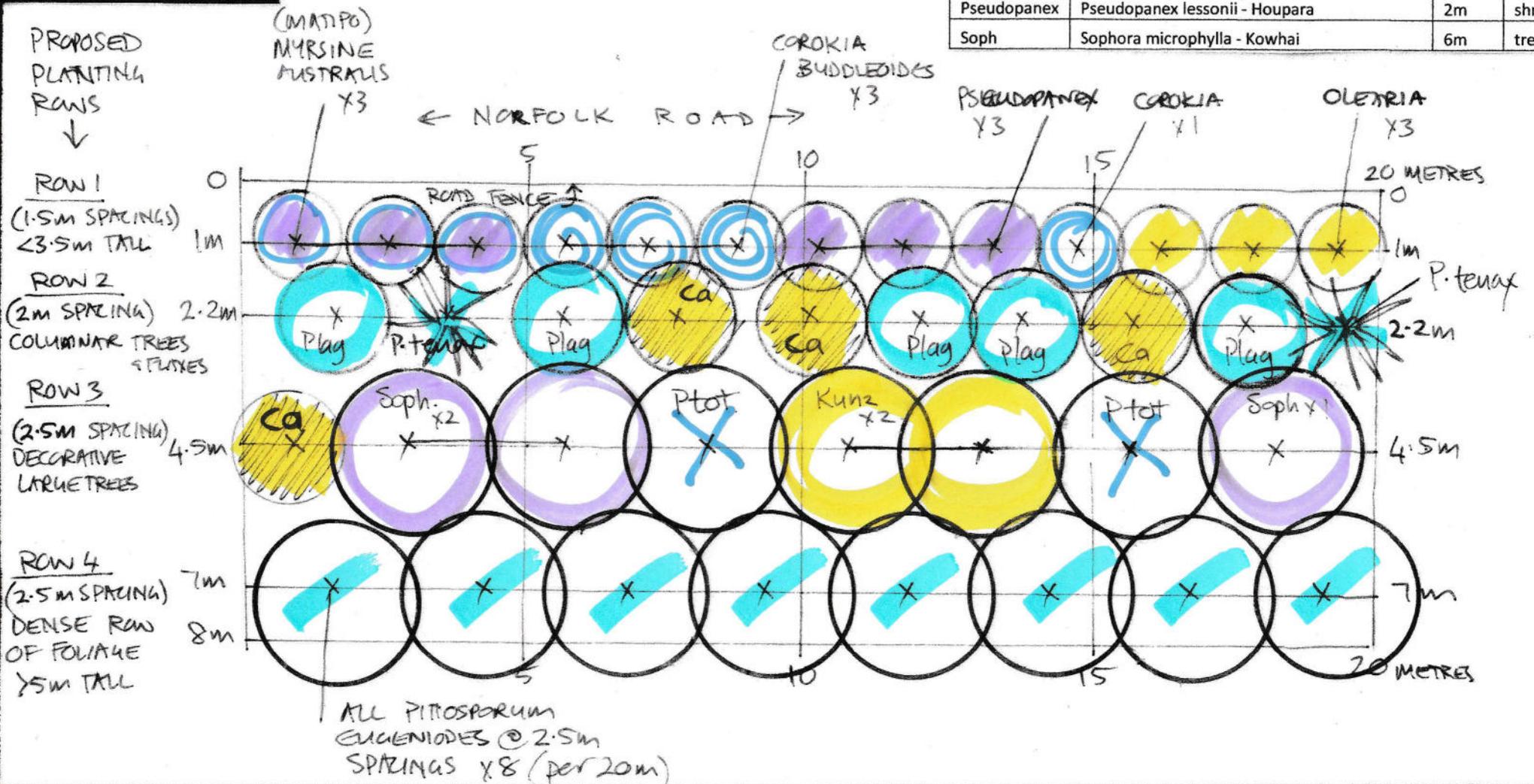
Date: August 2024
Scale: 1:100
Sheet : 3 of 4 @ A4 Sheet

**Rachel Callaghan
Landscape Architect**
292 Mangarei Rd Masterton 5871
m 0273 784 155
e rachel.george@xtra.co.nz

PLANS B & C - 8M BUFFER

Largely because of the existing deciduous trees, the rows are close together consistently along the full Norfolk Rd boundary, hence 8 metre width proposed for the buffer zone, as 4 rows at these spacings and species are more than enough to densely screen development.

Code	PLANT NAME	Height	Type
Ca	Cordyline australis - Ti Kouka/Cabbage Tree	6m	tree
Corokia	Corokia buddleoides or cultivars	2m	shrub
Kunz	Kunzea ericoides - Kanuka	10m	tree
Myrsine	Myrsine australis - Matipo	3m	shrub
Olearia	Olearia paniculata - Akiraho	3m	shrub
P tenax	Phormium tenax - Harakeke flax	3m	shrub
P tot	Podocarpus totara - Totara	8m	tree
Pittosporum	Pittosporum euginiodes - Tarata/Lemonwood	6m	tree
Plag	Plagianthus regius - Ribbonwood	6m	tree
Pseudopanex	Pseudopanex lessonii - Houpara	2m	shrub
Soph	Sophora microphylla - Kowhai	6m	tree



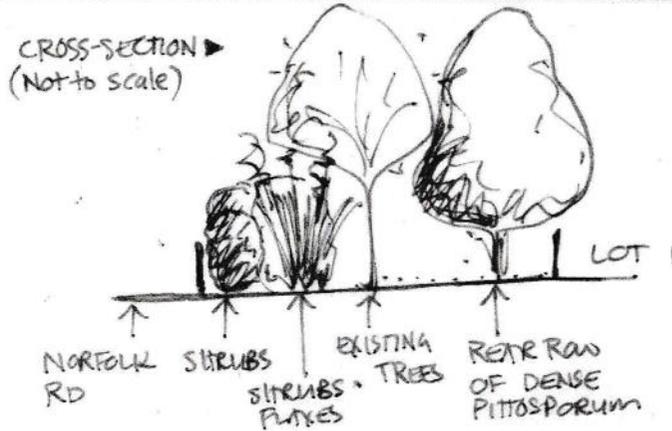
**NORFOLK ROAD
CARTERTON**

**PROPOSED BUFFER
PLANTING - Plan C**

Date: August 2024
Scale: 1:100
Sheet : 4 of 4 @ A4 Sheet

**Rachel Callaghan
Landscape Architect**

292 Mangarei Rd Masterton 5871
m 0273 784 155
e rachel.george@xtra.co.nz



Code	PLANT NAME	Height	Type
Ca	Cordyline australis - Ti Kouka/Cabbage Tree	6m	tree
Corokia	Corokia buddleoides or cultivars	2m	shrub
Kunz	Kunzea ericoides - Kanuka	10m	tree
Myrsine	Myrsine australis - Matipo	3m	shrub
Olearia	Olearia paniculata - Akiraho	3m	shrub
P tenax	Phormium tenax - Harakeke flax	3m	shrub
P tot	Podocarpus totara - Totara	8m	tree
Pittosporum	Pittosporum eugenioides - Tarata/Lemonwood	6m	tree
Plag	Plagianthus regius - Ribbonwood	6m	tree
Pseudopanex	Pseudopanex lessonii - Houpara	2m	shrub
Soph	Sophora microphylla - Kowhai	6m	tree

PROPOSED
PLANTING
ROWS
↓

ROW 1
(1.5m SPACING) 1m
< 3.5m TALL

ROW 2
(2m SPACING)
< 4m TALL

ROW 3
(2.5m SPACING)
> 5m TALL
DENSE FOLIAGE

