

BORE LOG DATA SHEET

CLIENTS NAMES:	MARTIN LAWN		
FULL ADDRESS:	108 EASTBURN ROAD CROWN RANGE		
RESOURCE CONSENT NO:	RM19.057		
BORE SIZE:	150MM		
START DATE:	24 May 2019		
FINISH DATE:	28 May 2019		
MACHINE:	DR24		
RAPID NO:	108		
GRID REFERENCE:	E1277163 N5009317		
DRILLER:	R HARREX		
MEASURED FROM:	Top of casing		
300mm UPSTAND:	Yes		
TOTAL DEPTH BORE:	77.88M		
TOP LEADER:	75.80M		
STATIC WATER LEVEL:	64.50M		
SCREEN - SLOT:	.025MM		
ТҮРЕ	Stainless		
PVC SLOTTED:	n/a		
SCREEN:	1.5M		
LEADER:	0.50CM		
SUMP:	0.12CM		
TOTAL CASING USED:	76.15M		
AT TIME OF PUMPING-BORE DID:	1.5LTS /SEC		
PUMPING WATER LEVEL:	71.16M SLOWLY RISEING		
TEST PUMP PERIOD:	2.5HRS		
AIR/PUMP INTAKE:	DEVOLOPEING WITH AIR		
BACTERIAL WATER TEST:	CITI LAB TEST		
CHEMICAL WATER TEST:	CITI LAB TEST		
IMPERVIOUS SEAL AT GROUND	Yes		
LEVEL AROUND CASING	i es		
CASING TOP SEALED TO	Yes		
PREVENT CONTAMINATION	163		
COMMENTS:			

BORE LOG:

0.0-0.60CM	TOP SOIL	
0.60-35.1M	SILTY COARSE GRAVELS ODD	
	COBBLES	
35.1-78.88M	SILTY COARSE GRAVELS ODD	
	BOULDER	
	POSSIBLE LAND SLIDE	

P:\Contracting\SouthDrill\1 SouthDrill\1 SouthDrill\2018 - 2019\SD Jobs 2018 - 2019\a Central Jobs\Job 3108 - Concept Builders LTD\Bore Log MARTIN LAWN 108 EASTBURN RD

Document Set ID: 6461095 Version: 1, Version Date: 16/03/2020

Jake Woodward

From: Martin Lawn <info@conceptbuilders.co.nz>
Sent: Thursday, 21 November 2019 10:16 AM

To: Jake Woodward; Steve Skelton

Subject: Fwd: Lawn & Venter Reports & Comments

Attachments: Bore Log MARTIN LAWN 108 EASTBURN RD.pdf

Sent from my Samsung Galaxy smartphone.

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

From: Bruce Fox <bruce.fox@southdrill.co.nz> Date: 21/11/19 10:03 AM (GMT+12:00)

To: Martin Lawn <info@conceptbuilders.co.nz> Subject: RE: Lawn & Venter Reports & Comments

Hi Martin

The bore log for the site is attached

The static water level in the bore was 64.50m below top of casing.

We pumped the bore at 1.5litres per second that drew the water level down to 71.16m BTC.

At that pumping rate the water level was static and starting to rise meaning the flow was sustainable.

Under the ORC rules if you pump over 25,000l/day you will need to apply for a separate consent to take that greater quantity of water and that will be monitored.

Under 25,000l/day is a domestic water take and not monitored. This bore has the ability to deliver that flow and it is now about sizing the pump capacity.

Let me know if there is any further information you require.

Regards Bruce

Bruce Fox | Manager SouthDrill

SouthDrill

12 The Mall Cromwell 9310

MOB +64 27 223 0884

PST PO Box 61, Cromwelll 9310 EML bruce.fox@southdrill.co.nz

WEB southdrill.co.nz



A member of the HWR family of companies

From: Martin Lawn <info@conceptbuilders.co.nz> Sent: Wednesday, 20 November 2019 3:47 PM To: Bruce Fox <bru>
Subject: Re: Lawn & Venter Reports & Comments

Hey Bruce

Do you have the capacity/ amount per day of bore?

Martin

Sent from my Samsung Galaxy smartphone.

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

From: Bruce Fox < bruce.fox@southdrill.co.nz >

Date: 19/06/19 7:02 AM (GMT+12:00)

To: Martin Lawn <info@conceptbuilders.co.nz>

Cc: "Graeme Stewart (grstewart1314@gmail.com)" < grstewart1314@gmail.com >

Subject: RE: Lawn & Venter Reports & Comments

Good morning Martin

Please disregard the previous message containing your water bore water analysis results, as I had mistakenly include another client's results also.

Attached are the analysis results specific to your site and I apologise for any confusion caused.

Regards

Bruce

Bruce Fox | Manager SouthDrill

SouthDrill

12 The Mall Cromwell 9310

MOB +64 27 223 0884

PST PO Box 61, Cromwelll 9310 bruce.fox@southdrill.co.nz

WEB southdrill.co.nz



A member of the HWR family of companies

From: Bruce Fox

Sent: Tuesday, 18 June 2019 5:21 PM

To: Martin Lawn <info@conceptbuilders.co.nz>

Cc: Graeme Stewart (grstewart1314@gmail.com) < grstewart1314@gmail.com>

Subject: FW: Lawn & Venter Reports & Comments

Afternoon Martin

Please find attached the results of your water bore analysis.

As an over view of these result, as your turbidity is slightly high, that tends to also elevate the other base reading like Iron and hardness. Generally with pumping the turbidity would reduce and so I would also expect the iron etc to reduce.

We stop pumping when we think we have achieve a reasonable result, this is more a cost driven outcome, to minimise your cost.

If you have any concerns or want to discuss these result, please feel free to contact Graeme Stewart who will be better able to qualify these results to you.

Bruce Fox | Manager SouthDrill

SouthDrill

12 The Mall Cromwell 9310

MOB +64 27 223 0884

PST PO Box 61, Cromwelll 9310
EML bruce.fox@southdrill.co.nz

WEB southdrill.co.nz



A member of the HWR family of companies

From: Citilab < info@citilab.co.nz > Sent: Friday, 14 June 2019 3:45 PM

To: Southdrill Manager < manager@southdrill.co.nz > Subject: Lawn & Venter Reports & Comments

--

CITILAB, PO Box 781, Dunedin 9054 Block C, Invermay Agricultural Centre, Puddle Alley, Mosgiel 9092* 03 484 7588* info@citilab.co.nz http://www.citilab.co.nz

* Please note change of physical address and phone number

Celebrating twentyone years of service to the Water Industry



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Sample – 39119: Martin Lawn – Bore Water Batch 75110

Determinants	Results	MAV ¹ or	Target range	Comments
	(mg/L or specified)	GV^2		
Acidity	7	-	Low	OK
Alkalinity	180	-	Low	High
Bromide	<0.1	-	Low	OK
Chloride	1.7	250	125	OK
Fluoride	<0.1	-	Low	OK
Colour	10 (<2.5 filtered)	-	<5.0	OK
Total Manganese	0.0080	< 0.04	<0.04	OK
Conductivity	36	-	<40	OK
Total Hardness	185	200	50-80	High
pН	7.79	7.0 to 8.5	7.0 to 8.0	OK
Phosphate	<0.2	250	Low	OK
Sulphate	3.9	250	Low	OK
Total Arsenic	< 0.0005	0.01	0.005	OK
Turbidity	4.1	2.5	<5	OK
Total Calcium	64.2	-	40	High
Total Iron	0.37	0.2	<0.2	High
Total Magnesium	5.96	-	10	OK
E.Coli	<1.0	<1.0	<1.0	OK
Nitrate	2.7	50	<25	OK

¹MAV means Maximum Acceptable Values quoted from Drinking Water Standards for New Zealand 2008. ²GV means Guideline Values from the same source above. mg/L equals to g/m³ and is often referred to as ppm (parts per million). < means less than.

The water was deemed **Suitable** for drinking purposes

The water has aesthetic issues due to the high iron value that may adversely affect the taste of the water and also cause staining of laundry and porcelain. The level of hardness may also lead to deposits in kettles and the like, and decrease the efficiency of laundry and kitchen detergents.

Graham Mason *CITILAB*



M & S Lawn – Eastburn Road Building Platform

Infrastructure Feasibility Report



Prepared by:



PO Box 1461 Queenstown Ph 027 223 3036

M & S Lawn – Eastburn Road Building Platform

Infrastructure Feasibility Report

Report prepared For:	M & S Lawn

Report Prepared By: John McCartney

john@civilised.nz

Report Reference: QS036

2020-02-16 Infrastructure Report.docx

Date: 17th February 2020

Issue	Details	Date
1	Draft for comment	17 th February 2020
2	Final - for resource consent	17 th February 2020

Document Set ID: 6461086 Version: 1, Version Date: 16/03/2020



Exe cutive Summary

The M & S Lawn propose to establish a new building platform on their land at Eastburn Road, on the Crown Terrace near Queenstown. Civilised Ltd have assessed the necessary development infrastructure in relation to:

Wastewater disposal

We confirm that it is feasible to provide the necessary wastewater infrastructure to service the proposed future dwelling.

Wastewater is able to be treated and soaked to ground on site by way of an individual on site wastewater disposal system. The suitability of the ground for receiving the wastewater flows has been confirmed following test pitting carried out on site.



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1 Introduction

M & S Lawn have engaged Civilised Limited (CL) to investigate and report on the feasibility of providing utility services and the necessary development infrastructure for the proposed development of land at Eastburn Road on the Crown Terrace near Arrowtown.

This report considers the nature of the proposed development, the site conditions affecting the implementation of the necessary development infrastructure and describes the proposed implementation of the following elements;

Wastewater collection and disposal

The report is to supplement and support the planning submissions made by others on behalf of M & S Lawn with regards to the application for consent to establish the building platform.

2 Description of Proposal

The applicant proposes to develop their property at Eastburn Road, on the Crown Terrace near Arrowtown. The land is currently zoned Rural General under the Queenstown Lakes District Council (QLDC) District Plan.

One new building platform is proposed, for a future residential dwelling. The allotment is currently approximately 10.908 ha in size.

The existing allotment is legally described as Lot 33 DP 417527 and is contained within Certificate of Title 469939.

The new building platform is to be created on gently sloping ground within the allotment. The platform is intended for rural lifestyle development with incorporation of building restriction and landscape covenant areas to preserve as much of the existing rural landscape as possible. A scheme plan showing the indicative layout of the proposed building platform is contained in Appendix A.

We note that this assessment of the necessary development infrastructure is limited to consideration of the scale of the development as it is currently proposed.

3 Site Description

The proposed development is located on terrain to the west of Eastburn Road.

The site currently consists of pasture for stock grazing and is expected to at least partially become landscaping around a future dwelling on the building platform.



Grades on the site can be described as flat to gently sloping.

The elevation of the proposed lots is approximately RL 650m above Mean Sea Level (MSL).

Generally, the land within the proposed development area may be described as farm pasture.

During our site visits no evidence of large scale land instability was identified within the boundaries of the proposed rural development.

The land receives approximately 900mm of rainfall per annum and may be subject to drought conditions during the summer months.

4 Wastewater Disposal

4.1 General

No community or Council scheme is available for connection in close proximity to the subject site. It is not sustainable to remove waste from site therefore individual on site wastewater disposal (OSWWD) must be examined.

It can be shown that the future development of the proposed building platform may be advanced on the basis of a new on-site wastewater disposal system. The feasibility of such a system is discussed below.

4.2 Site and Soil Assessment

A site and soil assessment has been undertaken and the report for this is included in Appendix B of this report. This assessment has been based on the guidelines of AS/NZS 1547:2012. The site and soil assessment was carried out by undertaking a site visit with a detailed walkover inspection along with the excavation of a test pit. A copy of the test pit log and test pit location plan are included in Appendix C of this report.

4.3 Ground Conditions

The test pitting carried out was undertaken adjacent to the proposed building platforms. These show a varying topsoil depth of approximately 200mm and the site being underlain by silty, sandy gravels and loess.

The loess layer has been classified as a Category 4 soil in accordance with Table 5.1 of AS/NZS 1547:2012. Based on our knowledge of the soakage characteristics of similar soils a loading rate of up to 20mm/day could be applied for discharges to these soils provided secondary treatment of the wastewater was undertaken.



4.4 Conclusions

Based on our investigations to date the soils on the site have sufficient capacity to facilitate the disposal of effluent to land via sub-soil soakage methods, however the presence of sensitive receivers (being groundwater and surface water bodies) requires that the effluent receive some form of treatment prior to discharge.

We confirm that based on our assessment of the likely loadings, on-site wastewater treatment and disposal systems may be designed to provide the necessary level of treatment such that the risk of causing significant adverse environmental effects is minimised.

For this particular development, given the size of the lot and the large amount of land area available, it is expected that the on-site sewage and disposal systems would be for individual sewage management.

We confirm that a tank system, in conjunction with primary and secondary treatment elements, may be designed, implemented and maintained to ensure a "means of treating and disposing of sewage which is consistent with maintaining public health and avoids or mitigates adverse effects on the environment", therefore satisfying council policy.

4.5 Recommendations

Given the size of the lot we believe it is appropriate and feasible to consider individual lot systems for this development.

An individual lot system that would provide sufficient renovation to effluent from on-site wastewater disposal for this development prior to discharge to land are summarised as follows;

4.5.1 Individual Lot Systems

The individual lot system would comprise a multi chamber septic tank or similar filtered type tank to each lot combined with a secondary treatment element. Sewage from the treatment system would be pump or siphon dosed at a controlled daily rate to a disposal field of shallow depth. This system could be designed to provide sufficient treatment/renovation of effluent prior to discharge to land. Provision should be made at site planning stage for a minimum disposal field area of 50 m² and a reserve field area of 50 m².

To maintain high effluent quality such systems would require the following;

- Specific design by a suitably qualified professional engineer.
- A requirement that each lot must include systems that achieve the levels of treatment determined by the specific design.
- Regular maintenance in accordance with the recommendations of the system designer and a commitment by the owner of each system to undertake this maintenance.



- Intermittent effluent quality checks to ensure compliance with the system designers specification.
- Inclusion of secondary treatment elements in the treatment system.

5 Limitations

This report has been written for the particular brief to Civilised Ltd from their client and no responsibility is accepted for the use of the report for any other purpose, or in any other context or by any third party without prior review and agreement.

In addition, this report contains information and recommendations based on information obtained from a variety of methods and sources including inspection, sampling or testing at specific times and locations with limited site coverage and by third parties as outlined in this report. This report does not purport to completely describe all site characteristics and properties and it must be appreciated that the actual conditions encountered throughout the site may vary, particularly where ground conditions and continuity have been inferred between test locations. If conditions at the site are subsequently found to differ significantly from those described and/or anticipated in this report, Civilised Ltd must be notified to advise and provide further interpretation.

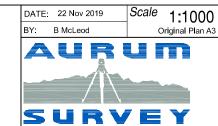
Appendix A

Proposed Building Platform Drawing

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PROPOSED PLATFORM EASTBURN ROAD WAKATIPU



DRAWING & ISSUE No. 3720-6R-1C

Appendix B

Site and Soil Assessment

Document Set ID: 6461086 Version: 1, Version Date: 16/03/2020

Onsite Wastewater Disposal Site & Soils Assessment



Use for Subdivision or Land Use Resource Consent

The design standard for waste water treatment and effluent disposal systems is AS/NZS 1547:2012. All references in this form relate to this standard.

Applications should provide sufficient information to demonstrate that all lots will be capable of accommodating an on-site system.

Site Description	
Property Owner:	M & S Lawn
Location Address:	Eastburn Road, Crown Terrace
	Near Queenstown
Legal Description (eg	Lot3 DP1234) : Lot 33 DP 417527
List any existing cons	sents related to waste disposal on the site:
General description o	f development / source of waste water: Proposed new building platform
for a future domest	cic dwelling.
The number and size	of the lots being created: Lot 33 – 10.908ha
Site Assessment (re	efer to Tables R1 & R2 for setback distances to site features)
Land use	Currently pasture for stock grazing
Topography	Varies from flat to gently sloping
Slope angle	Max 0 to 1:10
Aspect	Generally west
Vegetation cover	Grass
Areas of potential po	nding Nil
Ephemeral streams	One ephemeral stream south of the proposed platform
Drainage patterns an	d overland paths Sheet flow leading to nearby gulleys and the Swift Burn.
Flood potential (show	with return period on site plan) Nil
Distance to nearest w	water body Separation of 50m is available
Water bores with 50m	r (reference ORC Maps) Nil, nearest bores are at least 300m from site.
Other Site Features_	Nil.

Highest potential) I	Depth to gro	und water:		
	Summer _	> 3m	_	
	Winter	> 3m		
		Assessed g	– iven the test pit information a	and topograp
	Illomation	130urce		
round water?			through permeable soils to sential for short circuiting will l	
oil Investigation	(Appendix	C)		
ield investigation d	ate: _	30 th January 2020	_	
lumber of test pit b	ores (C3.5.4): 1 test pit		
			s a plan showing test pit or bo	ore location, l
esults and photos of fill material was e	of the site pro	ofile.	s a plan showing test pit or bo	
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Page | 2

Loading rate, DLR (Table L1): 25 mm/day
Explanation for proposed loading rate: The conservative loading rate for secondary treated effluent
for category 4 soils is 20mm/day.
December of the section of the secti
Recommendations from site and soils assessment
Specify any design constraints Specify any areas unsuitable for location of the disposal field Specify any unsuitable treatment and/or disposal systems
Propose suitable mitigation to enable successful effluent treatment
1) Secondary treatment is recommended due to the soils present, the groundwater table,
nearby waterbodies and schist bedrock likely underlying the site.
Attachments Checklist
Copy of existing consents
Soil investigation addendum
To scale site plan, the following must be included on the plan: Buildings
Boundaries Retaining Walls
Embankments
Water bodies Flood potential
Other septic tanks / treatment systems
Water bores Existing and proposed trees and shrubs
Direction of ground water flow North arrow

Note that an Otago Regional Council (ORC) consent may also be required to discharge domestic waste water to land if any of the following apply:

- Daily discharge volume exceeds 2,000 litres per day
- Discharge will occur in a groundwater protection zone
- Discharge will occur within 50 metres of a surface water body (natural or manmade)
- Discharge will occur within 50 metres of an existing bore/well
- Discharge will result in a direct discharge into a drain/water ace/ground water
- Discharge may runoff onto another persons' property

If any of these apply then we recommend that you correspond with the ORC;

Otago Regional Council "The Station" (upstairs) Cnr. Camp and Shotover Streets P O Box 958 Queenstown 9300

Tel: 03 442 5681

I believe to the best of my knowledge that the information provided in this assessment is true and complete. I have the necessary experience and qualifications as defined in Section 3.3 AS/NZS 1547:2012 to undertake this assessment in accordance with the requirements of AS/NZS 1547:2012:

Company:

Civilised Limited

iphn@civilised.nz

Phone number:

O27 2233036

Name:

John McCartney

Signature:

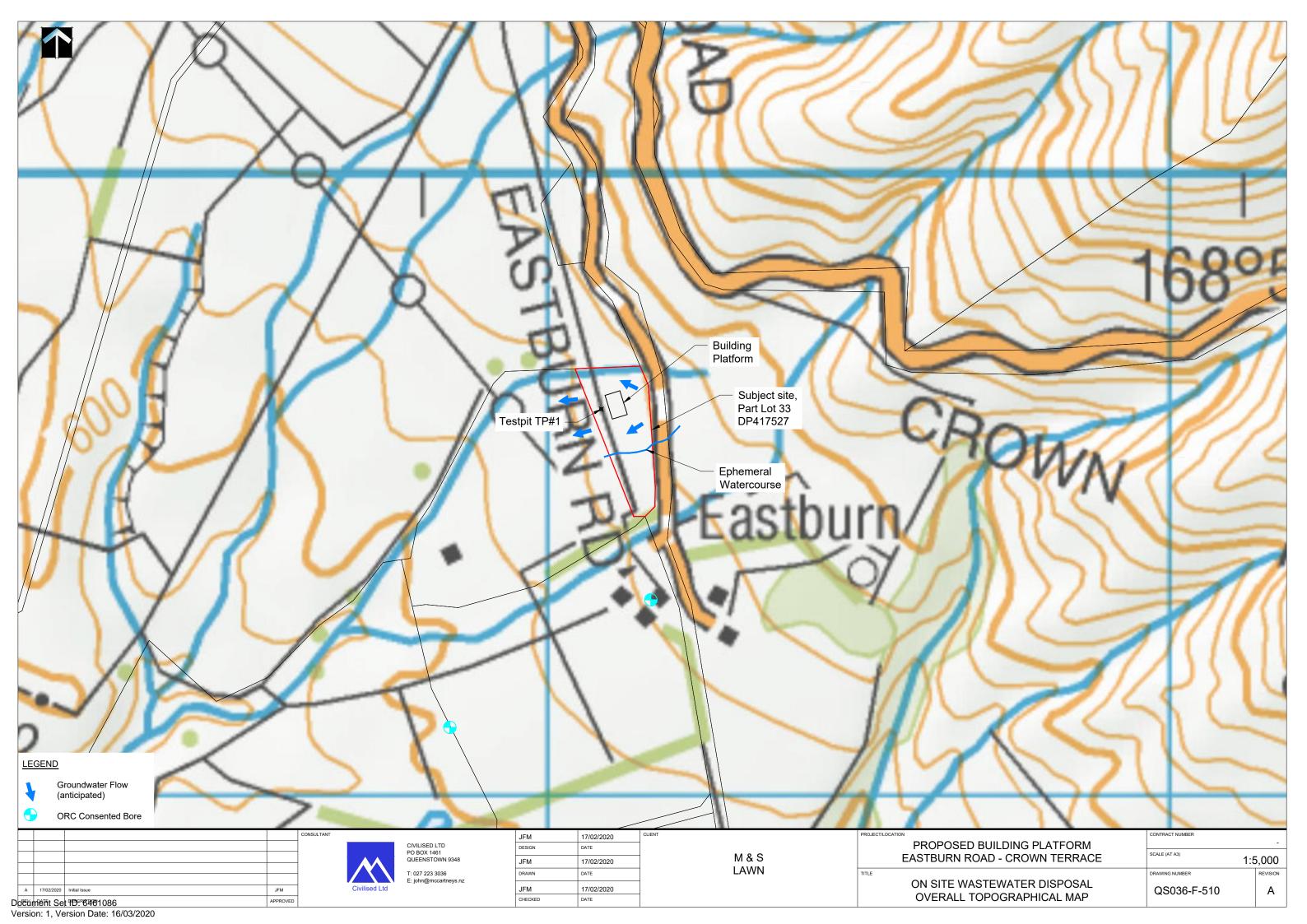
Date:

17th February 2020

Queenstown Lakes District Council
Private Bag 50072

10 Gorge Road QUEENSTOWN 9348 **Phone:** 03 441 0499 **Fax:** 03 442 4778

Email: services@qldc.govt.nz **Website:** www.qldc.govt.nz



Appendix C

Test Pit Log and Location Plan

Document Set ID: 6461086 Version: 1, Version Date: 16/03/2020

Test Pit Log



Project:	Proposed N	ew Building F	Platform	Project Number:	QS036		
Site Location:	Eastburn Ro	oad		Client:	MW & S Lawn		
ets Pit Number:	TP#1 Fine and	d sunny.				Sh	eet 1 of 1
Depth (m) Water Level	Graphic Log Moisture			ock Description		Geological Unit	Depth
-	Moist		osoil, dark brown, mo			Topsoil	_
0.5	Moist		GRAVEL, alluvial in or tth, some boulders up	igin, subrounded AP60, si o to 600mm ALD	ltier on contact and	Gravel	0.5
1.0	Moist	Light brown sand	dy SILT, compact			Loess	1.0
- - -	No wat	ter 1.3m, bottom of	hole				- - - -
1.5 - -							1.5
							2.0
							2.5
- - _ 3.0 -							-
- - 3.5							3.0
Date Excavated:	30th January 202	0 Equipment:	Unknown				
ogged By:	JFM	Contractor:	Excavated p	rior to visit, exc	avation not o	bserv	ed

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Testpit Location Plan

PROPOSED PLATFORM EASTBURN ROAD WAKATIPU



RAWING & ISSUE No. 3720-6R-1C

AURORA ENERGY LIMITED

PO Box 5140, Dunedin 9058 PH 0800 22 00 05 WEB www.auroraenergy.co.nz



27 January 2020

Jake Woodward Southern Planning Sent via email only: jake@southernplanning.co.nz

Dear Jake,

ELECTRICITY SUPPLY AVAILABILITY FOR A PROPOSED DEVELOPMENT – A RESIDENTIAL BUILDING PLATFORM. EASTBURN ROAD, QUEENSTOWN. LOT 33 DP 417527.

Thank you for your inquiry outlining the above proposed development.

Subject to technical, legal and commercial requirements, Aurora Energy can make a Point of Supply¹ (PoS) available for this development.

Disclaimer

This letter confirms that a PoS **can** be made available. This letter **does not** imply that a PoS is available now, or that Aurora Energy will make a PoS available at its cost.

Next Steps

To arrange an electricity connection to the Aurora Energy network, a connection application will be required. General and technical requirements for electricity connections are contained in Aurora Energy's Network Connection Standard. Connection application forms and the Network Connection Standard are available from www.auroraenergy.co.nz.


Yours sincerely

Niel Frear

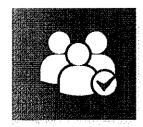
CUSTOMER INITIATED WORKS MANAGER

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¹ Point of Supply is defined in section 2(3) of the Electricity Act 1993.



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AFFECTED PERSON'S APPROVAL



FORM 8A

Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM#

Martin and Suzanne Lawn



AFFECTED PERSON'S DETAILS

t/We Crown Range Holdings Limited

Are the owners/occupiers of

Lot 3 DP 321835



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

To establish five (5) cottages to be used for Visitor Accommodation purposes on the site at Lot 19 DP 20799 as shown on the Aurum Survey Plans attached in Appendix [A].

To undertake boundary Adjustment and establish building Platform on Lot 33 shown on the Aurum Survey Plans attached in Appendix [B]

at the following subject site(s):

Lot 19 DP 20799 as shown on the Aurum Survey Plans attached in Appendix [A]

Lot 33 DP 417527 as shown on the Aurum Survey Plans attached in Appendix [B]





I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED





I/We have sighted and initialled ALL plans dated and approve them.

Plans attached in Appendix [A] and [B]

₹.2.20 M

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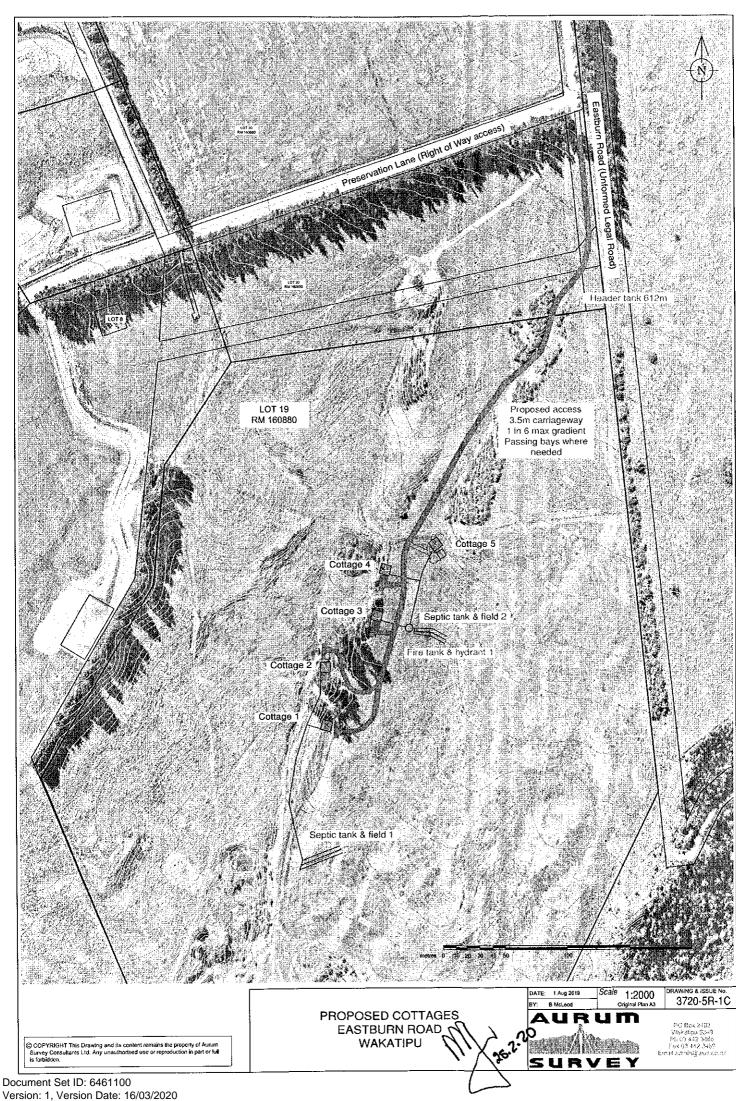
APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

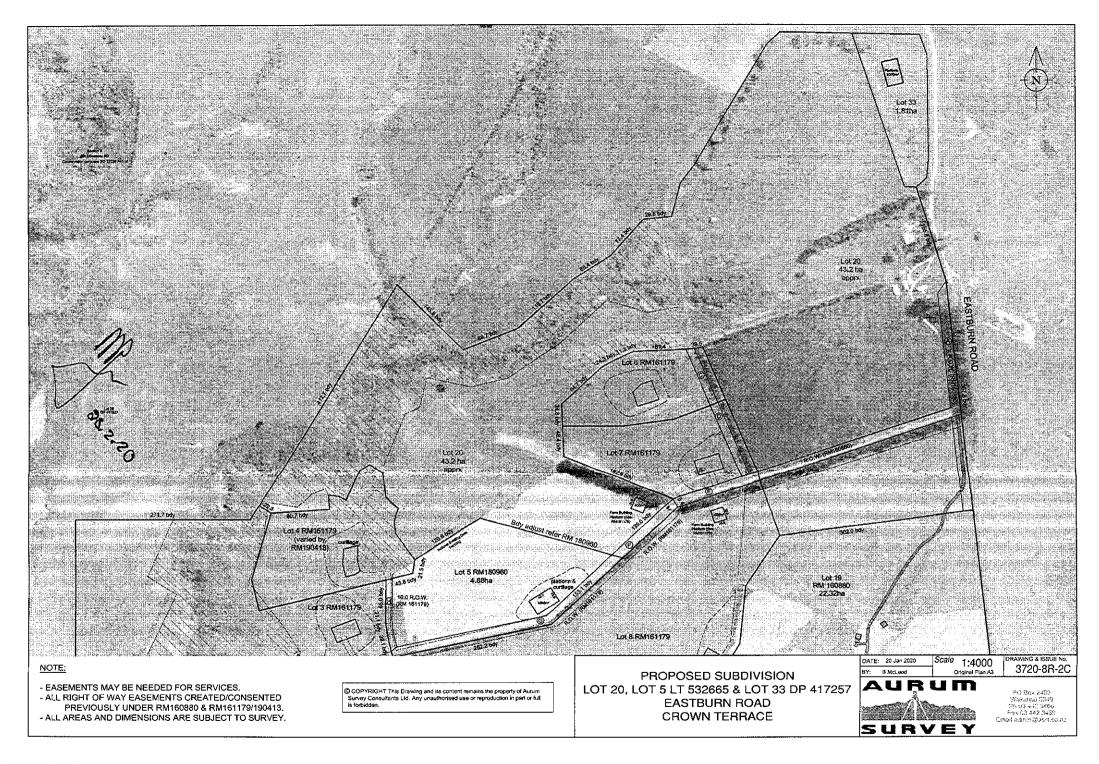
	Name (PRINT) Melvin Jones	
A	Contact Phone / Email address	
	Signature	Date 25 2.20
	Name (PRINT) James Grove	
В	Contact Phone / Email address	
	Signature	Date
	Name (PRINT) Mark Norrie	
įς	Contact Phone / Email address	
	Signature	Date
	Name (PRINT)	
D	Contact Phone / Email address	
	Signature	Date
	Note to person signing written approval	
	Conditional written approvals cannot be accepted. There is no obligation to sign this form, and no reasons need to be given. If this form is not signed, the application may be notified with an opportunity for submission of the signing on behalf of a trust or company, please provide additional written evidence that	







Version: 1, Version Date: 16/03/2020



From: Jake Woodward

Sent: Tue, 31 Mar 2020 17:05:15 +1300

To: Jake Neaves

Subject: RM200240 - Additional Correspondence Received Prior to Formally Receiving

Application

Attachments: 3720 6R 1C Platform.pdf, Appendix [D] - Boundary Adjustment Plan and Overall

Scheme Plan.pdf

Hi Jake,

I have gone through the below with the client and our combined response is as shown in red (I've deleted some of the preamble from your original email for ease of reference). I agree that the lack of payment is a s88 rejection matter and I have just been advised that Martin has paid this today. However, I feel the other matters (as you've already pointed out), are not necessarily s88 matters but rather clarification. To that end, I've attempted to provide an as comprehensive response as I can and should you require updated plans etc, these can be commissioned in tandem with the processing of the application as I would like the Council Landscape Architect to be able to get on to this as soon as possible.

Please note, we will respond to the Lot 19 application at a later date.

Responses in red below.

Payment

We require payment of the initial fee before application can be formally received. I note the Form 9 in your application mentions a payment was made, however it has not shown up in our system. If it was paid can you please provide a payment date and the reference used etc? The deposit amount for the application should be \$3,920 in accordance with our fees schedule which is located at: https://www.gldc.govt.nz/services/resource-consents/application-forms-and-fees

You can pay by one of three ways:

- Cheque payable to Queenstown Lakes District Council;
- · Cash, Eftpos, Credit Card at our reception counters;
- Bank transfer to account 02 0948 0211515 00 referencing RM and the first 5 letters of the applicant's name. (If paying from overseas swiftcode BKNZNZ22).

Martin advises this was paid today, 31 March 2020.

Inconsistences

They're not really matters that hold up formally receiving the application but some things you should look to tidy up prior to lodgement:

Document Set ID: 6472801 Version: 1, Version Date: 01/04/2020 Appendix B – Plan of Existing land uses shows a proposed Lot 21 and 4 additional platforms within it. Can you please confirm they don't form part of this application and provide an amended plan to avoid confusion?

I can confirm that the four platforms as shown on Lot 21 in *Appendix B* do not form part of this proposal. An oversight on my part and I will arrange a new plan to be sent in (I will do this myself when I get a moment).

• The APA from Crown Range Holdings Limited (*Appendix K*) includes a signed plan from RM200241 (VA cottages). Can you please confirm it's not supposed to be there and submit a fresh APA without it to avoid confusion? I agree the approach you've taken (two separate applications rather than one), if we ultimately need two hearings we could look to hold a joint hearing to save Martin time / money.

I have updated the APA to simply remove the plan showing the proposed VA activities on Lot 19. Crown Range Holdings Limited are very well aware of all of the activities that Martin is seeking to do and unfortunately, sending too much paper work to lay people can be overwhelming. I've tried to keep life simple for Crown Range Holdings Limited by sending them one form to sign.

• Earthworks. The AEE notes none are proposed but the plan in *Appendix H – Wastewater Report* includes an earthworks plan with 3,300m³ of cut. The permitted baseline doesn't allow a lot; are earthworks proposed? If so, please provide a plan with volumes, cut and fill height, and any earthworks associated with both the platform, access and servicing. If not, can you please remove the plan to avoid confusion?

No earthworks are proposed. Initially we were going to proposed 3,300m2 of earthworks but have decided against it. I have not gone back to Civilised Ltd to swap these plans out. Nonetheless, no earthworks whatsoever forms part of this application. I can arrange to get the references in the Civilised report updated but this will take several weeks but I don't consider this will affect commissioning the Landscape Architect or initial acceptance of the application.

 Subdivision timing. RM160880 as varied by RM171236 is being given effect to in one process (one LT Plan) along with RM161179 as varied by RM190413. RM180960 will then occur afterwards. Is the intention that this subdivision would not take place until all of those aforementioned subdivisions are complete?

I have asked Martin to prepare a memo on this — I must point out that the various applications that have been lodged in the past have all made for a slightly complicated consent history and I admit it took me time to get my head around the various approvals that have occurred. In any case, Martin's comments below in italics:

"As you know I wanted the Crown range property currently described as lot 5 to be shown on the application so that I could show that by various boundary adjustments I am increasing the land size and viability of the resulting property as a farm unit. This is the amalgamation of lot 5 lot33 and my existing property. Lot 19 is in there too but no boundary adjustment would take place.

To clarify for lot 33 what I am trying to achieve is to get a building platform for lot 33, this building platform and the 1.8 ha will remain as lot 33 and the balance of the existing lot 33 will be incorporated into my existing lot by way of boundary adjustment. This can happen now and is not subject at all to Crown Range Holdings subdivision in addition with the current state of affairs it is in question as to whether or not the purchase of lot 5 will go ahead."

To re-phrase (these are my words) – Lot 33 will be reduced to 1.81 ha and a RBP is proposed on this 1.81 ha allotment. The balance of Lot 33 will be amalgamated with Martin's property to the immediate south which is legally described as Lot 2 DP 321835.

Lot 20, is simply the result of RM160880 which 'renames' Martin's Lot (Lot 2 DP 321835). Lot 5 is a rename of Lot 3 DP 321835 as a result of RM161179.

Lot 20, as shown on the attached Overall Scheme Plan (Appendix D), is the result of all of the previous applications being approved and given effect to as detailed in Section 3.0 of the AEE. The onus will be on us to seek the relevant variations should any previous landholding is not subdivided by way of the previous consents approved. I'm happy to step you through this via Zoom once in processing.

As Martin explains, the whole purpose is really to create a more viable farming unit by consolidating land parcels together.

• Access ROW. Both the AEE and Appendix H – Wastewater Report reference and show a ROW over the adjoining lot to the south of Lot 33. Can you please have the scheme plan updated to show the proposed ROW and include it in a memorandum?

Please see attached plan which shows the ROW. Once again, the earthworks are not proposed. We can get this plan updated via s92 but for now, this should be enough for formal acceptance.

Landscape Matters

Just a heads up in advance, as you're probably aware, we're almost certainly going to request an independent peer review from a Landscape Architect of the submitted Landscape Assessment, in order to fully understand the effects of the proposed activity.

Noted – If you could please arrange for a Landscape Architect to be appointed as soon as possible. I would appreciate if we could obtain a timeframe from the Landscape Architect for the receipt of their assessment and proposed costings before they do any further work. Apologies for the request here – too often am I finding the Landscape Architect peer review takes a significant amount of time to complete.

If you disagree with our decision that your application is incomplete you can lodge an official objection under Section 357 of the RMA.

If you have questions or concerns please don't hesitate to ask.

Cheers,

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PROPOSED PLATFORM EASTBURN ROAD WAKATIPU

