

APPLICATION AS NOTIFIED

**CPC Trustee Limited
(RM240093)**

FORM 12

File Number RM240093

QUEENSTOWN LAKES DISTRICT COUNCIL**PUBLIC NOTIFICATION**

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

CPC Trustee Limited (RM240093)

What is proposed:

Consent is sought for the establishment of a residential building platform with associated vehicle access and landscaping.

The location in respect of which this application relates is situated at:

Wanaka Luggate Highway, Lot 7 Deposited Plan 24216 held in Record of Title OT16B/228

The application includes an assessment of environmental effects. This file can also be viewed at our public computers at these Council offices:

- 74 Shotover Street, Queenstown;
- Gorge Road, Queenstown;
- and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).

Alternatively, you can view them on our website when the submission period commences:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM240093 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Jacques Jansen Van Rensburg, who may be contacted by phone at +64 03 450 0529 or email at jacques.jansenvanrensburg@qldc.govt.nz

Any person may make a submission on the application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

Wednesday 30th April 2025.

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council:

C/- Nicole Malpass
nicole@ipsolutions.nz
IP Solutions
5 Chalmers Street, Wanaka 9305

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Andrew Woodford pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: Friday 28th March 2025

Address for Service for Consent Authority:

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

Phone
Email
Website

03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz

TechnologyOne ECM Document Summary

Printed On 07-Jan-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Appendix A - Form 9	7921847	1	15-Feb-2024
PUB_ACC	AEE	7921848	1	15-Feb-2024
PUB_ACC	Appendix B - Record of Title	7921843	1	15-Feb-2024
PUB_ACC	Appendix B - Easement Certificate 872699.9	7921846	1	15-Feb-2024
PUB_ACC	Appendix B - Encumbrance 951009.8	7921845	1	15-Feb-2024
PUB_ACC	Appendix B - Memorandum of Transfer 824737.12	7921844	1	15-Feb-2024
PUB_ACC	Appendix C - Scheme Plan	7921842	1	15-Feb-2024
PUB_ACC	Appendix D - Engineering Report	7921841	1	15-Feb-2024
PUB_ACC	Appendix E - Landscape Assessment Graphic Attachment	7921839	1	15-Feb-2024
PUB_ACC	Appendix F - NZTA Correspondence	7921838	1	15-Feb-2024
PUB_ACC	Appendix G - Electricity Confirmation	7921837	1	15-Feb-2024
PUB_ACC	Appendix H - Chorus Confirmation	7921836	1	15-Feb-2024
PUB_ACC	Water Permit	7956326	1	14-Mar-2024



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: **CPC Trustee Limited**

(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Carolyn Spencer-Bower**

*Postal Address: **PO Box 70 WANAKA**

*Post code:

9343

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address: **Carolyn@wanakahelicopters.co.nz**

*Phone Numbers: Day **021336515**

Mobile:

*The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company: **Nicole Malpass**

*Phone Numbers: Day **02108060084**

Mobile:

*Email Address: **nicole@ipsolutions.nz**

*Postal Address: **5 Chalmers Street, Wanaka**

*Postcode:

9305



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention: **Carolyn Spencer-Bower**

*Postal Address: **PO Box 70 WANAKA**

*Post code:

9343

*Please provide an email AND full postal address.

*Email: **Carolyn@wanakahelicopters.co.nz**

**OWNER DETAILS //** Please supply owner details for the subject site/property if not already indicated aboveOwner Name: **As above**

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:

**DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //**

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing



Applicant:



Landowner:



Other, please specify:

*Attention: **Carolyn Spencer-Bower***Email: **Carolyn@wanakahelicopters.co.nz**[Click here for further information and our estimate request form](#)**DETAILS OF SITE //** Legal description field must list legal descriptions for all sites pertaining to the application.
Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

WANAKA-LUGGATE HIGHWAY RD 2 WANAKA 9382

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

LOT 7 DP 24216District Plan Zone(s): **Rural****SITE VISIT REQUIREMENTS //** Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES

NO

Is there a dog on the property?

YES

NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES

NO

If 'yes' please provide information below

**PRE-APPLICATION MEETING OR URBAN DESIGN PANEL**

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:

**CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW**

Land use consent

Subdivision consent

Change/cancellation of consent or consent notice conditions

Certificate of compliance

Extension of lapse period of consent (time extension) s125

Existing use certificate

Land use consent includes Earthworks

**QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC**

Controlled Activity

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process

**BRIEF DESCRIPTION OF THE PROPOSAL // *Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal**

*Consent is sought to:

Establish a building platform at Wanaka-Luggate Highway, Lot 7 DP 24216.

**APPLICATION NOTIFICATION**

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule

**OTHER CONSENTS****Is consent required under a National Environmental Standard (NES)?**

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.

**OTHER CONSENTS // CONTINUED**

- I have included a Preliminary Site Investigation undertaken by a suitably qualified person.
- An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes N/A

Do you need any consent(s) from Otago Regional Council?

Yes N/A

If Yes have you applied for it?

Yes No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes No

**INFORMATION REQUIRED TO BE SUBMITTED //**

Attach to this form any information required (see below & appendices 1-2).

To be accepted for processing, your application should include the following:

- Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).
- A plan or map showing the locality of the site, topographical features, buildings etc.
- A site plan at a convenient scale.
- Written approval of every person who may be adversely affected by the granting of consent (s95E).
- An Assessment of Effects (AEE).
An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.

We prefer to receive applications **electronically** – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb

**PRIVACY INFORMATION**

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.

**FEES INFORMATION**

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable **prior to issuing of the decision**. Payment is due on the 20th of the month or **prior to the issue date** – whichever is earlier.



FEES INFORMATION // CONTINUED

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$273 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, [please call 03 441 0499](tel:034410499) and ask to speak to our duty planner.

Please ensure to [reference any banking payments correctly](#). Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:



Bank transfer to account 02 0948 0002000 00 (if paying from overseas swiftcode is – BKNZLN22)



Invoice for initial fee requested and payment to follow



Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference **RMCP**

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

\$2541 - Discretionary (overall consent status)

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment **TBC**

Invoices are available on request



APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

PLEASE TICK



Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form **Nicole Malpass**

Firm/Company **IP Solutions Ltd**

Dated **15/2/2024**

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

- (3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



ASSESSMENT OF ENVIRONMENTAL EFFECTS

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:
 - (b) an assessment of the actual or potential effect on the environment of the activity:
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:
 - (b) any physical effect on the locality, including any landscape and visual effects:
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



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APPENDIX 2 // Information requirements for subdivision

UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

A3

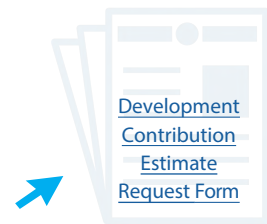
APPENDIX 3 // Development Contributions

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roading)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



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APPENDIX 4 // Fast - Track Application

Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that 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.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

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APPENDIX 5 // Naming of documents guide

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9	Engineering Report
Assessment of Environmental Effects (AEE)	Geotechnical Report
Computer Register (CFR)	Wastewater Assessment
Covenants & Consent Notice	Traffic Report
Affected Party Approval/s	Waste Event Form
Landscape Report	Urban Design Report
Ecological Report	

February 2024

Queenstown Lakes District Council
Wanaka Office
47 Ardmore Street
WANAKA 9305

Attention: Wanaka Planning Department

1.0 INTRODUCTION

Please find a resource consent application for the establishment of a building platform at Wanaka-Luggate Highway, Lot 7 DP 24216.

This application includes a site description, description of the proposed activity and an assessment of how the proposal aligns with the relevant District Plan rules and assessment criteria.

Overall, the proposal will give rise to potential adverse effects that are no more than minor in degree in terms of the environment and less than minor in terms of persons.

2.0 APPLICATION DETAILS

APPLICANT	CPC TRUSTEE LIMITED
SITE LOCATION	WANAKA-LUGGATE HIGHWAY, RD 2, WANAKA, 9382
LEGAL DESCRIPTION	LOT 7 DP 24216
SITE AREA	14.208ha
ZONING (ODP)	RURAL GENERAL
ZONING (PDP)	RURAL

3.0 APPENDICES

APPENDIX A	FORM 9
APPENDIX B	RECORD OF TITLE
APPENDIX C	SITE PLAN
APPENDIX D	GEOTECH REPORT
APPENDIX E	LANDSCAPE ASSESSMENT
APPENDIX F	NZTA CORRESPONDENCE
APPENDIX G	ELECTRICITY CONFIRMATION
APPENDIX H	CHORUS CONFIRMATION

4.0 SITE DESCRIPTION AND DESCRIPTION OF PROPOSAL

4.1 SITE DESCRIPTION

This application seeks Resource Consent for the establishment of a building platform on Lot 7 DP 24216, Wanaka-Luggate Highway.

The title comprises 14.191 hectares of rural pastoral land which adjoins and is accessed from various locations, including both SH6 as well as SH8A via existing crossing points. The subject site is situated approximately 900m west of the Luggate Township and 1.5km southeast of Wanaka Airport.

Broadly, the site consists of two distinct terraces, both largely characterised by simple open paddocks of pasture with the lower terrace being marginally more enclosed. It is currently being utilised for agricultural purposes, with evidence of livestock grazing and associated fencing. There is no current consented built form however a resource consent application has been lodged to formalise the establishment of two existing farm buildings currently onsite (RM230921).

The area is classified as Visual Amenity Landscape (VAL) under the ODP and Rural Character Landscape (RCL) under the PDP. The site is located in the “Luggate Triangle” – a distinctive area of basin floor land around 83ha and is considered to be highly a modified landscape with a low degree of natural character.

The surrounding land is also zoned Rural with an RCL classification and contains a variety of land uses including rural production, rural living as well as commercial elements (for example 995B Wanaka-Luggate Highway).

Figure 1 below illustrates the site and surrounds:



Figure 1: Subject site outlined in blue. Source: QLDC GIS.

4.2 DESCRIPTION OF PROPOSAL

Unlike many of the surrounding rural properties, the subject site does not currently contain a building platform. This application seeks to establish a somewhat triangular, 992m² building platform.

Due to agricultural activity, and ongoing property maintenance requirements, there is a custodial requirement for the provision of a platform. The proposed platform has been configured and placed in the northeastern corner of the site, in order to preserve the vast majority of the site for agricultural purposes.

Appendix C demonstrates the location and shape of the proposed platform.

Servicing & Access

Water

Potable, static firefighting and irrigation water will be provided by an existing water supply (stemming from the Clutha River) available to the property. The subject title has significant water rights in this respect, however for the purpose of potable use will require U.V treatment at the time of rural living establishment. Furthermore, at the time of future building establishment within the platform, the owner/developer will require to install a 55,000ltr storage tank (combination of tanks) in accordance with Council standards, that will provide for a suitable apportionment of static fire-fighting and potable supply. It is anticipated that Council will condition the registration of an appropriately worded Covenant in this regard.

Wastewater & Stormwater

Any future residential activity established within the proposed platform will dispose of storm and foul sewer to ground. Mount Iron Geodrill have undertaken an assessment of the soil/ground-type and conditions for a previous consent application, however given that one of those proposed lots (Lot 5) and associated platform was within the general location of that proposed herein, this reporting is considered both relevant and adequate for the purposes of this application. Within this reporting, it has been determined that subject to final placement, ground conditions of the subject site is suitable for disposal to ground.

Please find this engineering assessment/reporting attached as **Appendix D** to this application.

Telecom & Electricity

Confirmation from Aurora that an electricity connection can be made to the platform is attached as **Appendix G**. Electricity supply to the proposed building platform would be underground.

A Telecom connection is available, and this service can be extended to the proposed platform. Confirmation from Chorus that this connection can be made is attached as **Appendix H**. Flexibility in regard to the provision of telecommunication services is requested such that the most appropriate and efficient telecommunication/broadband connection be established at the time of built form establishment.

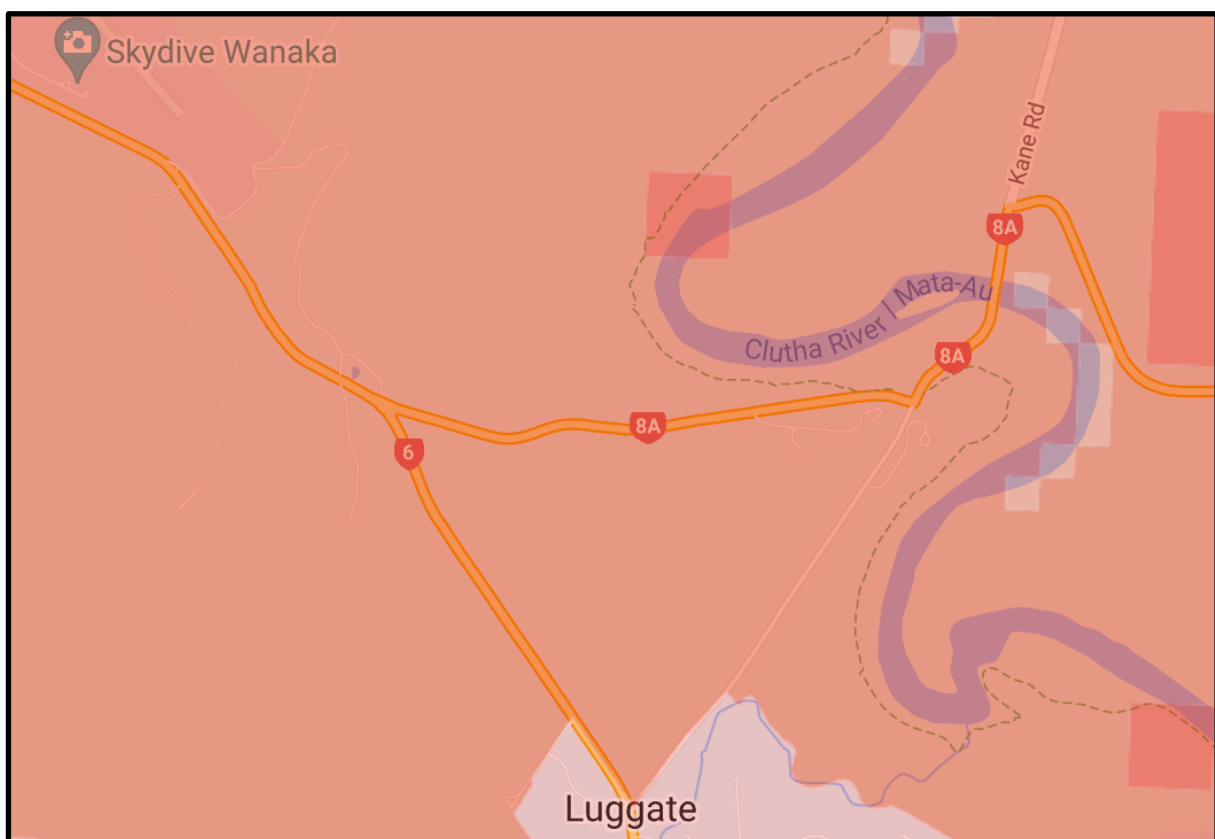


Figure 2: Application site and relevant broadband options overlaid. Pink that the site is within Vodafone 4G coverage and light yellow indicates the site is within 3G coverage (situated under the pink layer). (Source: <https://www.vodafone.co.nz/broadband/rural/>).

Access

The proposed platform is to be accessed via SH8A as indicated within **Appendix C**. NZTA have been approached in this respect and necessary upgrading conditions have been recommended. These recommended conditions have been adopted for the purposes of this application and are contained within **Appendix F** as well as Section 6.0 below.

5.0 NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING CONTAMINANTS IN SOIL

With respect to a preliminary site investigation (PSI) of soil contaminants, consistent with the published guidelines for assessing and managing contaminants in soil to protect human health, a site walk over has been undertaken, followed by an investigation of known land use associated with the site.

While the existing land-cover is not natural and highly modified by agricultural activity, there is no anecdotal or documented evidence of any historic activity (such as the intensive use, storage, formulation, and/or disposal of pesticides, offal pits, landfills, animal dips, and/or fuel tanks) being located within the area of the proposed platform that may present a risk of soil contamination and/or a risk to human health.

6.0 CONSENT CONDITIONS

The applicant is agreeable to standard conditions commensurate to the nature and scale of the application. The following conditions are offered in addition to these:

- The approved structural landscape plan must be implemented within the first planting season post the granting of resource consent;
- The maximum height of all buildings from existing ground level shall not exceed 5 metres;
- Any utility and/or outdoor storage areas are to be located within the bounds of the

approved building platform and are to be screened from view of neighbours and State Highway 8 as per the approved landscape plan;

- Reflectivity (LRV) shall not exceed 30% for exterior cladding and 10% for roofing;
- No structures (such as satellite dishes, aerials, chimneys etc) shall exceed 7 metres above natural ground level;
- Total coverage for all buildings combined within the platform shall not exceed 500m².
- Prior to the registration of the building platform or the establishment of built form (whichever is sooner), written confirmation shall be provided from the telecommunications network supplier responsible for the area, that either; provision of underground telephone services has been made available and that all the network supplier's requirements for making such means of supply available have been met;

OR

In the event that **only** copper wire connectivity is available the following covenant condition shall be registered on the title of the property:

"No cable telecommunications connection (wire or fibre optic) has been provided to the lot and any reticulation that is subsequently installed shall be at the cost of the lot owner for time being, shall be within the telecommunications easements defined on the survey plan and shall be underground and in accordance with the network provider's requirements."

- The driveway from the vehicle crossing to SH8A (coordinates NZTM 1304545, 5039766) to the boundary of Lot 7 DP 24216 shall be sealed;
- Any habitable room or other noise sensitive activity constructed on the building platform within 60m of the edge of State Highway 8A carriageway must be designed,

constructed and maintained to achieve. an indoor design noise level of 40 dB LAeq(24hr) inside all habitable spaces.;

- Prior to giving effect to the land use consent, the consent holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the state highway, including the upgrading of the vehicle crossing, have been constructed to the NZ Transport Agency standards.

Advice Notes

Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved.

Please submit your CAR to the Waka Kotahi CAR Manager via www.beforeudig.co.nz and/or www.submitica.com a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

7.0 SITE HISTORY

The following resource consents are relevant to the site and to this application:

- RM200946 – Applied for a 5-lot subdivision each with associated building platforms. This consent was publicly notified at the applicants request however, ultimately the application was withdrawn as a result of the site being sold;
- RM230921 – Applies to formalise the establishment of two existing farm buildings currently onsite. This processing of this application is underway.

8.0 RELEVANT PROVISIONS OF THE DISTRICT PLAN

8.1 ACTIVITY STATUS (Operative District Plan)

The application is considered to not require consent under the Operative District Plan being that there are no relevant rules deemed operative under S86F.

8.2 ACTIVITY STATUS (Proposed District Plan)

Under the Proposed District Plan the site is zoned Rural and the activity requires the following consents:

- A **discretionary** activity consent pursuant to **Rule 21.4.10** for the identification of a building platform not less than 70m² and not greater than 1000m².

Overall, under the Proposed District Plan, the proposal qualifies as a **discretionary** activity.

9.0 ASSESSMENT OF ADVERSE EFFECTS

9.1 PERMITTED BASELINE

Pursuant to Section 104(2) of the Act, when considering the actual and potential effects of an application for resource consent, a consent authority may disregard an adverse effect of an activity on the environment if the plan permits an activity with that effect (the permitted baseline).

In this instance, the permitted baseline includes:

- Farming activities (both arable and the keeping of livestock, fencing and yards);
- The keeping of hay bales;
- Use/storage of vehicles and machinery;
- Horticultural and viticultural activities;

- Landscape planting;
- Commercial recreation activities within certain standards;
- Earthworks up to 1000m³, or any amount if in relation to agricultural/cultivation activity; and

9.2 EXISTING ENVIRONMENT

The existing environment is also of relevance to the consideration of the proposed activity and consists of consented development. The existing environment includes the fencing and landscaping of the site, the keeping of livestock as well as the accesses and turning area.

9.3 RECEIVING ENVIRONMENT

The receiving environment includes rural living including residential units, accessory buildings and landscaping on the properties immediately to the south and east. Further to the south is the Luggate Township along with a Rural Industrial subzone located along Church Road and associated activities.

To the north is the Strawberry Farm which contains a cool store building, packhouse, green / tunnel houses and a permanent shop (consented under RM230562). Further north is characterised by the Wanaka Airport and the associated plethora of light-coloured built form.

It is within the context of the permitted baseline, existing and receiving environments that the actual and potential effects of the proposed development will be considered below.

9.4 ASSESSMENT OF EFFECTS

The assessment matters for proposed development within an RCL are set out under the ODP and PDP. It is noted that Environment Court Decision ENV-2018-CHC-016 was issued and as

such the assessment matters located within the PDP in relation this application have been amended and as such, include the following:

- Landscape character;
- Visual amenity values;
- Design and density of development;
- Tangata Whenua, biodiversity and geological values;
- Cumulative effects;
- Landscape assessment methodology; and
- Other factors and positive effects, applicable in all the landscape categories (ONF, ONL and RCL).

The subject site has been identified as being within the Rural Character Landscape (RCL). A landscape report has been undertaken by Andrew Craig and is attached as **Appendix E** to this application. The assessment and associated conclusions contained within **Appendix E** are adopted for the purposes of this application.

Landscape Character

The subject site is classified as Rural Character Landscape under the Proposed District Plan. The subject landscape is described within **Appendix E** and this description is adopted for the purposes of this application.

Overall, it is considered that the landscape possesses an open yet human modified character given the general lack of built form interspersed with evidence of rural living, the keeping of commercial livestock on the property including electric fencing, outdoor equipment as well as the livestock themselves etc. As noted within **Appendix E**, the site is considered to possess rural character with low levels of built form.

The building platform proposed to the east, at the apex of the triangular site, is somewhat clustered into an area of like activity (rural living) situated to the east. As noted within **Appendix E**, it is considered that that the proposal is located in an area least sensitive to change, avoiding prominence that may arise from being located in a more isolated setting.

Whilst human occupation is proposed on the site, it is considered within **Appendix E**, that not only does this encompass a small area of the site, it is also not an unanticipated outcome for a rural unit of land to house some residential occupation, much like the surrounding sites, enabling a greater level of custodianship over the larger landholding.

Proposed Conditions of consent, including the implementation of planting, maximum height and colour controls as well as the limitation of all accessory activity to the building platform, will serve to reduce and mitigate any potential adverse effects which could occur in relation to Landscape character.

Overall, as detailed within **Appendix E**, character and amenity will be maintained and as a result, it is concluded that potential adverse effects in relation to Landscape Character will be no more than minor in degree.

Visual Amenity Values

Appendix E contains a visual assessment upon page 13 and this is adopted for the purposes of this report. In sum:

- The proposed building platform will be visible from State Highway 8A, but not from SH6;
- Controls on maximum building height, colour and reflectivity will help to lessen potential visual prominence;
- Proposed tree planting along the SH8A boundary will effectively screen any future

building from view;

- Existing and future backdrop trees will also have the effect of blending the building into its setting;
- Approximately 270m north/east is the Upper Clutha walking / cycle trail and views to the platform and future building will not be possible due to the presence of intervening landform comprising a low 6m high river terrace;
- the site lies between two Outstanding Natural Landscapes (Clutha River and Criffel Range), views to either ONL are not affected;
- the proposed platform is considered potentially visible from three dwellings;
- whilst existing planting is considered to screen views, some of this planting is not structural and therefore to provide certainty in relation to visibility and visual amenity, there is a recommended condition of consent to plant carefully thought out vegetation along the internal boundary separating these nearest neighbours;
- to provide certainty therefore, there will be a requirement as a recommended condition of consent to plant vegetation along the internal boundary separating these nearest neighbours;
- the platform site exhibits no other special features that contribute to visual amenity;
- the platform does however comprise open pasture land which contributes visual amenity by virtue of this however, planting and modest, sensitive built form is not unexpected in an environment such as this and is considered commensurate with what is expected to occur within a working farm environment;
- there will be no significant intrusion of open space;
- no boundaries are proposed and minimal earthworks are required for access formation and potential future built form.

Overall, due to the nature and scale of the application, whilst accounting for the proposed conditions of consent, it is considered that potential adverse effects upon visual amenity will be no more than minor.

Design and density of development

The platform is located on the peripherals of the site and resultant activity is proposed to be confined to an area limited to that of the platform itself. This serves to simultaneously preserve the visual open space of the site as well as its associated agricultural working nature. It is also located on the lower terrace, in close proximity to the existing rural living occupation to the north-east / east of the subject site. As a result of this existing activity within the receiving environment, the proposed platform, as noted within **Appendix E**, is therefore located within an area of the site least sensitive to change.

As detailed within **Appendix E**, due to its location, the rural pastoral openness that characterises the application site and wider environs will be maintained, allowing for the continuation of existing landscape patterns. The same conclusion is drawn with regards to proposed access location, utilising an existing access point and sensitively placing the accessway along the southern tree lined boundary as opposed to cutting across and visually bisecting the paddock.

The proposal seeks to limit the potential cumulative adverse effects. The proportion of application site land involved is very small, the site coverage is 0.57% for all buildings, including those currently subject to consent. The proposal is situated within the northeast of the subject site, which is consistent with existing use patterns within the receiving environment, meaning the prevailing pattern of rural open space essentially remains the same as detailed within **Appendix E**. With regard to cumulative adverse effects, it is assessed that the collective presence of all buildings in the vicinity of that applied for will not significantly diminish generic rural character and the open space amenity derived from it.

Overall, the proposal is considered to be appropriate in terms of density and design, with less than minor adverse effects potentially arising in this regard.

Tangata Whenua, biodiversity and geological values

The subject site is not situated within a Wahi Tupuna area as identified of the QLDC District Plan Maps and there are no known Tangata Whenua cultural and spiritual values or other heritage values associated with the site. The applicant is however, agreeable to a condition relating to standard accidental discovery protocols.

All stormwater and wastewater will be treated and/or appropriately disposed of, in line with national standards.

As a result of the above, effects in this regard are expected to be less than minor in degree.

Cumulative effects

The application sought will provide for additional built form, and residential activity within the subject and wider rural environment. As discussed above, the proposal seeks to limit the potential cumulative adverse effects. The proportion of application site land involved is very small and the proposal is situated within the northeast of the subject site, which is consistent with existing use patterns within the receiving environment. With regard to cumulative adverse effects, it is assessed that the collective presence of all buildings in the vicinity of that applied for will not significantly diminish generic rural character and the open space amenity derived from it.

Overall, the potential adverse cumulative effects in relation to this application will be no more than minor in degree.

Landscape assessment methodology

Landscape assessment methodology is appropriately addressed within section 1.0 of **Appendix E** and will not be repeated herein.

Other factors and positive effects

The application as applied for will provide onsite custodianship for the remainder of the site being utilised as a working farm. The site, utilised as a single landholding currently contains no consented residential activity nor building platform. The proposal will give rise to a pleasant rural living opportunity upon a single landholding, enhancing custodianship that will support the agricultural land use elements of the site.

10.0 ADVERSE EFFECTS ON PERSONS

Properties subject to this assessment are detailed below:



Figure 2: Aerial image of subject site (highlighted in blue). Properties subject to the below assessment highlighted with an orange star. QLDC GIS.

Owners/Occupiers of the Strawberry Farm (995B Wanaka-Luggate Highway)

The owners/occupiers of the Strawberry Farm land are situated to the north of the subject site, north of SH8A. Due to the proposed farm buildings having a large setback distance from the northern boundary (approximately 340m), as well as the proposed planting and undulating topography of the subject site, the views of the proposal from the Strawberry Farm land are considered to be limited. If/where they are available, it is considered that they will not cause interruption of expansive views across the 'Luggate Triangle' and beyond.

From a privacy perspective, it is unlikely that the proposed platform will cause any adverse effects due to the setback distance and lack of consented residential activity within the Strawberry farm landholding.

Overall, due to the nature and scale of the platform and associated proposed conditions, as well as the distance at which the proposed platform will be viewed, any adverse effects on the owners/occupiers of the Strawberry Farm land are considered to be less than minor.

Owners occupiers of properties to the East, beyond SH6

Due to topography, the owners/occupiers of the residences to the east look out over the subject site. Whilst it is likely that they will be able to have visuals of future buildings within the proposed platform, due to the distance, and the lack of any notional boundaries upon the sites to the east (being used for cultivation and/agricultural purposes) it is not anticipated to cause any adverse effects in relation to privacy.

In terms of outlook it is important to consider that their overwhelming expansive view is of Luggate Triangle, the Clutha River from some angles as well as the mountain range beyond within their vista. As such, the proposed platform (and associated future buildings) are not

only likely to make up a very subordinate component of their outlook, being that there are no platforms consented which directly overlook the subject site, no notional boundaries are considered to be present nor effected by the proposal. As a result, it is determined that the likely adverse effects in relation to outlook will be less than minor.

Overall, considering their views are expansive and extend across Luggate Triangle and beyond, whilst accounting for the positive effects in terms of custodianship, it is considered that on balance, the adverse effects will be no more than minor upon the owners/occupiers of properties to the east, beyond SH6.

Owners/Occupiers of 1153 Wanaka-Luggate Highway

1153 Wanaka-Luggate Highway is situated to, and adjoins the subject site to the south. Whilst noting there is a small stand of trees which can be relied upon as structural planting, approved/implemented under RM170388, the proposed platform and associated future buildings are unlikely to be viewed from this vantage and notional boundary, due to the platform being located on the lower terrace.

In consideration of this, structural planting has been proposed as part of this application to both screen/soften, and to provide a somewhat recessive backdrop of the proposed buildings. This is demonstrated within **Appendix E**.

It is also important to consider the permitted baseline when assessing the adverse effects from this vantage. Without the storage and shelter, the likelihood of intermittent storage of machinery and other agricultural paraphernalia is high, and considering the existing access arrangements, this area would likely be the location for such activity. In this regard, it is considered that, the proposal is providing required storage and associated consolidation.

Overall, considering the views/outlook afforded from 1153 Wanaka-Luggate Highway are expansive and extend across the subject site towards the mountain ranges beyond, whilst accounting for the positioning of the platform on the lower terrace, away from the notional boundary, it is considered that the adverse effects will be less than minor upon the owners/occupiers of 1153 Wanaka-Luggate Highway.

Owners/Occupiers of 74 Shortcut Road

74 Shortcut road adjoins the subject site in the north eastern corner and is also situated on the lower terrace. The outlook of this property's notional boundary is to the north east, and not directly towards the proposed platform location. Despite this, it is likely that the property may gain views of the proposed platform if looking in that exact direction. If so, there is planting within this site which include large eucalyptus trees interspersed with pittosporum along the boundary with the subject site which was conditioned as part of RM170388. This planting, as well as the planting and other conditions (such as height and colour controls) proposed as part of this application serve to suitably soften and partly screen the platform and any future built form.

As a result of the above, it is determined that the likely adverse effects in relation to outlook and privacy will be less than minor.

Owners/Occupiers of Lot 3 DP 532503

Lot 3 DP 532503 is located to the south of the subject site, sharing a boundary. Whilst this land also is categorised by two terrace formations, the building platform is located on the upper terrace, significantly setback from the proposed building platform on the lower terrace.

In between the building platform upon Lot 3 DP 532503 and the proposed building platform is 1153 Wanaka-Luggate Highway as well as structural planting established under RM170388.

Due to the location, nature and scale of the proposal in relation to the notional boundary of Lot 3 DP 532503, the proposed platform, associated future buildings and residential activity are unlikely to be overtly visible to the owners/occupiers for the majority of the time. If/when they are visible, they will appear recessive (due to conditions of consent) as well as congruous with residential north eastern landuse and setting of the property. Consequently, the adverse effects on the owners/occupiers of Lot 3 DP 532503 is likely to be less than minor.

Overall, it is considered that the potential adverse effects on persons is less than minor.

11.0 OBJECTIVES AND POLICIES OF THE OPERATIVE & PROPOSED DISTRICT PLAN

Operative District Plan (ODP)

The relevant objectives and policies are situated in Section 4 (District Wide Issues) and Section 5 (Rural Areas).

Section 4 of the ODP acknowledges that development, when appropriate, is required to have regard for indigenous biodiversity, the life supporting capacity of air, water and soil and the Districts' visual amenity resources. As assessed in depth within the above section and within **Appendix E**, it is not considered that the proposed development, will have a negative impact on the Districts' visual amenity and therefore, it is determined that the proposal is consistent with the relevant objectives and policies found in Part 4 of the Operative District Plan.

Objective 1 and the associated policies of Section 5 seek to maintain and encourage the protection of the character and landscape values of the Rural Zone. This objective and the related policies looks to control and/or mitigate adverse effects of development whilst encouraging productive activity conducive to the principles of the Rural Zone.

This application whilst proposing residential activity, locates such activity in a peripheral location, preserving the remainder of the land for agricultural activity as it is currently utilised and which is provided for by the zone. The site does not currently have a building platform located within the site therefore the proposal will provide an opportunity to enhance improved custodianship over the land. As discussed in above of this report, it is considered that due to the nature, scale and location of the platform, the proposal will not adversely affect the character and landscape values of the area. The development is therefore aligned to this objective and the associated policies.

Objective 3 and the associated policies seek to avoid, remedy and mitigate adverse effects on rural amenity whilst encouraging a varied range of land uses of which are typical of that found close to urban development in the Rural Zone. The receiving environment caters for farming, associated commercial/industrial activities as well as a level of rural living. As discussed above, the platform and associated residential activity is not out of character for the environment which encompasses both rural and rural living activities in a similar location and at a lower residential density. The density of built development (encumbering a very small area of the subject site, 0.57%) aligns with the rural amenity of the receiving environment area as it exists.

Overall, it is considered that the development is consistent with the objectives and policies of the ODP.

Proposed District Plan (PDP)

The relevant objectives and policies are situated in Chapter 3 (Strategic Direction), Chapter 6 (Landscapes and Rural Character) and Chapter 21 (Rural). It is noted that some of the relevant provisions of the PDP in relation to Landscape have been addressed by Andrew Craig within **Appendix E**, and this assessment and associated conclusions are adopted for the purposes of this application and shall be drawn upon below.

The relevant strategic objectives and policies within Chapter 3 (Strategic Direction) are 3.2.1 (associated policies 3.2.1.8) and 3.2.5 (associated policies 3.2.5.5, 3.2.5.6 and 3.2.5.7) as well as 3.3.23, 3.3.25, 3.3.33 and 3.3.34.

3.2.1 The development of a prosperous, resilient and equitable economy in the District.

3.2.1.8 Diversification of land use in rural areas beyond traditional activities, including farming, provided that:

- a. the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected;*
- b. the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and*
- c. significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained.*

The application allows for the alternative use of rural land for a rural living opportunity which will support the remainder of the site which is utilised productively. As demonstrated within section 7 of this application (and within **Appendix E**), the proposal seeks to achieve this in such a way which protects the landscape values of the nearby ONLs as well as maintaining the visual amenity values of the surrounding RCL in which the site is situated.

3.2.5 The retention of the District's distinctive landscapes.

3.2.5.5 Within Rural Character Landscapes, adverse effects on landscape character and visual amenity values from subdivision, use or development are anticipated and effectively managed, through policies and rules, so that:

- a. landscape character is maintained; and*
- b. visual amenity values are maintained or enhanced.*

3.2.5.6 In Rural Character Landscapes, new subdivision, use and development in proximity to any Outstanding Natural Feature or Outstanding Natural Landscape does not compromise the landscape values of that Feature or Landscape.

3.2.5.7 In Rural Character Landscapes of the Upper Clutha Basin:

- a. Priority Areas of Rural Character Landscapes are identified; and*
- b. associated landscape character and visual amenity values and related landscape capacity are identified.*

3.3.23 Ensure that the effect of cumulative subdivision and development for the purposes of rural living does not compromise:

- a. The protection of the landscape values of ONFs and ONLs; and*
- b. The maintenance of the landscape character and maintenance or enhancement of the visual amenity values of RCLs.*

3.3.25 That subdivision and / or development be designed in accordance with best practice land use management so as to avoid or minimise adverse effects on the water quality of lakes, rivers and wetlands in the District. (relevant to S.O. 3.2.1.8, 3.2.4.1 and 3.2.4.3)

3.3.33 For Rural Character Landscapes, identify landscape character to be maintained, and visual amenity values to be maintained or enhanced and related landscape capacity:

- a. for Priority Areas of the Upper Clutha Basin, in Schedule 21.23, in accordance with the values identification framework in SP 3.3.39 - 3.3.41 and otherwise through the landscape assessment methodology in SP 3.3.45 and through best practice landscape assessment methodology; and*

- b. outside of identified Priority Areas, in accordance with the landscape assessment methodology in SP 3.3.45, and through best practice landscape assessment methodology; and*
- c. through associated District Plan rules setting measurable spatial or other limits, and related assessment matters, as to cumulative subdivision and development including as to location, quantity, density and design. (relevant to SO 3.2.5, 3.2.5.5 – 3.2.5.7)*

3.3.34 For any Priority Area of any Rural Character Landscape where landscape character and visual amenity values and related landscape capacity are identified in Schedule 21.23, ensure that new subdivision and development for the purposes of Rural Living:

- a. maintains that landscape character;*
- b. enhances any visual amenity value that Schedule 21.23 specifies to be enhanced: and*
- c. otherwise maintains those identified visual amenity values.*

It is noted that the subject site is part of the SH8A/Church Road Priority Area. As discussed, the proposal is not considered to alter the character nor open space amenity of the area to a significant degree. An in-depth assessment of the matters has been provided above and within **Appendix E**, concluding that the adverse effects upon these relevant matters will be no more than minor on the environment and less than minor on persons.

The platform will also be appropriately serviced and the establishment of such will not result in adverse effects on the water quality of any lake, river or wetland. Therefore, it is considered that the development is consistent with the above objectives and policies of Chapter 3 within the PDP.

The relevant policies in Chapter 6 (Landscapes and Rural Character) are Rural Landscape Categorisation, Managing Activities in the Rural Zone and Managing Activities in Rural Character Landscapes.

In terms of Rural Categorisation, the policy (6.3.1) states to classify the rural zoned landscapes in the district as an Outstanding Natural Feature (ONF), Outstanding Natural Landscape (ONL) or Rural Character Landscape (RCL). In this instance, the subject site has been zoned as RCL.

The second relevant policy (6.3.2) revolves around the management of activities in the Rural Zone. Within this, the relevant policies are 6.3.2.1, 6.3.2.2, 6.3.2.6, 6.3.2.7 and 6.3.2.8. These seek to avoid urban densities, avoid light pollution, encourage development proposals to promote biodiversity and to encourage ecologically viable landscaping. The development proposal will not result in urban densities and the location and direction of lights is controlled the activity standards in the PDP such that lighting will not result in excessive glare nor will it degrade views of the night sky or landscape character. Due to the size of the proposal, there is limited scope for indigenous biodiversity protection or regeneration however indigenous biodiversity will inevitably increase due to a greater amount of native vegetation being established on site associated with structural and domestic plantings. The proposal does not involve the retirement of productive farm land, rather support the remainder of the site to be utilised for agricultural means. Therefore, it is considered that the development is consistent with the above objectives and policies of Chapter 6 within the PDP.

The third relevant policy involves Managing Activities in Rural Character Landscapes (6.3.4). The associated policies relevant to this application are; 6.3.4.1, 6.3.4.2, 6.3.4.3, 6.3.4.4, 6.3.4.5, 6.3.4.8, 6.3.4.10 and 6.3.4.11, these will each be addressed in turn.

6.3.4.1 seeks recognition that subdivision and development is unsuitable in many locations in Rural Character Landscapes and successful applications will need to be, on balance, consistent

with the objectives and policies of the Plan. The proposal, as demonstrated in this section is on balance, consistent with objective and policies of the district plan.

6.3.4.2 encourages plan changes applying Rural Lifestyle and Rural Residential Zones to land as the appropriate planning mechanism to provide for any new rural lifestyle and rural residential developments in preference to ad-hoc subdivision and development and ensure these zones are located in areas where the landscape can accommodate the change.

It would not be efficient nor appropriate to zone the wider area of which the subject site to be Rural Lifestyle for the purpose of creating one additional residential building platform. Accordingly, it is considered that the proposal is an appropriate means of developing the site and providing an additional rural living opportunity. It has also been concluded, as assessed above and within **Appendix E**, that the environment/landscape has the ability to accommodate the proposed change.

6.3.4.3 requires that proposals for subdivision or development for rural living in the Rural Zone:

- a. *take into account all subdivision and development that is in existence or is consented for all land within the relevant landscape character area as at 14 May 2021; and*
- b. *assess the potential for adverse cumulative effects on the landscape character of that area and its wider landscape context.*

The preceding assessment, as well as that contained within **Appendix E**, has accounted for all subdivision and development within the vicinity as detailed above. This assessment also assesses the potential for cumulative effects on the landscape character and the wider landscape context. It is concluded in this regard, that the landscape in the immediate vicinity of the proposal has been significantly altered by agricultural patterns, commercial and rural residential development. The proposed site sits towards the north east of the subject site where to the northeast, there is an established cluster of rural living development, and several

rural living sites are visible within the wider landscape. Therefore, the proposal will create a situation that is consistent with the character of the surrounding landscape, whilst retaining the bulk of the site for agricultural purposes. As such, the application is consistent with policy 6.3.4.3.

6.3.4.4 seeks particular regard to the potential adverse effects on landscape character and visual amenity values where further development would constitute sprawl along roads. The application site is situated within proximity to an existing node of rural living-like development whilst the strawberry farm and associated commercial activity is situated immediately to the north of the site, across SH8A. As a result, the development is not necessarily considered to contribute sprawl along roads, planting has been proposed along the road boundary to mitigate any potential adverse visual effects. As a result, the application is inconsistent but not contrary with policy 6.3.4.4

6.3.4.5 Ensure incremental changes from subdivision and development does not degrade landscape character, or important views as a result of activities associated with mitigation of the visual effects of proposed development such as screen planting, mounding and earthworks. As discussed within **Appendix E**, the platform is situated within an area of the site in close proximity to other rural living development. These properties contribute towards a pleasant living environment within the Upper Clutha Basin. The additional planting offered as part of this application, whilst being situated along the road frontage, does not compromise important views. As noted above and within **Appendix E**, the proposed platform is not considered to adversely affect the character of the area to a more than minor degree. As such, the application is consistent with policy 6.3.4.5.

6.3.4.8 seeks the avoidance of adverse effects on visual amenity from subdivision, use and development that:

a. is highly visible from public places and other places which are frequented by members of the public generally (except any trail as defined in this Plan); or

b. forms the foreground for an Outstanding Natural Feature or Outstanding Natural Landscape when viewed from public roads.

The proposed building platform is not considered to be *highly* visible from public places nor other places frequented by members of the public. As determined within **Appendix E**, the proposed changes will be evident to SH8A users but will be in keeping with the surrounding environment and somewhat difficult for road users to perceive at speed, given the recessive nature of any future built form and somewhat fleeting and peripheral nature of views gained by road users. The report then goes on to consider the impact on surrounding /ONLs where it is determined the proposal will have no impact due to location, distance and associated public vantage. Therefore, the application is deemed to be in line with policy 6.3.4.8.

6.3.4.10 is specific to the Upper Clutha Basin and seeks that development maintains open landscape character where that is the existing character of the Rural Character Landscape. As discussed above, the subject site is situated in an area where the existing character of the area is populated with rural lifestyle development. Whilst the proposal will encumber some of the site, it does so in a very minor degree, encumbering less than 1% of the site. As a result, the application is inconsistent with, but not contrary to policy 6.3.4.10.

6.3.4.11 encourages development to utilise shared accesses and infrastructure, and to locate within the parts of the site where it will minimise disruption to natural landscapes and to rural character. As demonstrated throughout the application and within **Appendix D**, the application not only utilises an existing access, it extends in such a way which will not cause disruption and works with the existing landscape character.

Overall, it is considered that the proposal is, on balance, consistent with the above objectives and policies within Chapter 6 of the PDP.

The objectives and policies within Chapter 21 (Rural) seek to provide for a range of land uses, including farming, whilst protecting ONFs and ONLs, maintaining landscape character of RCLs and visual amenity values as well as the maintenance of nature conservation values (21.2.1).

Associated policy 21.2.1.3 seeks development to have appropriate setbacks from boundaries in order to mitigate potential adverse effects on landscape character, visual amenity, outlook from neighbouring properties and to avoid adverse effects on established and anticipated activities. The building platform is adequately set back from the both the internal and road boundaries of the site. When accounting for the use of the topography of the site as well as existing and proposed structural planting, it is considered that any adverse effects on landscape character, visual amenity and neighbours outlook will be minimised.

Policy 21.2.1.5 addresses location and direction of light. The PDP standards will control the location and direction of lights so as to avoid glare on other properties, roads, public places or views of the night sky. This is deemed appropriate with no further controls regarding lighting necessary.

Policy 21.2.1.6 seeks to avoid adverse cumulative impacts on ecosystem services and nature conservation values. Due to the existing environment, the proposed development will result in negligible adverse cumulative effect on ecosystem services or nature conservation values.

21.2.1.7 seeks for development to have regard to the spiritual beliefs, cultural traditions and practices of Tangata Whenua. The subject site is not located within any wāhi tūpuna area identified as part of Stage 3 of the Proposed District Plan. All stormwater and wastewater will be disposed of to ground and meet national standards applicable for such disposal. As a result, it is not anticipated that the proposal will conflict with spiritual beliefs, cultural traditions or practices of Tangata Whenua.

21.2.1.9 addresses adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response. Conditions of consent as well as the District Plan standards will address and secure adequate firefighting water supply and access arrangements.

Objective 21.2.2 and associated policy 21.2.2.2 seek to sustain the life supporting capacity of soils and maintain the productive potential of soil resource of rural zoned land and encourage land management practices and activities that benefit soil and vegetation cover. The site is utilised for agricultural activity and the proposal seeks to support this through both the location and modest size of the platform whilst providing custodianship over the land.

Objective 21.2.3 and associated policy 21.2.3.1 seeks the safeguarding of the life supporting capacity of water through the management of activities and the discouragement of activities which adversely affect the potable quality, life supporting capacity and associated ecosystems. As discussed, the proposal is to gain water through an existing supply. It is noted that conditions of consent will ensure that the future proposed wastewater system will be designed by a suitably qualified professional. It is therefore considered that the proposal is not likely to result in the inefficient use of water and will result in negligible adverse effects on the potable quality and life supporting capacity of the water resource and associated ecosystems.

Objective 21.2.4 addresses conflicts between existing and anticipated activities and seeks the management of these to minimise this. Policies 21.2.4.1 and 21.2.4.2 seeks the recognition of expected nuisance effects such as odour, noise dust and traffic generation as well as the control of non-farming activities so as to minimise conflict between potentially non-compatible activities. The application site is utilised for agricultural purposes and the platform will be located upon and within the same ownership as this site.

Overall, it is considered that the proposal is consistent with the above objectives and the associated policies within Chapter 21 of the PDP.

12.0 NATIONAL POLICY STATEMENT – HIGHLY PRODUCTIVE LAND

The NPS-HPL came into effect on 17 October 2022 and has an overarching objective to protect Highly productive land for use in land-based primary production, both now and for future generations. In seeking to achieve this objective, desktop mapping has been produced which identifies areas initially deemed as highly productive or other (those classified as highly productive have a category of Land Use Capability (LUC) 1-3). Figure 4 below shows the subject site and the relevant Land Use Capability classes it encompasses (note that this is shown at the greatest scale available).



Figure 4: LUC Mapping with subject site shown. Source: <https://ourevironment.scinfo.org.nz> Light green being LUC 3..

This national statement requires specific consideration given the subject site's classification as Land Use Capacity categorisation 3.

This categorisation is noted as 'Arable' meaning *"very good multiple-use land, slight limitations, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry"*.

Mapping is currently rudimentary, being a scale of 1:25,000. The ORC have yet to ground test/accurately map the highly productive land in the region nor has it updated its District

Plan in response to the NPS-HPL, therefore, the extent to which the current mapping can be relied upon is minimal.

Without prejudice to any further assessment in respect of the proposal's alignment to the Policy (which directs under 3.11 for Councils to include Objectives, Policies and Rules in their District Plans to enable the operation or upgrade of existing activities on land identified as highly productive and/or under 3.10(1)(a) to consider if there are permanent or long term constraints on the land), the Applicant considers that outcomes will be exempt under one of the sub-activity types identified under Clause 3.9(2) of the Policy, being (g), which relates to providing for small scale activities that have no impact on the productive capacity of the land. As the proposed activity will include an area of approximately 992m² which may reduce possible, but not current soil utility value, it is considered that the proposal will qualify under exemption 3.9(2)(g) in that only 0.57% of the site will be modified from the status quo.

As land holding size itself is not a consideration in evaluation under the Policy (as directed by Clause 3(4) of the Policy), it is perhaps more relevant to note that the change of use proposed will constitute a somewhat **immeasurable** area of the land (being the entirety of the LUC3 land identified within the District or to a greater scale within New Zealand).

13.0 PART II OF RMA 1991

In consideration of the relevant principles outlined in Sections 6, 7 and 8 of the Act, it is considered if approved, the proposal will achieve the purpose of the Act as presented in Section 5.

14.0 CONCLUSION

This application seeks Resource Consent for the establishment of a building platform at Wanaka-Luggate Highway, Lot 7 DP 24216.

When aligned against the relevant assessment criteria of the District Plan, it is considered that the proposal will promote outcomes encouraged by the rules, assessment criteria, objectives and policies of the Rural Zone.

As demonstrated throughout this report, the proposal will not give rise to any adverse effects which are more than minor. It is therefore respectfully requested that Council approve this proposal subject to appropriate conditions of consent on a non-notified basis.

Kind Regards,



Nicole Malpass
IP Solutions Ltd

Reviewed by



Dan Curley
Managing Director
IP Solutions Ltd



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




 R.W. Muir
 Registrar-General
 of Land

Identifier **OT16B/228** **Part-Cancelled**

Land Registration District **Otago**

Date Issued 20 December 1994

Prior References

OT15A/551

Estate Fee Simple
Area 14.2080 hectares more or less
Legal Description Lot 7 Deposited Plan 24216
Registered Owners
 CPC Trustee Limited

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

824737.12 Transfer creating the following easements - 26.2.1993 at 12.07 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Conduct electric power	Lot 1 Deposited Plan 22247 - CT OT15A/550	A DP 22247	Lot 7 Deposited Plan 24216 - herein	Section 309(1)(a) Local Government Act 1974
Conduct electric power	Lot 1 Deposited Plan 22247 - CT OT15A/550	B Transfer 824737.12	Lot 7 Deposited Plan 24216 - herein	Section 309(1)(a) Local Government Act 1974
Convey water	Lot 1 Deposited Plan 22247 - CT OT15A/550	B DP 22247	Lot 7 Deposited Plan 24216 - herein	Section 309(1)(a) Local Government Act 1974
Convey water	Lot 1 Deposited Plan 22247 - CT OT15A/550	A Transfer 824737.12	Lot 7 Deposited Plan 24216 - herein	Section 309(1)(a) Local Government Act 1974

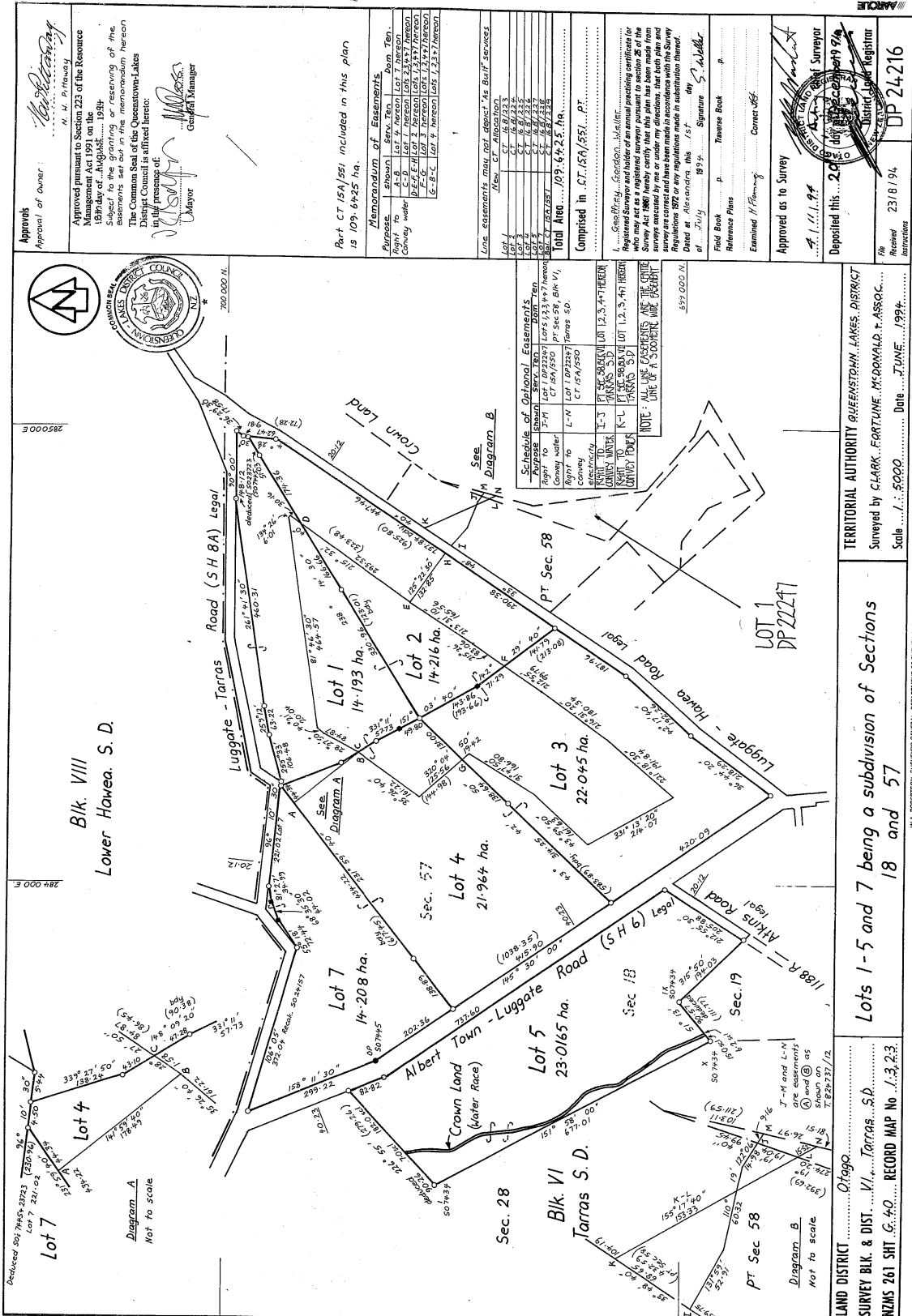
872699.9 Easement Certificate specifying the following easements - 20.12.1995 at 10.59 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 1 Deposited Plan 24216 - CT OT16B/223	C-D DP 24216	Lot 7 Deposited Plan 24216 - herein	Section 243 (a) Resource Management Act 1991
Convey water	Lot 2 Deposited Plan 24216 - CT OT16B/224	D-E-F DP 24216	Lot 7 Deposited Plan 24216 - herein	Section 243 (a) Resource Management Act 1991
Convey water	Lot 2 Deposited Plan 24216 - CT OT16B/224	E-H DP 24216	Lot 7 Deposited Plan 24216 - herein	Section 243 (a) Resource Management Act 1991
Convey water	Lot 3 Deposited Plan 24216 - CT OT16B/225	F-G DP 24216	Lot 7 Deposited Plan 24216 - herein	Section 243 (a) Resource Management Act 1991
Convey water	Lot 4 Deposited Plan 24216 - CT OT16B/226	A-B DP 24216	Lot 7 Deposited Plan 24216 - herein	Section 243 (a) Resource Management Act 1991
Convey water	Lot 4 Deposited Plan 24216 - CT OT16B/226	G-B-C DP 24216	Lot 7 Deposited Plan 24216 - herein	Section 243 (a) Resource Management Act 1991

948001.1 Gazette Notice 1998 p636 declaring part of the within land marked B SO Plan 24157 (170m²) is acquired for road which shall form part of State Highway No. 8A and shall vest in the Crown - 18.5.1998 at 2.57 pm

951009.8 Encumbrance to Contact Energy Limited - 14.7.1998 at 9.26 am

12267511.3 Mortgage to ANZ Bank New Zealand Limited - 5.11.2021 at 3:26 pm



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A.3

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Approved by the District Land Registrar, South Auckland No. 351560
 Approved by the District Land Registrar, North Auckland, No. 4380/81
 Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EC

872699/9

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/~~WE~~ NORMAN WILLIAM PITTAWAY of Wanaka Farmer

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Dunedin on the _____ day of _____ 19____ under No. 24216 ✓ are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE
 DEPOSITED PLAN NO. 24216 ✓

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement "ST"		Dominant Tenement Lot No.(s) or other Legal Description "DT"	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right to Convey Water	Lot 4	A - B	Lot 7 ✓	ST 16B/226 DT 16B/228
" "	Lot 1	C - E ✓	Lots 2, 3, 4, & 7 ✓	ST 16B/223 DT 16B/224 DT 16B/225 DT 16B/226 DT 16B/228
" "	Lot 2	D-E-F, E-H ✓	Lots 1, 3, 4 & 7 ✓	ST 16B/224 DT 16B/223 DT 16B/225 DT 16B/226 DT 16B/228
" "	Lot 3	F - G /	Lots 1, 2, 4 & 7 ✓	ST 16B/225 DT 16B/223 DT 16B/224 DT 16B/226 DT 16B/228
" "	Lot 4	G - B - C /	Lots 1, 2, 3 & 7 ✓	ST 16B/226 DT 16B/223 DT 16B/224 DT 16B/225 DT 16B/228

Norman Pittaway

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

~~XXXXXXXXXXXX~~

The following are in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

M.W.P.

1 INTERPRETATION

In this instrument unless the context otherwise requires:

"**the Certificate**" means this easement certificate (including these conditions) as it may be varied from time to time.

"**these conditions**" means these conditions as they may be varied from time to time.

"**costs**" means the costs of the installation, creation, establishment, operating, repair, maintenance, reconditioning, replacing, upgrading and serving of any article, property or facility used or needed for the proper exercise of the rights created by this Certificate.

"**dominant land**" in relation to any easement means the land described in the first schedule to which the relevant easement is appurtenant.

"**easement**" means an easement recorded by this Certificate.

"**the Grantee**" in relation to each easement means the registered proprietor for the time being of the dominant land which the relevant easement is appurtenant.

"**the Grantee and other authorised persons**" in relation to any easement means the Grantee and the agents, employees, contractors, tenants, licensees and invitees of the Grantee and all other persons authorised or invited by the Grantee to enjoy the relevant easement and, where the context so admits, means any of such persons.

"**the Grantor**" in relation to each easement means the registered proprietor for the time being of the servient land which is subject to the relevant easement.

"**the Grantor and other authorised persons**" in relation to any easement means the Grantor and the agents, employees, contractors, tenants, licensees and invitees of the Grantor and all other persons authorised or invited by the Grantor to enjoy the relevant easement and, where the context so admits, means any of such persons.

"**the plan**" means deposited plan No. 24216 Otago Registry.

"**servient land**" in relation to any easement means the land described in the first schedule which is subject to the relevant easement.

"**specified area**" means any part of the land specified in the first schedule as being subject to an easement.

"**water supply area**" means that part of the land described in the first schedule as being subject to a water supply easement.

"**water supply easement**" means the rights recorded by this Certificate in relation to each water supply area.

2 GENERAL PROVISIONS RELATING TO EASEMENTS

The following provisions are applicable to the easements recorded by this Certificate and the parties covenant accordingly:

- (a) Each grant shall be for all time

- (b) No power is implied in respect of any easement for the Grantor to determine the easement for breach of any provision in this Certificate (whether express or implied) or for any other cause, it being the intention of the parties that each easement shall subsist for all time unless it is surrendered.
- (c) It is intended that the Scheme be for the benefit of all the land described in the Schedule and the parties covenant that they will not exercise or attempt to exercise or authorise or permit any other person to exercise or attempt to exercise any rights or powers contained in this Certificate otherwise than in accordance with the covenants in this Certificate. The Covenants contained in this Certificate shall be mutually enforceable inter se by the Grantor and Grantees.
- (d) The parties shall pay all costs incurred in connection with the easements created by this Certificate in the proportions to be determined by agreement between the parties (which agreement may be recorded in a Deed of Covenant or other instrument registered against the Title to the servient and dominant lands) and failing such agreement the costs shall be borne in such shares as are reasonable having regard to the irrigable area of the servient land, the nature of farming activity carried on and the usage of water. The proportions shall be determined by arbitration in accordance with the provisions of Clause 5 hereof. If however, the incurring of costs was caused by the deliberate act or omission of either the Grantor or the Grantee then the party responsible shall be liable for the costs so incurred.

3 WATER SUPPLY EASEMENTS

The following provisions shall apply to each water supply easement:

3.1 Right to Convey Water

The Grantee and other authorised persons have the right (in common with the Grantor and all others having the like right) to convey and lead water in free and unimpeded flow (except during any periods of necessary cleaning, renewal and/or repair) through pipes and conduits laid or to be laid under the surface of and through the soil of the water supply area to the dominant land.

3.2 Access

The Grantee may, for the purposes of complying with any obligation of the Grantee under this Certificate:

- (a) Enter the servient land with or without Agents, Employees and Contractors with all necessary tools, implements, machinery, vehicles or equipments; and
- (b) remain of the servient land for such time as is reasonable for the purposes of performing such obligation; and
- (c) in exercising any rights under this subclause the Grantee shall:
 - (i) cause as little damage, disturbance, inconvenience and interruption to the servient land and use of the servient land as is reasonably necessary; and
 - (ii) forthwith make good any damage done to the servient land and to the occupier of the servient land.

4 DEFAULT

If any party ("The Defaulting Party") neglects or refuses to perform or join with the other party ("The Other Party") in performing any obligation under this Certificate the following provision shall apply:



- (a) The other party may serve upon the Defaulting Party a written notice ("**A Default Notice**") requiring the Defaulting Party to perform or to join in performing such obligation and stating that, after the expiration after seven days from the service of the Default Notice the Other Party may perform such obligations;
- (b) If at the expiration of the Default Notice the Defaulting Party still neglects or refuses to perform or join in performing the obligation the Other Party may:
 - i. perform such obligation; and
 - ii. for that purpose enter the relevant servient land or dominant land and carry out any work.
- (c) The Defaulting Party shall be liable to pay to the Other Party the costs of the Default Notice and the specified proportion of the costs incurred in performing such obligation;
- (d) The Other Party may recover from the Defaulting Party as a liquidated debt any monies payable pursuant to this subclause.

5 ARBITRATION

- 5.1 All disputes and differences which may arise between the parties in relation to this Transfer, or as to any matter arising under this Transfer, or in relation to the parties' rights or obligations under this Transfer, or in relation to the work to be carried out under this Transfer, shall be referred to arbitration in accordance with the Arbitration Act 1908.
- 5.2 The arbitration shall be commenced by either party giving to the other notice in writing stating the subject matter and details of the dispute or difference and that party's desire to have the matter referred to arbitration.
- 5.3 The arbitration shall be by one arbitrator if the parties can agree upon one and, if not, then by two arbitrators, one to be appointed by each party and their umpire to be appointed by the arbitrators before they begin to consider the dispute or difference.
- 5.4 The award in the arbitration shall be final and binding on the parties.



~~xxx TERMS, CONDITIONS, covenants, or restrictions in respect of any of the above premises~~

Dated this 19th day of December 1994

Signed by the above-named
NORMAN WILLIAM PITTAWAY

N.W. Pittaway

in the presence of *[Signature]*

Witness

Occupation

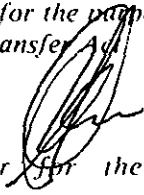
Address

[Handwritten signatures and notes for witness, occupation, and address]

EASEMENT CERTIFICATE

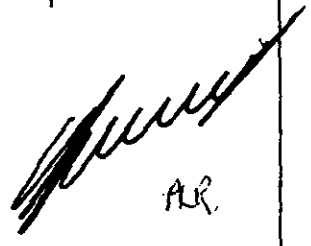
(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

Correct for the purposes of the Land Transfer Act



Solicitor for the registered proprietor

The within easements, when created will be subject to Section 243 Resource Management Act 1991


A.R.

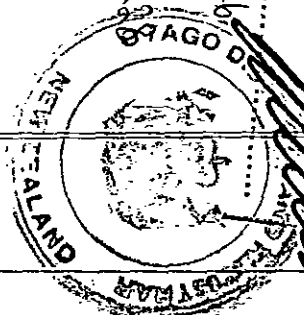
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PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR

166/223
166/224
166/225
166/226



CHRIS STEVEN
Barrister and Solicitor
Wanaka



**MEMORANDUM OF ENCUMBRANCE
FOR SECURING A SUM OF MONEY**

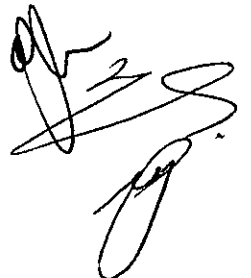
NORMAN WILLIAM PITTAWAY of Wanaka, Farmer ("the Proprietor") being registered as the proprietor of an estate in fee simple in all that parcel of land, subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon, containing: 248.7392 hectares more or less being Section 37, part Sections 38 and 39 Block VIII Lower Hawea District and Section 17 and Part Sections 57 and 58 Block VI Tarras District and also being contained and described in Certificate of Title 17B/320 (Otago Registry); 23.0165 hectares more or less being Lot 5 on Deposited Plan 24216 and also being contained and described in Certificate of Title 16B/227 (Otago Registry); 14.208 hectares more or less being Lot 7 on Deposited Plan 24216 and also being contained and described in Certificate of Title 16B/228 (Otago Registry); 1.2991 hectares more or less being Lot 1 on Deposited Plan 25265 and also being contained and described in Certificate of Title 17B/319 (Otago Registry) ("the said Land") and desire to render the said Land available for the purposes of securing to and for the benefit of **CONTACT ENERGY LIMITED** together with its subsidiaries and all their assigns and successors in title ("Contact") the rent charge mentioned below **DO HEREBY ENCUMBER** the said Land for the benefit of Contact with the rent charge of \$1.00 to be raised and paid at the time and in the manner following, that is to say -

In one annual sum on the first day of March in each year thereafter provided always that if during the twelve months immediately preceding the first day of March in any year there shall have been no breach of any of the obligations of this Memorandum then the rent charge payable on the first day of March shall be deemed to have been paid.

NOW THEREFORE WE COVENANT AND AGREE AS FOLLOWS:

1. **THAT** I will forbear from objecting on the basis of noise, visual impact, injurious affection or other adverse conditions to the presence of a power station on land adjacent to the said Land for which Contact (or its subsidiaries or associated companies) is or will be registered as a registered proprietor of an estate in fee simple in all that parcel of land subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon, containing 15.5313 hectares or thereabouts being Lots 1-8 inclusive on Deposited Plan 22247 and being comprised and described in Certificate of Title Volume 15A/550 Otago Registry ("Contact Land") or to the building of a new station or demolition of any existing station on the Contact Land or to any rebuilding, modifications or alterations to any power station whether existing or future on the Contact Land.

2. **THAT** I shall upon written request from Contact from time to time provide at a reasonable cost of Contact, support, co-operation and/or assistance of whatever nature reasonably required by Contact in respect of any application or requests for consent or renewal of consent that Contact may make from time to time of or incidental to its electricity related activities from time to time, on or about the Land, for the purposes of the Resource Management Act 1991 or any such amendments thereto or any statutory modification or re-enactment for the time being in force **PROVIDED ALWAYS** that I shall not be required to provide such support, co-operation or assistance in the event that I do not take any steps to oppose any such application, request for consent or renewal of consent.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, located in the bottom right corner of the page.

3. **THAT** I will not sell, lease or otherwise dispose of the said Land without first notifying the purchaser, lessee or other person taking an interest in the said Land of the existence of Contact's rights reserved by this Memorandum.

4. **THAT** Section 64 of the Property Law Act 1952 applies to this Memorandum of Encumbrance but otherwise (and without prejudice to Contact's rights of action at common law as a rent charge):
 - (a) Contact shall be entitled to none of the powers and remedies given to mortgagees by the Land Transfer Act 1952 and the Property Law Act 1952;
and
 - (b) No covenants on the part of myself or my successors in title are implied in this Memorandum other than the covenant for further assurance implied by Section 154 of the Land Transfer Act 1952; and
 - (c) Contact shall have the right to protect its interest evidenced herein by registration of the within Memorandum against the title to the said Land.

TO THE END AND INTENT that this Memorandum shall run with the said Land and bind myself and my successors and assignees in title.

5. **THAT** in the event that I wish to enter into a mortgage or mortgages of the said Land to have priority to this Memorandum and not being in default of my obligations under the provisions of this Memorandum I shall be entitled in all things to a Memorandum of Priority granted by Contact in favour of any such mortgage or mortgages **PROVIDED THAT** the mortgagee consents to and acknowledges that it is bound by the covenants of this Memorandum for the purposes of Section 105 of the Land Transfer Act 1952.



IN CONSIDERATION OF THESE PRESENTS CONTACT HEREBY COVENANTS AND AGREES:

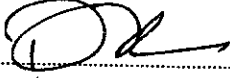
- 6. **CONTACT** shall consent to the registration of any document whether by way of mortgage or other encumbrance or interest whatsoever and shall agree that any such instrument presented for registration shall take priority over its own encumbrance. Contact shall not charge any fee for such consent nor for the endorsement of its consent on any document nor for the execution of any such document and Contact shall pay its own costs and expenses incurred in giving consents and executing such documents.

- 7. **CONTACT** will release this encumbrance as soon as reasonably practicable after the expiration of the last date for objecting to any application brought by Contact for such consent as may be necessary for the construction of the power station may commence provided that the Proprietor has complied with the provisions of this Deed.

IN WITNESS WHEREOF this Encumbrance has been executed this 22nd day of May 1998

SIGNED by)
NORMAN WILLIAM PITTAWAY)
in the presence of:)


.....
Signature


.....
Signature

.....
Full Name **Raymond Murray Blake**
Solicitor
Wanaka

.....
Address

.....
Occupation



EXECUTED by)

CONTACT ENERGY LIMITED)

by its attorneys:

Anita Jane Mazzoleni
.....
Full Name

[Signature]
.....
Signature

Tina Jane Symmans
.....
Full Name

[Signature]
.....
Signature

In the presence of:

[Signature]
.....
Signature MALCOLM JAMES MURDOCH STAW

Wellington
.....
Address

Solicitor
.....
Occupation

correct for the purposes of the Land Transfer Act
[Signature]
Solicitor for the Proprietors.

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

We, Tina Jane Symmans, Corporate Support Services Director of Wellington and Anita Jane Mazzoleni, General Counsel of Auckland, certify:

1. **THAT** by Deed dated 21 December 1996 Contact Energy Limited appointed us as its attorneys on the terms and conditions set out in that Deed.
2. **THAT** a copy of that Power of Attorney is registered at various District Land Registries as follows:

Wellington	No. B556943.1
North Auckland	No. D114265.1
South Auckland	No. B402688
Taranaki	No. 439574
Gisborne	No. G214525.1
Hawkes Bay	No. 653200.1
Nelson	No. 365857.1
Canterbury	No. A285999/1
Otago	No. 925564
Westland	No. 106874
Marlborough	No. 189664
Southland	No. 240815.1

3. **THAT** at the date hereof we have not received any notice or information of the revocation of that appointment by Contact Energy Limited.

SIGNED at Wellington on the 22nd day of May 1998


Tina Jane Symmans


Anita Jane Mazzoleni



F5000000590198

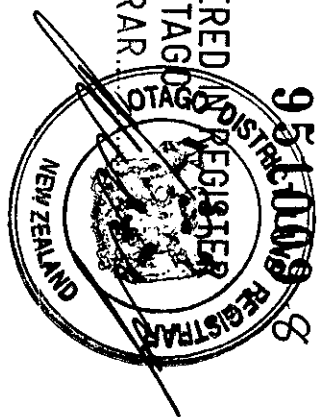
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PARTICULARS ENTERED
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR..



824737/12

MEMORANDUM OF TRANSFER326.25
CHECK.I, NORMAN WILLIAM PITTAWAY of Wanaka Farmer (the Transferor)

being registered as the proprietor of an estate

in fee simple

subject however to such encumbrances liens and interests as are notified by memoranda underwritten or
endorsed hereon in all piece of land containing

be the same a little more or less

in all that parcel of land containing 15.5313 ha or thereabouts being Lots 1-8
(inclusive) on Deposited Plan 22247 being the land comprised and described in
SAR Certificate of Title Volume 15A Folio 550 (Otago Land Registry) subject to
the reservations and conditions imposed by Section 8 Mining Act 1971 and Section
5 Coal Mines Act 1979, Electricity Agreement 599286/8, and Land Improvement
Agreement 696900 (hereinafter called "the land first described") and Electricity
Agreement 469056 *DA*

AND

in all that parcel of land containing 359.6808 hectares being Section 37, Part
Sections 38 & 39 Block VIII Lower Hawea District and Sections 17, 18, 57, Part
SAR Section 58 and ~~XXX~~ Section 59 Block VI Tarras District being the land comprised
DA and described in Certificate of Title Volume 15A Folio 551 (Otago Land
Registry) subject to the reservations and conditions imposed by Section 8 Mining
Act 1971 and Section 5 Coal Mines Act 1979, Electricity Agreement 599286/8, and
Land Improvement Agreement 696900 (hereinafter called "the land second
DA described") and Electricity Agreement 469056 *DA*, Mortgages 457274/2 and
515703

NEW ZEALAND STAMP DUTY
24/07/9200099001 DUTY 326.25

IN CONSIDERATION OF the sum of \$32,625.00

paid to them by

ELECTRICITY FARM LAND HOLDINGS NO.1 LIMITED at Wellington

the receipt of which sum they hereby acknowledge and DO HEREBY TRANSFER to the said

ELECTRICITY FARM LAND HOLDINGS NO.1 LIMITED

all their estate and interest in the said pieces of land firstly described

RESERVING HOWEVER to the TRANSFEROR the full free and uninterrupted rights liberties and privileges to the intent that the same shall be easements forever appurtenant to the land secondly described (hereinafter called the "dominant tenement") and each and every part thereof:

1. **To conduct electric power** whether by underground cable or overhead wire including the free uninterrupted and unrestricted right liberty and privilege for the transferor and any other authorised persons (in common with the transferor and all other persons have the like right) from time to time and at all times
 - 1.1 To receive transmit and conduct electric power as aforesaid together with any necessary junction box or distribution sub station in a free and unimpeded flow along those portions of the land firstly described (being the servient tenement) and marked "A" on Deposited Plan 22247 and marked "B" on the plan attached hereto;
 - 1.2 To maintain and use the power cables junction box and other necessary fittings already laid placed or installed under or on or over the surface of the specified portions of the land firstly described;
 - 1.3 To lay place or maintain or to have laid placed or maintained any power cables junction box or other fittings in replacement or in substitution for all or any of those power cables junction box or other fittings; and
 - 1.4 Together with his servants workmen and agents and with or without vehicles laden or unladen and with tools machinery and equipment, from time to time and at all times as occasions shall require, to enter upon the servient tenement and construct equip maintain repair alter renew and operate on the specified portions for the purposes of laying erecting

A M E N D E D
ORDER OF LAND VALUATION TRIBUNAL

LVP NO: 94/91

IN THE LAND VALUATION
TRIBUNAL AT THE DISTRICT
COURT AT DUNEDIN

IN THE MATTER OF AN APPLICATION
UNDER THE LAND SETTLEMENT PROMOTION
AND LAND ACQUISITION ACT 1952 FOR
CONSENT TO A SALE/LEASE OF LAND

BETWEEN NORMAN WILLIAM PITTAWAY and DOROTHY
JOSEPHINE PITTAWAY and JOHN GRAHAM TODD

Vendor/~~Lessor~~

AND ELECTRICITY FARM LAND HOLDINGS No.1 LIMITED

Purchaser/~~Lessee~~

BEFORE THE OTAGO LAND VALUATION TRIBUNAL

On the application of Norman William Pittaway
for the consent of the Land Valuation Tribunal to the sale/~~lease~~
In respect of the land described in the schedule hereto
It is ordered that the consent of the Land Valuation Tribunal be granted to the
transaction pursuant to Part II of the Land Settlement Promotion and Land
Acquisition Act 1952

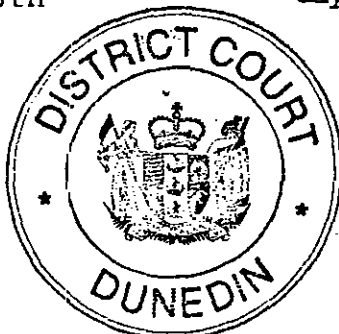
SCHEDULE

- (i) Containing 1.6 hectares or thereabouts subject to survey being Part S.7 Block-VIII-Lower Hawea Survey District and being part of the land comprised in Certificate of Title 5A/540 (Otago Land Registry).
 - (ii) Containing 18.5 hectares or thereabouts subject to survey being Part Ss.38 and 39 Block VIII Lower Hawea District and Part Ss.57 and 58 Block VI Tarras District being part of the Land in C. of T. 10B/974 (Otago Land Registry)
- Pursuant to an agreement dated 15 March 1991
Situated in the County of Queenstown-Lakes District Council

<u>CONSIDERATION:</u>	\$	C
	36,000	00
	<hr/>	
	36,000	00
	<hr/>	

LEASE DETAILS: Annual Rental - \$ N/A

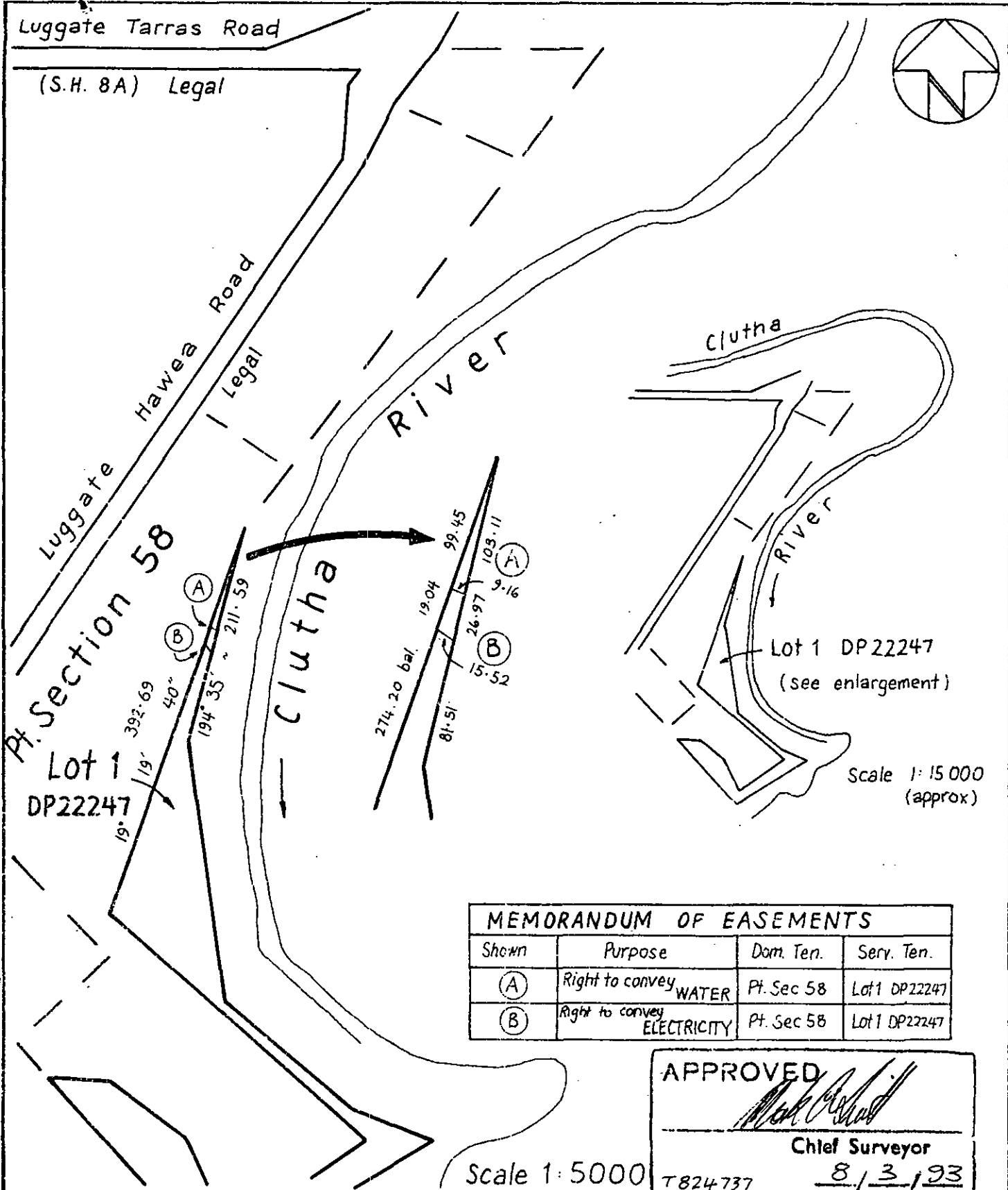
Dated at Dunedin this 28th day of May 19 91



[Signature]
Deputy Registrar

Copies to:
Chris Steven
Box 161
WANAKA

Office of Crown Lands
CPO Box 170
WELLINGTON
Branch Manager
Valuation Department
Box 215
DUNEDIN



MEMORANDUM OF EASEMENTS			
Shown	Purpose	Dom. Ten.	Sery. Ten.
(A)	Right to convey WATER	Pt. Sec 58	Lot 1 DP22247
(B)	Right to convey ELECTRICITY	Pt. Sec 58	Lot 1 DP22247

APPROVED
[Signature]
 Chief Surveyor
 8/3/93

Scale 1:5000 T 824737

WORKS
 Consultancy Services

W. G. Whiting
 Registered Surveyor

TITLE: PLAN SHOWING RIGHTS TO CONVEY
 WATER & ELECTRICITY OVER LOT 1, DP22247,
 BLK VI, TARRAS SD.

This drawing and its contents are the property of Works and Development Services Corporation (NZ) Ltd. Any unauthorised employment or reproduction, in full or in part is forbidden.		JOB	CODE	SHEET
SCALE: 25 shown	FILE: DECEMBER 1991	/	/	
REVISION				

inspecting repairing maintaining and removing such cables junction box or other fittings or any part thereof but subject to the condition that as little disturbance as possible is caused to the surface of the land of the transferor and that the surface is restored as nearly as possible to its former condition and any other damage done by reason of the aforesaid operations is repaired

- 2. A right to convey water as defined in the Seventh Schedule to the Land Transfer Act 1952 over that part of the land firstly described marked "B" on Deposited Plan 22247. ✓
- 3. A right to convey water as defined in the Seventh Schedule to the Land Transfer Act 1952 over that part of the land firstly described marked "A" as shown on the plan annexed hereto. ✓

low ✓ AND THE TRANSFEREE HEREBY COVENANTS WITH THE TRANSFEROR that the transferee will not place any buildings or erections or plant or allow or suffer to grow any tree or shrub on the said portion of the land and will not at any time hereafter do permit or suffer to be done any act whereby the rights powers licences and liberties hereby granted to the TRANSFEROR may be interfered with or affected in any way.

fen ✓ AND THE TRANSFEREE HEREBY FURTHER AGREES to be bound by a Fencing Covenant as defined by the Fencing Act 1978.

IN WITNESS WHEREOF these presents have been executed this 23rd day of June 1992

Signed by the abovenamed

NORMAN WILLIAM PITTAWAY

as transferor in the presence of:

Witness's Signature

Occupation

Address

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

N.W. Pittaway

THE COMMON SEAL of ELECTRICITY FARM LAND HOLDINGS NO.1 LIMITED was hereunto affixed in the presence of:



A. J. Ross Director

G. Guman Director/Secretary

MEMORANDUM OF TRANSFER

of LAND

N.W. PITTAWAY Transferor

ELECTRICITY FARM LAND Transferee
HOLDINGS NO.1 LIMITED

THE EASEMENTS MARKED A and B ON DP.22247
ARE SUBJECT TO SECTION 309 (1)(a) LOCAL
GOVERNMENT ACT 1974

Transfer correct for the purposes of the Land Transfer Act



(Solicitor for) the transferee
(S. A. Robertson)

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.



(Solicitor for) the transferee

(S. A. Robertson)

Particulars entered in the Register
the schedule of land herein
the time stamped below

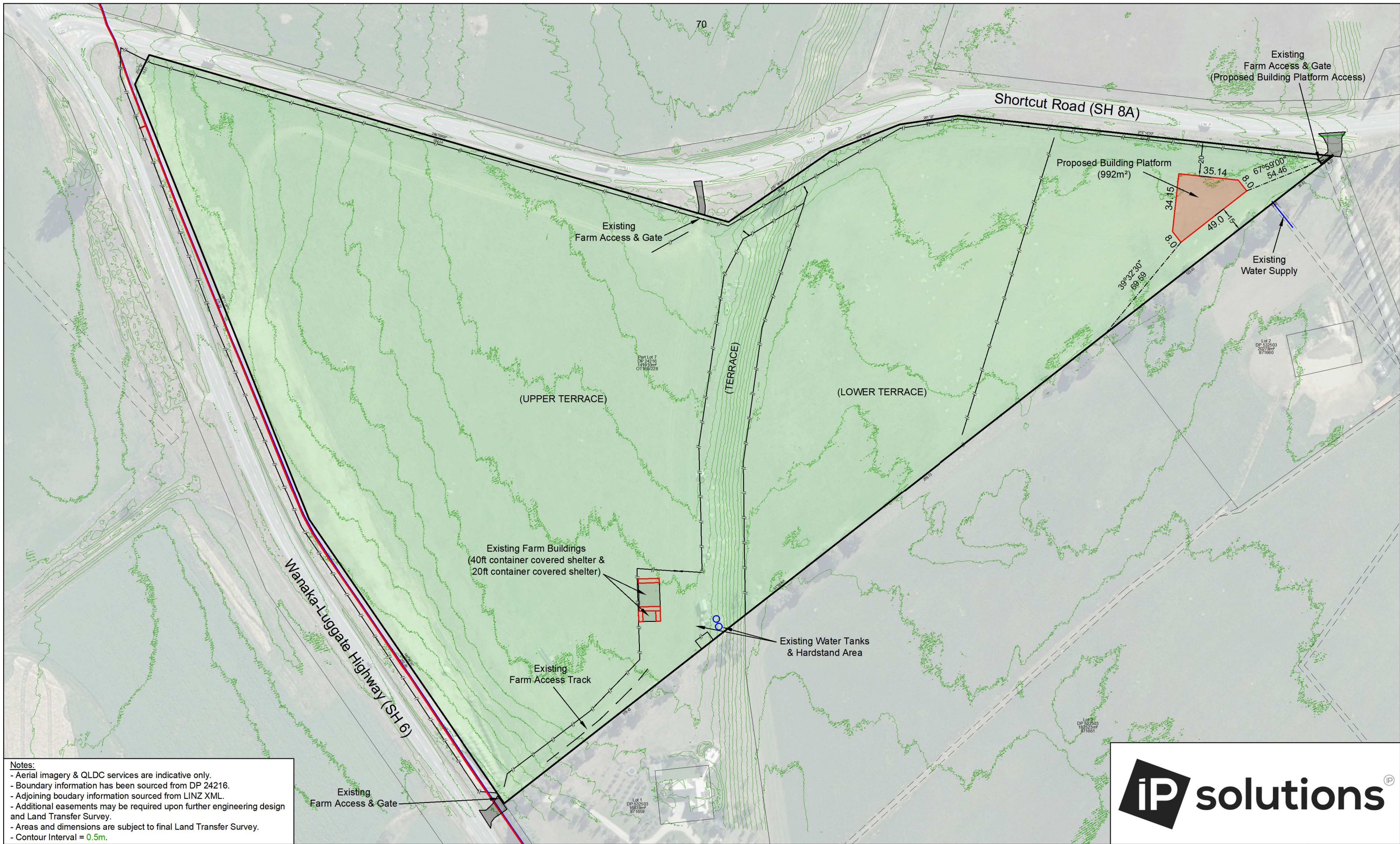
District Land Registrar
Assistant
of the District of

15A/550
16A/1224
16B/1225
16B/1226
16B/1227
16B/1228
16B/1229

12.07 26.FEB.93
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY DTAGO
ASST LAND REGISTRAR

FR
CDN





Notes:
 - Aerial imagery & QLDC services are indicative only.
 - Boundary information has been sourced from DP 24216.
 - Adjoining boundary information sourced from LINZ XML.
 - Additional easements may be required upon further engineering design and Land Transfer Survey.
 - Areas and dimensions are subject to final Land Transfer Survey.
 - Contour Interval = 0.5m.



MEASURED
 LAND SURVEYS

www.measuredlandsurveys.co.nz info@measuredlandsurveys.co.nz

Rev	Description	Date
A	ORIGINAL	08/09/23

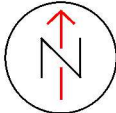
Scheme Plan
Building Platform &
Farm Buildings
on Part Lot 7 DP 24216
(Wanaka-Luggate Highway)

Client: CPC Trustee Limited	
Scale:	1 : 2000 @ A3
Surveyed:	ST 07/09/23
Drawn:	ST 08/09/23

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CSNZ THE CONSULTING SURVEYORS OF NEW ZEALAND
A DIVISION OF THE NEW ZEALAND INSTITUTE OF SURVEYORS

Datum:
Lindis Peak 2000/DVD 1958


 Sheet:
1 of 1
 Job #:
23087_S1 Rev:
A



GEOTECHNICAL ASSESSMENT REPORT

IP BUTSON GEOTECH

**WANAKA LUGGATE HIGHWAY
LUGGATE**

CLIENT: IP SOLUTIONS

JOB REF: G21010

DATE: 11 SEPTEMBER 2020

MT IRON GEODRILL



info@mtirongeodrill.com



(03) 443 7491



027 5342589



www.mtirongeodrill.com

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Report Prepared By



Gavin Tippet
B.Sc (Geol), P.G.Dip.Eng.Geol, M.Sc (Eng.Geol), MEngNZ
Engineering Geologist



1 INTRODUCTION

This report presents the results of a geotechnical assessment carried out by Mt Iron Geodrill on behalf of IP Solutions for the proposed sub-division of Part Lot 7 DP 24216, Wanaka Luggate Highway, Luggate as indicated in Figure 1.

The work was commissioned by Dan Curley, of IP Solutions (on behalf of Kerry Butson) via signed SFA dated 27 July 2020.

The scope of work for the geotechnical assessment included providing recommendations on:

- Natural hazard assessment
- Soil parameters for the design of structural elements
- Temporary and permanent batter angles
- Suitability for material reused as fill
- Suitability for onsite stormwater and wastewater disposal
- Preliminary bearing capacity assessment

The following report presents the results of field investigations and provides discussion and recommendations relevant to the above scope of work.

Limitations

Findings presented as a part of this report are for the sole use of IP Solutions, Kerry Butson and the Queenstown Lakes District Council in accordance with the specific scope and the purposes outlined above. While other parties may find this reporting useful, the findings are not intended for use by other parties and may not contain sufficient information for the purposes of other parties or other uses.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practising in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

1.1 RELATED DOCUMENTS

In this report, reference is made to the following documents:

- NZS 4431:1989 and amendments. Code of Practice for Earthfill for Residential Development
- NZS 3604: 2011 Timber Framed Buildings
- NZS 1170.5: 2004 Structural design actions Part 5 Earthquake actions – New Zealand
- Geology of the Wakatipu area 1:250,000 QMap (Qm18), GNS Science: 2000
- Part D: Guidelines for the investigation and assessment of subdivisions in the Canterbury region
- ORC Publication - Seismic Hazard in Queenstown Lakes District, August 2015
- Earthquake Geotechnical Engineering Practice: Module 3, May 2016

2 SITE INFORMATION

- The site is located to the south-east of the junction between Shortcut Road and the Wanaka Luggate Highway, approximately 2km north of Luggate.
- The site is currently bare farmland with no buildings present.
- Topography is generally flat to slightly undulating with a north-south trending terrace riser in approximately the middle of the site.





Figure 1 - Approximate site locations is shown by red arrow

3 GEOLOGY

The geology of the site is mapped by the Qm14 as comprising:

OIS2 (Late Pleistocene) outwash deposits - Unweathered to slightly weathered, well sorted, sandy gravel forming large outwash terraces in Clutha catchment

It is noted that the lower terrace is mapped is being slightly younger Hāwea Formation with an age of between 12,000 and 18,000 years with the higher terrace being shown with an age of between 18,000 and 30,000 years.

The Qmap is at a 1:250,000 scale so only details the larger units present. Site investigations have confirmed the presence of glacier outwash deposits.



Figure 2 - Approximate site location is shown by the red arrow.

The geology of the area is dominated by schist terrane that has been extensively eroded by alluvial and glacial action over many thousands of years. The current geology of the site is a depth of relatively young remnant glacial outwash deposits overlying the much older schist bedrock.

There have been several glacial advances which have deposited large volumes of sediment in the area. These deposits have been successively eroded by younger glacial events to form the terraces present in the Upper Clutha area.

No active faults were mapped in the field, however, the active Grand View fault shown on the published Qm 18 approximately 6km from the site to the east.

There is a significant seismic risk to the Wanaka region when the rupture of the alpine fault system occurs; recent probability predictions estimate a magnitude 7.5 or greater is highly likely within the next 45 years. Significant ground shaking is expected from this type of event.

The site is located in an area of past glacial activity with several advance and retreat events causing the underlying bedrock to be scoured by glacial ice sheets resulting in the deposition of glacial sediments such as till over the schist bedrock and lacustrine and deltaic alluvial fan deposits. The Lacustrine depositional environment has resulted in the deposition of lake sediments, which are typically sands and silts. When unconsolidated and in high groundwater situations it is these sediments that can liquefy when subject to seismic shaking.

4 SITE INVESTIGATIONS AND ASSESSMENTS

Fieldwork was carried out on 27 July 2020 and comprised of:

- Eight test pits to 1.5m to 2.2m depth;
- Two Scala Penetrometer tests
- One infiltration test in TP3

All fieldwork was carried out either by a Mt Iron Geodrill representative who located and produced engineering logs of the test pits.

Test locations were located by handheld GPS using zone 59 UTM coordinates, with an error of $\pm 3\text{m}$. Approximate locations are shown on Figure 1.

5 RESULTS OF INVESTIGATION

5.1 SURFACE CONDITIONS

The surface conditions at the time of site visit showed the following:

- No evidence of water seeps or springs at the surface on or near the proposed building platforms on the day of the field investigation;
- No evidence of current or historic land instability in natural soils;
- Minor evidence of erosion in the natural soils, limited to the topsoil
- No evidence of filling on any of the proposed building platforms

5.2 INTERPRETED SUBSURFACE CONDITIONS

The typical soils types encountered during the field investigations have been divided into three main geotechnical units as summarised in Table 1. Engineering logs of the test pits are presented in Appendix A.

TABLE 1 – SUMMARY OF GEOLOGICAL UNITS AND SOIL TYPES

UNIT	SOIL TYPE	DESCRIPTION
1	TOPSOIL	Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.
2a	ALLUVIUM	SILT: yellow brown, low to moderate dilatancy silt, minor fine sand.
2b	ALLUVIUM	SAND: brown grey, medium to coarse grained, well graded sand, minor silt. $\phi = 37^\circ$
3a	ALLUVIUM	Silty GRAVEL: brown, fine to coarse grained, sub-rounded, poorly graded gravel, low to moderate dilatancy silt, some fine to coarse grained, well graded sand. $\phi = 36^\circ$
3b	ALLUVIUM	Gravelly SAND: brown grey, medium to coarse grained, well graded sand, fine to coarse grained, sub-rounded, poorly graded gravel, some sub-rounded cobbles and minor small boulders. $\phi = 37^\circ$
4	ALLUVIUM	Silty SAND: yellow grey, fine grained sand, high dilatancy silt (approximately 10% to 15%). $\phi = 36^\circ$

Table 2 contains a summary of the distribution of the above geotechnical units in each borehole location.



TABLE 2 – SUMMARY OF DISTRIBUTION OF GEOLOGICAL UNITS ENCOUNTERED AT TEST PIT LOCATIONS

TEST LOCATION	DEPTH ENCOUNTERED BELOW EXISTING GROUND LEVEL (m)					
	UNIT 1	UNIT 2a	UNIT 2b	UNIT 3a	UNIT 3b	UNIT 4
TP1	0.0 - 0.3	-	-	0.3 - 0.6	0.6 - >1.5	-
TP2	0.0 - 0.3	-	-	0.3 - 0.6	0.6 - >1.5	-
TP3	0.0 - 0.3	0.3 - 0.7	0.7 - 1.2	-	-	1.2 - >2.2
TP4	0.0 - 0.3	0.3 - 0.7	0.7 - 1.2	-	-	1.2 - >2.2
TP5	0.0 - 0.3	-	-	0.3 - 0.6	0.6 - >1.5	-
TP6	0.0 - 0.1	-	-	0.3 - 0.6	0.6 - >1.5	-
TP7	0.0 - 0.3	-	-	0.3 - 0.6	0.6 - >1.5	-
TP8	0.0 - 0.3	-	-	0.3 - 0.6	0.6 - 1.3	1.3 - >2.2

- Unit not encountered
> Unit extends to a depth greater than investigation

5.3 EXISTING FILL

No Fill was encountered on either of the building platforms.

6 GROUNDWATER

Groundwater was not encountered on the site during the field investigation. It is likely that groundwater table is approximately 20m depth (based on data from nearby bores) however this has not been confirmed as part of this investigation.

It should be noted that fluctuations in the groundwater levels can occur due to seasonal variations, temperature, rainfall and other similar factors, the influence of which may not have been apparent at the time of investigation.

7 LABORATORY TESTING

No material was sampled for laboratory testing. If material onsite is to be used for structural fill, then laboratory testing will be required.

8 DISCUSSION AND RECOMMENDATIONS

8.1 SITE PREPARATION

Site preparation and earthworks suitable for structure and pavement support should consist of:

- Prior to the placement of any new fill, the proposed areas should be stripped to remove all vegetation, topsoil, root affected or other potentially deleterious material. Stripping is generally expected to be required to depths of about 0.3m
- New site fill beneath structures should be compacted to a minimum density ratio of 95% Standard Compaction within acceptable limits of optimum moisture content (OMC);
- All new fill should be supported by properly designed and constructed retaining walls or else battered at 1V:2H or flatter and protected against erosion;

- Earthworks should be in accordance with the recommendations of NZS 4431:1989 'Earth Fill for Residential development'.

8.2 EXCAVATION CONDITIONS

Where excavation is required, it is anticipated that all site materials could be excavated by conventional dozer blade or excavator (1.7 ton) bucket at least to the depths indicated on the appended logs. The depths of topsoil material where encountered during fieldwork are summarised in Table 2.

8.3 SUITABILITY OF SITE SOILS AS FILL

It is considered that site soils Unit 3a and Unit 3b could be reused as engineered fill. It is recommended that if these materials were to be used they would need to be blended and screened to remove all material greater than 65mm.

All other units are considered to be only suitable for landscaping fill only.

If other uses are envisaged for site material then it recommended that laboratory testing may be required inline with the type of reuse proposed.

8.4 NATURAL HAZARDS

No natural hazards are noted on or near the site on the QLDC hazard maps or may be present at the site. however the following should be noted

- Seismic faults and Ground Shaking

8.4.1 Seismic Faults and Ground Shaking

As outlined in Section 3 above, the site is close to the mapped location of the active Grandview Fault and the NW Cardrona Fault. Of these the more active (reatively specking) is the Cardrona Fault. There have been several identified rupture events in investigation trenches dug, within the Cardrona Valley, across the fault by research groups in the past. The recurrence interval for a magnitude 7.0 event is estimated at 6,200 years. However, the risk to buildings in the Luggate area is considered to be the same as for those in the wider Wanaka area.

The greater risk to the site and again the wider Wanaka area is from the Alpine Fault, approximately 80km to the west. It is believed that the Alpine Fault could be capable of producing a magnitude 8.0 event and has a recurrence interval of 350 - 400 years. It is expected likely to a magnitude 7.5 or greater event could occur in the next 45 years.

It is therefore considered that while there is a risk to any buildings on site from seismic events, they should be no greater than for the wider area.

It is considered that the proposed buildings will be Importance Level 2 (IL2) structures in accordance with NZS1170:1. IL2 structure design requirements, including resistance of earthquake shaking with an annual probability of exceedance of 1 / 500 (i.e. a 500-year return period), which corresponds to the ultimate limit state (ULS) design seismic loading.

At ULS, a structure should be able to withstand the potential (earthquake) deformations without structural collapse and protect the safety of the occupants. Earthquake shaking with an annual probability of exceedance of 1 / 25 (i.e. a 25-year return period) is assigned to the serviceability limit state (SLS) design level. At the SLS level the design requirement is that deflections do not result in damage causing loss of function of the structure and that damage is readily repairable.

NZS1170.5 and NZTA Bridge Manual (Version 3.2, May 2016) provide guidance on the ULS and SLS earthquake magnitude and ground shaking parameters. The calculation methodology outlined in Section



6.2 of the Bridge Manual has been followed to assess the design PGA for the site, for two ground motion cases (SLS and ULS) as outlined below:

$$PGA = C_{0,1000} \left(\frac{Ru}{1.3} \right) fg$$

Where:

- C_{1000} = Unweighted Peak Ground Accelerations for Class C Site (Figure 6.1(a) of NZTA bridge Manual) = 0.4 for the Wanaka Area
- R_u (ULS) = Return Period Factor for ULS event (1/500 year for IL2) = 1.0
- R_u (SLS) = Return Period Factor for SLS event (1/25 year for IL2) = 0.25
- f = 1.33 for Class C shallow soil sites (conservative given the unknown depth to rock under the site)
- g = acceleration from gravity = 9.81 m/s/s

TABLE 3 – SUMMARY OF THE EARTHQUAKE SCENARIOS RECOMMENDED FOR DESIGN

	SERVICE LIMIT STATE (SLS) DESIGN EARTHQUAKE	ULTIMATE LIMIT STATE (ULS) DESIGN EARTHQUAKE
RETURN PERIOD (YEARS)	25	500
MOMENT MAGNITUDE (M_w)	7	7
PEAK HORIZONTAL GROUND ACCELERATION (PGA)	0.1g	0.4g

The site is not subject to near-fault factors as outlined in Section 3.1.6 of NZS1170.5:2004.

9 SUBSOIL SUBCLASS FOR SEISMIC DESIGN

Soils in this site are considered to fall in the site subsoil 'Class C – Shallow Soil sites' in accordance with NZS 1170.5.2004.

10 PRELIMINARY BEARING CAPACITY STRESSES

Bearing capacity assessed using the Terzaghi bearing capacity equation.

$$Gross\ q_{ult} = cN_c + p_o N_q + 1/2\gamma B N_\gamma$$

Where:

- q_{ult} = ultimate bearing capacity of the soil
- cN_c = is due to cohesion and friction in the soil
- p_o = total over burden pressure at the foundation level
- γ = bulk unit weight of the soil
- B = width of the footing (for strip footing)
- N_c, N_q & N_γ are termed bearing capacity factors and are related to the friction angle of the soil

The soil parameters used for the bearing capacity assessment are detailed in Table 2 below

A standard footing size of 0.4m wide by 0.4m embedment has been used for the calculations. These dimensions are considered to be consistent with NZS3604:2011 standard footings. A square footing of 1m by 1m with embedment of 0.2m is used (as a Mt Iron Geodrill Standard) to assess the bearing capacity for slab type foundations. All calculations assume drained conditions.

It shall be noted that the dimensions used are only used to allow the calculation of the bearing capacity. All footings designs should be either code marked designs or checked by a suitably qualified person.

TABLE 4 - BEARING CAPACITY SOIL PARAMETERS

PARAMETER	Silty GRAVEL (Unit 3a)	Silty GRAVEL (Unit 3a)	Gravelly SAND (Unit 3b)	Gravelly SAND (Unit 3b)	SILT (Unit 2a)	SILT (Unit 2a)
ϕ (Friction Angle)	36°	36°	37°	37°	32°	32°
γ (bulk unit weight of soil below footing level)	17 kN/m ³	17 kN/m ³	17 kN/m ³	17 kN/m ³	17 kN/m ³	17 kN/m ³
γ (bulk unit weight of soil above footing level)	14 kN/m ³	14 kN/m ³	14 kN/m ³	14 kN/m ³	14 kN/m ³	14 kN/m ³
C (cohesion)	-	-	-	-	2kN	2kN
c_u (shear strength of soil)	-	-	-	-	-	-
B (Width of footing)	0.4 m	1 m	0.4 m	1 m	0.4 m	1 m
L (Length of footing)	-	1 m	-	1 m	-	1 m
(depth of embedment)	0.4 m	0.2 m	0.4 m	0.2 m	0.4 m	0.2 m
CALCULATED ULTIMATE BEARING CAPACITY q_{ult}	>300 kPa (Strip Footing)	>300 kPa (Rectangular Footing)	>300 kPa (Strip Footing)	>300 kPa (Rectangular Footing)	270 kPa (Strip Footing)	>300 kPa (Rectangular Footing)

Once the Gross Ultimate Bearing Capacity q_{ult} is gained it is divided by 3 to get the Allowable bearing capacity for the soil at foundation level.

There is a slight advantage to using a depth factor in the calculations of bearing capacity, but these are used with caution which has been done in this case. Based on the parameters above and a strip footing width of 0.4 m and embedment depth of 0.4 m an allowable bearing capacity of 100 kPa is likely to be achieved in the Unit 3 materials and an allowable bearing capacity of 190 kPa is likely to be achieved in the Unit 2a materials.

It is highly recommended that all foundation conditions are checked at the time of construction to confirm the design assumptions.

11 GEOTECHNICAL SOIL PARAMETERS

Geotechnical soil parameters for retaining design are tabulated below:

TABLE 5 – GEOTECHNICAL SOIL PARAMETERS

Soil/Rock Type	Bulk Density (kN/m ³)	Effective Cohesion (kPa)	Effective Friction Angle (°)
Topsoil	14	-	25
Engineered Fill	17	0	35
Site Soils (silt)	17	2	32
Site Soils (Gravelly Sands)	17	0	36

All retaining structures should be designed by a Chartered Professional Engineer and have full height of retaining drainage measures installed with a collection drain at the base, to suitable outfall to the stormwater system.

11.1 PERMEABILITY

An assessment of the soil permeability was undertaken during the site investigation visit for the purposes of onsite wastewater disposal at the location of Lot 2. One onsite permeability test (SK1) was conducted in soils which were considered to be representative of those across and around Lot 2 and likely to be those in which wastewater disposal is likely to take place.

A summary of the results of the permeation testing are outlined in Table 6.

TABLE 6 – SUMMARY OF PERMEATION TESTING

TEST LOCATION	SOIL TYPE	PERMEABILITY mm/hr
SK1	Silt	18

The results of the permeability testing are appended.

11.2 SUITABILITY FOR ONSITE STORMWATER DISPOSAL

It is considered that the site is suitable for onsite stormwater disposal. It is highly recommended that all locations for on-site stormwater disposal are tested at the time of design to check the infiltration rate at the actual disposal soils as some variation may be present.

11.3 SUITABILITY FOR ONSITE WASTEWATER DISPOSAL

It is considered that Lots 1, 3, 4 and 5 should be suited to onsite wastewater disposal. It is considered that the soils for these lots is Category 1 as per AS/NZS1547:2012 Table 5.1.

Lot 2 should also be suitable for on site disposal, however, the soils at this location are considered to require more detailed investigation during the design phase. It is considered that the silt soils (to a depth of 0.7m) should have a K_{sat} permeability of approximately 18mm/hr (0.44m/day) which is Category 4, weakly Structured soil as per AS/NZS1547:2012 Table 5.1.

Careful selection and design of wastewater disposal systems will need to be undertaken once the size and location of each house are better known.

It is highly recommended that all locations for on-site wastewater disposal are tested at the time of design to check the infiltration rate at the actual disposal soils as some variation may be present.

12 CONCLUSIONS

The proposed development is considered geotechnically suitable for the site. As long as the above considerations in Sections 8 through 11 above are followed for design and construction, no adverse geotechnical effects are expected.

13 APPLICABILITY

This report is only to be used by the parties named above for the purpose that it was prepared and shall not be relied upon or used for any other purpose without the express written consent of the principal and Mt Iron Geodrill Ltd.

This report only addresses the geotechnical issues of the site for the proposed development.

The extent of testing associated with this assessment is limited to discrete locations and variations in ground conditions can occur between and away from such locations. If subsurface conditions encountered during construction differ from those given in this report further advice should be sought without delay.

14 COMPETENCY STATEMENT

I, Gavin Tippett, am a member of Engineering New Zealand (MEngNZ 1153129), and hold the following qualifications:

- BSc (Geology),
- PGDip Engineering Geology,
- M.Sc (Engineering Geology).

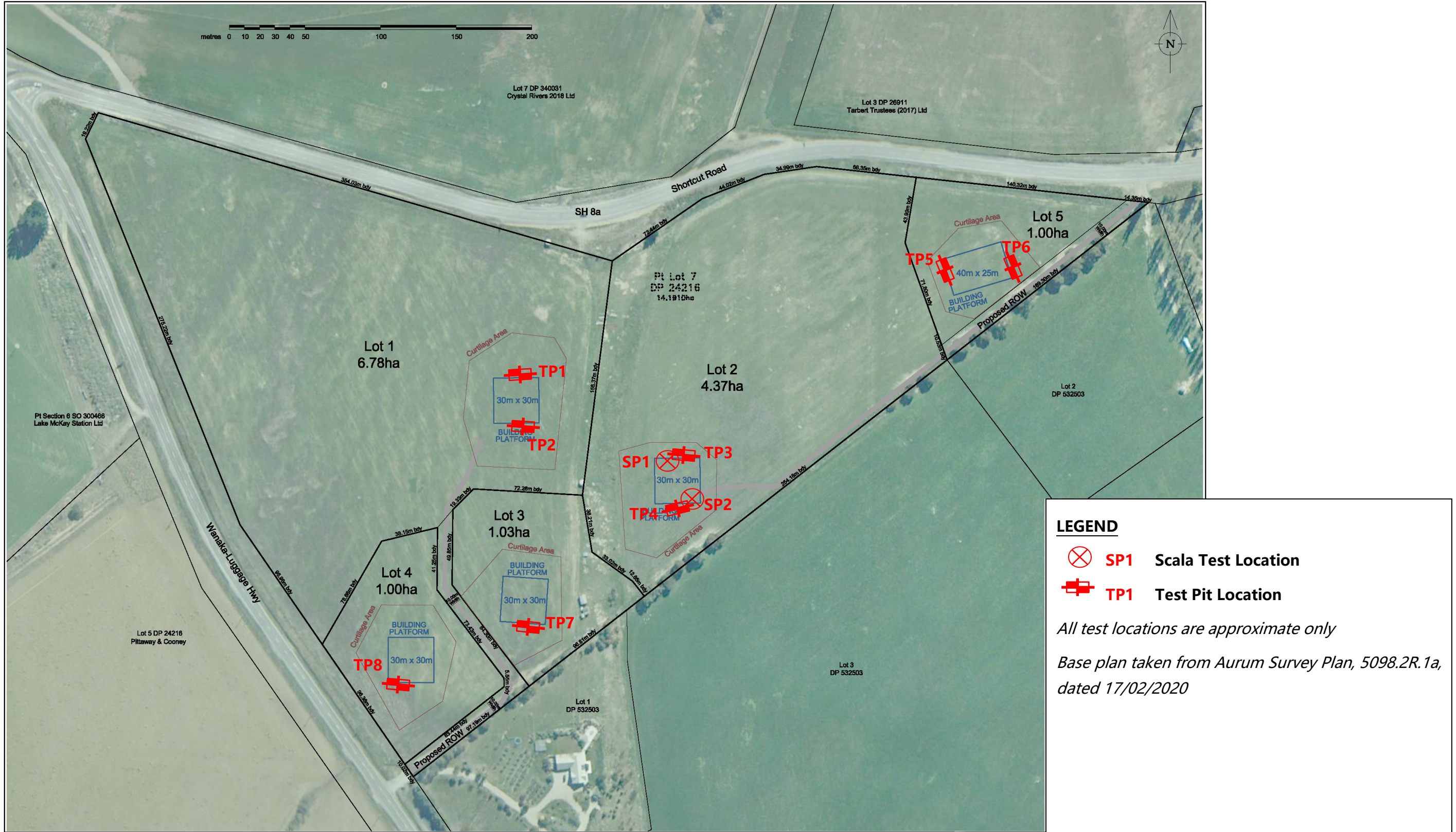
Mt Iron Geodrill holds a current policy of Professional Indemnity Insurance no less than \$200,000.



Appendix A – SITE PLAN

- Testing location plan (Figure 1)





	Project: IP BUTSON GEOTECH Wanaka Luggate Highway Luggate	Client: IP Solutions	Drawing Title: Site investigation Plan	Scale: NTS	Drawing Number Figure 1
				Job No. G21010	Revision: 11/09/2020

Appendix B – ENGINEERING LOGS

- Test Pit Logs (TP1 - TP8)
- Scala Penetrometer Results
- Permeation Results



TP1

TEST PIT LOG



CO-ORDINATES: 362495
5044950
± m: 6m
ELEVATION: 291
DATUM: usm/MSL

JOB NUMBER: G21010
PROJECT: IP BUTSON GEOTECH
LOCATION: Wanaka Luggate Highway
LUGGATE
DATE: 27 July 2020
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.5m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0					TOPSOIL - Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.	F -St	TOPSOIL	0
	0.5					Silty GRAVEL: brown, fine to coarse grained, sub-rounded, poorly graded gravel, low to moderate dilatancy silt, some fine to coarse grained, well graded sand.	MD	ALLUVIUM	1
	1					Gravelly SAND: brown grey, medium to coarse grained, well graded sand, fine to coarse grained, sub-rounded, poorly graded gravel, some sub-rounded cobbles and minor small boulders.	L - MD		
	2				Hole ends 1.5m (Collapsing)			2	
	3								3
	4								4

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

TP2

TEST PIT LOG⁸⁷



CO-ORDINATES: 362489
5044923
± m: 6m
ELEVATION: 291
DATUM: usm/MSL

JOB NUMBER: G21010
PROJECT: IP BUTSON GEOTECH
LOCATION: Wanaka Luggate Highway
LUGGATE
DATE: 27 July 2020
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.5m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0					TOPSOIL - Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.		F -St	TOPSOIL
	1					Silty GRAVEL: brown, fine to coarse grained, sub-rounded, poorly graded gravel, low to moderate dilatancy silt, some fine to coarse grained, well graded sand. Gravelly SAND: brown grey, medium to coarse grained, well graded sand, fine to coarse grained, sub-rounded, poorly graded gravel, some sub-rounded cobbles and minor small boulders.	D - M	MD L - MD	ALLUVIUM
	2					Hole ends 1.5m (Collapsing)			
	3								
	4								

METHOD:
N Natural Exposure
X Existing Excavation
E Excavator
HA Hand Auger

SAMPLES:
U50 Undisturbed Sample
50mm Diameter
D Disturbed Sample
V Vane Shear (kPa)
Bs Bulk Disturbed Sample
E Environmental Sample
INF Infiltration test

MOISTURE:
D Dry
M Moist
W Wet
S Saturated

CONSISTENCY / DENSITY:
VS Very Soft VL Very Loose
S Soft L Loose
F Firm MD Medium Dense
St Stiff D Dense
VSt Very Stiff VD Very Dense
H Hard
Fb Friable

NOTE:
A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
◁ Water Inflow
▼ Standing Water Level
▽ Estimated High Water Level
N Nil Water Observed

TP3

TEST PIT LOG⁸⁸



CO-ORDINATES: 362590
5044860
± m: 6m
ELEVATION: 285
DATUM: usm/MSL

JOB NUMBER: G21010
PROJECT: IP BUTSON GEOTECH
LOCATION: Wanaka Luggate Highway
LUGGATE
DATE: 27 July 2020
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.5m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0			I N F		TOPSOIL - Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.	D - M	F - St	TOPSOIL
						SILT: yellow brown, low to moderate dilatancy silt, minor fine sand.		St	ALLUVIUM
	1					SAND: brown grey, medium to coarse grained, well graded sand, minor silt		MD	
						Silty SAND: yellow grey, fine grained sand, high dilatancy silt (approximately 10% to 15%)		MD - D	
	2								End @ 1.9m Limit of Investigation
						Hole ends 2.2m Limit of Machine			
	3								
	4								

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scale result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

TP4

TEST PIT LOG



CO-ORDINATES: 362584
5044894
± m: 6m
ELEVATION: 285
DATUM: usm/MSL

JOB NUMBER: G21010
PROJECT: IP BUTSON GEOTECH
LOCATION: Wanaka Luggate Highway
LUGGATE
DATE: 27 July 2020
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.5m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0					TOPSOIL - Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.		F -St	TOPSOIL
						SILT: yellow brown, low to moderate dilatancy silt, minor fine sand.		St	ALLUVIUM
	1					SAND: brown grey, medium to coarse grained, well graded sand, minor silt	D - M	MD	
						Silty SAND: yellow grey, fine grained sand, high dilatancy silt (approximately 10% to 15%)		MD - D	
2					Hole ends 2.2m Limit of Machine				
	3								
	4								

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scale result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

TP5

TEST PIT LOG



CO-ORDINATES: 362484
5044813
± m: 6m
ELEVATION: 290
DATUM: usm/MSL

JOB NUMBER: G21010
PROJECT: IP BUTSON GEOTECH
LOCATION: Wanaka Luggate Highway
LUGGATE
DATE: 27 July 2020
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.5m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0					TOPSOIL - Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.		F -St	TOPSOIL
	1					Silty GRAVEL: brown, fine to coarse grained, sub-rounded, poorly graded gravel, low to moderate dilatancy silt, some fine to coarse grained, well graded sand.	D - M	MD	ALLUVIUM
	1					Gravelly SAND: brown grey, medium to coarse grained, well graded sand, fine to coarse grained, sub-rounded, poorly graded gravel, some sub-rounded cobbles and minor small boulders.		L - MD	
	2					Hole ends 1.5m (Collapsing)			
	3								
	4								

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

TP6

TEST PIT LOG⁹¹



CO-ORDINATES: 362426
5044745
± m: 6m
ELEVATION: 290
DATUM: usm/MSL

JOB NUMBER: G21010
PROJECT: IP BUTSON GEOTECH
LOCATION: Wanaka Luggate Highway
LUGGATE
DATE: 27 July 2020
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.5m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0					<p>TOPSOIL - Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.</p> <p>Silty GRAVEL: brown, fine to coarse grained, sub-rounded, poorly graded gravel, low to moderate dilatancy silt, some fine to coarse grained, well graded sand.</p> <p>Gravelly SAND: brown grey, medium to coarse grained, well graded sand, fine to coarse grained, sub-rounded, poorly graded gravel, some sub-rounded cobbles and minor small boulders.</p>	F - St MD	TOPSOIL	0
	1					D - M L - MD	ALLUVIUM	1	
	2					Hole ends 1.5m (Collapsing)			2
	3								3
	4								4

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

TP7

TEST PIT LOG⁹²



CO-ORDINATES: 362776
5045025
± m: 6m
ELEVATION: 285
DATUM: usm/MSL

JOB NUMBER: G21010
PROJECT: IP BUTSON GEOTECH
LOCATION: Wanaka Luggate Highway
LUGGATE
DATE: 27 July 2020
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.5m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0					TOPSOIL - Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.	F -St	TOPSOIL	0
	0.5					Silty GRAVEL: brown, fine to coarse grained, sub-rounded, poorly graded gravel, low to moderate dilatancy silt, some fine to coarse grained, well graded sand.	MD	ALLUVIUM	1
	1					Gravelly SAND: brown grey, medium to coarse grained, well graded sand, fine to coarse grained, sub-rounded, poorly graded gravel, some sub-rounded cobbles and minor small boulders.	L - MD		
	2				Hole ends 1.5m (Collapsing)			2	
	3								3
	4								4

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

TP8

TEST PIT LOG ⁹³



CO-ORDINATES: 362809
5045032
± m: 6m
ELEVATION: 285
DATUM: usm/MSL

JOB NUMBER: G21010
PROJECT: IP BUTSON GEOTECH
LOCATION: Wanaka Luggate Highway
LUGGATE
DATE: 27 July 2020
LOGGED BY: GT

EQUIPMENT
TYPE & MODEL: Yanmar ViO17
COMPANY: Mt Iron Geodrill
OPERATOR: G Tippett
PIT DIMENSIONS:
Wide: 0.5m Long: 2.4m

METHOD	DEPTH (m)	BLOWS/50mm	WATER	SAMPLES	GRAPHIC	DESCRIPTION: Soil Name, Plasticity or Particle Characteristics, Colour, Secondary Components & Minor Components	MOISTURE	CONSISTENCY DENSITY	Structure and Additional Observations Geological / Depositional
E	0					TOPSOIL - Sandy SILT: brown, low dilatancy silt, fine grained sand, organics, rootlets.		F -St	TOPSOIL
	1					Silty GRAVEL: brown, fine to coarse grained, sub-rounded, poorly graded gravel, low to moderate dilatancy silt, some fine to coarse grained, well graded sand.	D - M	MD	ALLUVIUM
						Gravelly SAND: brown grey, medium to coarse grained, well graded sand, fine to coarse grained, sub-rounded, poorly graded gravel, some sub-rounded cobbles and minor small boulders.		L - MD	
						Silty SAND: yellow grey, fine grained sand, high dilatancy silt (approximately 10% to 15%)		MD - D	
	2								Hole ends 2.2m Limit of Machine
	3								
	4								

METHOD:
 N Natural Exposure
 X Existing Excavation
 E Excavator
 HA Hand Auger

SAMPLES:
 U50 Undisturbed Sample
 50mm Diameter
 D Disturbed Sample
 V Vane Shear (kPa)
 Bs Bulk Disturbed Sample
 E Environmental Sample
 INF Infiltration test

MOISTURE:
 D Dry
 M Moist
 W Wet
 S Saturated

CONSISTENCY / DENSITY:
 VS Very Soft VL Very Loose
 S Soft L Loose
 F Firm MD Medium Dense
 St Stiff D Dense
 VSt Very Stiff VD Very Dense
 H Hard
 Fb Friable

NOTE:
 A scala result of 2.5 blows per 50mm is equivalent to a geotechnical ultimate bearing capacity of 300kPa in accordance with NZS 3604-2011, Section 3.3.7.

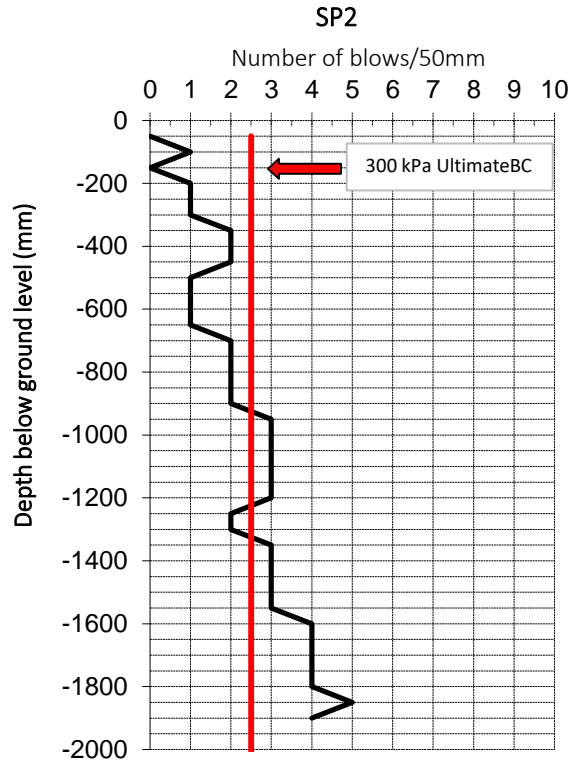
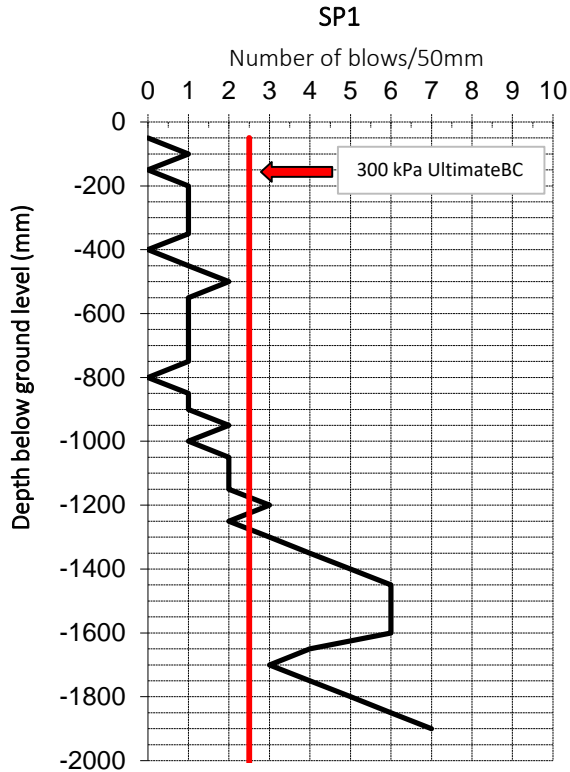
WATER:
 ◁ Water Inflow
 ▼ Standing Water Level
 ▽ Estimated High Water Level
 N Nil Water Observed

SCALA PENETROMETER RESULTS



JOB NUMBER: G21010	PROJECT: IP Butson Geotech
	LOCATION: Wanaka Luggate Highway, Luggate
CO-ORDINATES: mE	DATE: 27-Jul-20
See attached plan mN	OPERATOR: G Tippett

Note: No Friction correction has been applied to the field results. 5 Blows per 100mm is considered compliance with NZS3604 3.3.7



Infiltration Capacity Test Sheet			
Project:		G21010 IP Butson Geotech	
Site Location: Wanaka Luggate Highway, Luggate			
Test Number:	SK-1 in TP3	Test Date:	27-Jul-20
Operator:	Gavin Tippet	Test Time:	3:57 p.m.
Auger Ø:	100 mm	Permeameter Ø ID:	46 mm
Depth of Auger Hole:	600mm	Average Hole Ø:	100 mm



$$K_{sat} = \frac{4.4Q \left[0.5 \sinh^{-1} \left(\frac{H}{2r} \right) - \sqrt{\left\{ \left(\frac{r}{H^2} \right) + 0.25 \right\} + \frac{r}{H}} \right]}{2\pi H^2}$$

Ksat = mm/hr m/day

Permeameter Readings

Time	Δ Time (hr)	Water Level (mm)	Δ Water Level (mm)	Permeameter test was conducted between 0.2m and 0.6m	Water Level in hole 400mm
3:57:00 PM	0	1698	0		
3:58:00 PM	0:01:00	1612	86		
3:59:00 PM	0:01:00	1534	78		
4:00:00 PM	0:01:00	1454	80		
4:01:00 PM	0:01:00	1376	78		
4:02:00 PM	0:01:00	1304	72		
4:03:00 PM	0:01:00	1234	70		
4:04:00 PM	0:01:00	1164	70		
4:05:00 PM	0:01:00	1096	68		
4:06:00 PM	0:01:00	1028	68		
4:07:00 PM	0:01:00	958	70		
4:08:00 PM	0:01:00	890	68		
4:09:00 PM	0:01:00	824	66		
4:10:00 PM	0:01:00	756	68		
4:11:00 PM	0:01:00	690	66		
4:12:00 PM	0:01:00	622	68		

Onsite Wastewater Disposal Site & Soils Assessment

Use for Subdivision or Building Platform 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 for subdivision consent should provide sufficient information to demonstrate that each lot will be capable of accommodating an on-site system.

Site Description

Property Owner: Kerry Butson

Location Address: Wanaka Luggate Highway

Luggate

Legal Description (eg Lot3 DP1234) : Part Lot 7 DP 24216

List any existing consents related to waste disposal on the site: Nil known

General description of development / source of waste water: _____

5 lot sub-divison with houses on each

The number and size of the lots being created: 5 lots variable sizes

Site Assessment (*refer to Tables R1 & R2 for setback distances to site features*)

Land use bareland currently (farming)

Topography undulating with terrace riser in middle

Slope angle less than 5°

Aspect open

Vegetation cover grass

Areas of potential ponding unlikley

Ephemeral streams nil

Drainage patterns and overland paths generally by direct infiltration

Flood potential (show with return period on site plan) nil

Distance to nearest water body >100m

Water bores with 50m (*reference ORC Maps*) nil

Other Site Features no disposal on terrace riser

Slope stability assessment details – summarise any areas unsuitable for waste water irrigation.
(Attach report if applicable): _____

N/A

(Highest potential) Depth to ground water:

Summer 20m

Winter 20m

Information Source ORC Bore data

What is the potential for waste water to short circuit through permeable soils to surface and / or ground water?

High if not designed correctly (discharge control required for proposed lots 1, 3, 4 and 5)

Soil Investigation (Appendix C)

Field investigation date: 27/07/2020

Number of test pit bores (C3.5.4): 8 pits to between 1.5m and 2.2m

Soil investigation addendum to be attached that includes a plan showing test pit or bore location, log results and photos of the site profile.

If fill material was encountered during the soil investigation state how this will impact on the waste water system:

N/A

Average depth of topsoil: 300mm

Indicative permeability (Appendix G) : >3m/day for Lots 1, 3, 4 and 5; 0.44m/day lot 2

Percolation test method (refer to B6 for applicability) : Visual assessment (lots 1, 3, 4 & 5, as per AS/NZS Appendix G Lot 2 (attach report if applicable))

Soil Category (Table 5.1)	Soil Texture (Appendix E)	Drainage	Tick One
1	Gravel and sands	Rapid	✓ lots 1, 3, 4 & 5
2	Sandy loams	Free	
3	Loams	Good	
4	Clay loams	Moderate	✓ lot 2
5	Light clays	Moderate to slow	
6	Medium to heavy clays	Slow	

Reasons for placing in stated category:

Visual assessment and permeability assessment

Loading rate, DLR (Table L1): 20mm/day primary, 50mm Secondary Lots 1, 3, 4 & 5, 6mm/day primary, 20mm Secondary lot 2

Explanation for proposed loading rate:

As per AS/NZS1547:2012 recommendations (Table L1)

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

Discharge control if using beds or trenches

Attachments Checklist

- N/A 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: Mt Iron Geodrill

Email: info@mtirongeodrill.com

Phone number: 0275342589

Name: Gavin Tippett

Signature: 

Date: 11/09/2020

Queenstown Lakes District Council
 10 Gorge Road
 Private Bag 50072
 QUEENSTOWN 9348

Phone: 03 441 0499 Wanaka 03 443 0024
Fax: 03 442 4778
Email: services@qldc.govt.nz
Website: www.qldc.govt.nz

Graphic Attachment – Landscape

Land use resource consent application

at: 1153 Luggate / Wanaka Road (SH6)

To accompany landscape assessment prepared by:

Andrew Craig *Landscape Architect*

For:

Applicant

Date:

December 2023



Figure 1 Location and extent of the proposed building platform

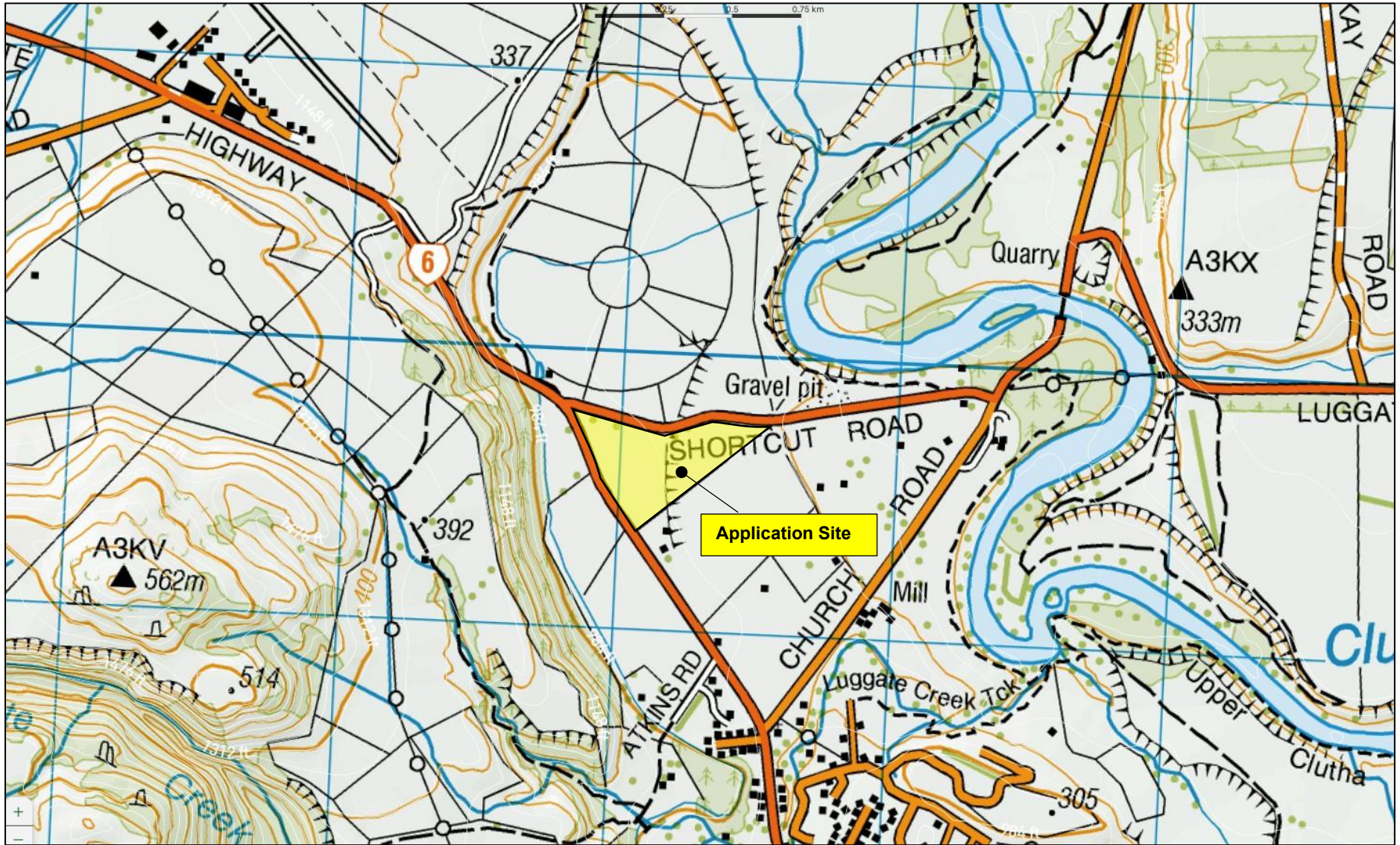


Figure 2 Location of application site



Figure 3 The proposed building platform site comprising pasture. Location is approximate subject to survey.

The proposed building platform



Figure 4 The proposed building platform as viewed from SH8A



Figure 5


Showing building distribution within the 'Luggate Triangle'.
 Those circled  are the ones most likely to have affected views.
 * Farm buildings subject to current resource consent application



Figure 6 Showing the extent of potential visibility from publicly accessible vantage points

➔ Photograph view points



Figure 7 The application site within the context of the *PDP Decisions Version Map 8*



Figure 8 The proposed building platform as viewed from SH8A. Also apparent is the nearest neighbouring dwelling.

Subject: Re: Cnr SH6 and Shortcut Road, SH8A - Application-2023-1387 CRM:0304000214
Date: Friday, 13 October 2023 at 12:21:59 PM New Zealand Daylight Time
From: Cailin Richardson Hall
To: Nicole Malpass
Attachments: image.png, image001.png, image.png

Kia ora Nicole,

Thank you for your request for Waka Kotahi NZ Transport Agency (Waka Kotahi) written approval regarding the proposed building platform & farm buildings. Waka Kotahi has reviewed the proposal and determined that certain conditions would mitigate any potential effects the on the state highway network.

As part of the previous application, Waka Kotahi sought the applicant upgrade the vehicle crossing off SH6 be upgraded to the NZTA Diagram C standard with a wider radius of 15m. It appears that the access has been formed to this standard however, it has not been completed as it is not sealed to the edge of the road corridor which is the minimum standard Waka Kotahi require. Therefore, as per Condition 1, this vehicle crossing needs to be sealed to ensure no lose material can be tracked onto the SH carriageway creating a safety risk.

As for the existing vehicle crossing off SH8A, Waka Kotahi is comfortable with the use of it to service the proposed dwelling. However, the new construction of driveway from the existing sealed vehicle crossing to the boundary of the subject site will also need to be sealed to prevent gravel migration as per Condition 2.

The proposed building platform on the north-east of the site is located within the Waka Kotahi effects area for noise, which is 60m from the edge of the sealed SH6 carriageway. To address any potential effects on human health for any dwelling or noise sensitive activity within the effects area, this would be achieved through Condition 4.

These conditions are as follows:

Conditions

1. The driveway from the vehicle crossing to SH8A (coordinates NZTM 1304545, 5039766) to the boundary of Lot 7 DP 24216 shall be sealed.
2. The vehicle crossing to SH6 (coordinates NZTM 1304065, 5039348) shall be upgraded in accordance with the NZ Transport Agency's Diagram C standard as outlined in the Planning Policy Manual (2007) with a radius of 15m and to the satisfaction of the NZ Transport Agency Network Manager.
3. Prior to giving effect to the land use consent, the consent holder shall provide to Council, correspondence from the NZ Transport Agency confirming that works in the state highway, including the upgrading of the vehicle crossing, have been constructed to the NZ Transport Agency standards.
4. Any habitable room or other noise sensitive activity constructed on the building platform within 60m of the edge of State Highway 8A carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB $L_{Aeq}(24hr)$ inside all habitable spaces.

Advice Notes

Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved.

Please submit your CAR to the Waka Kotahi CAR Manager via www.beforeudig.co.nz and/or www.submitica.com a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

Please consider the above and, if your client agrees, amend the resource consent application to include the above conditions and send this through. Upon receiving the draft application confirming that your client has volunteered the above conditions; Waka Kotahi will continue to process the application with a view to providing affected party written approval (subject to delegated authority).

If you have any queries regarding the above, please feel free to contact me via the details below.

Ngā mihi,

Cailin Richardson Hall

Planner – Environmental Planning (South)

Poutiaki Taiao | Environmental Planning

Email: Cailin.RichardsonHall@nzta.govt.nz

Phone: 03 741 4706

Mobile: 021 241 0235

Waka Kotahi NZ Transport Agency

Christchurch, Level 1, BNZ Centre, 120 Hereford Street

PO Box 1479, Christchurch 8011, New Zealand

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----- Original Message -----

From: Nicole Malpass <nicole@ipsolutions.nz>;

Received: Thu Oct 12 2023 09:28:08 GMT+1300 (New Zealand Daylight Time)

To: Cailin Richardson Hall <cailin.richardsonhall@nzta.govt.nz>;

Subject: Re: Cnr SH6 and Shortcut Road, SH8A - Application-2023-1387 CRM:0304000214

CAUTION: The sender of this email is from outside Waka Kotahi. Do not click links, attachments, or reply unless you recognise the sender's email address and know the content is safe.

Hi Cailin,

Thank you for your response.

Anything you are able to do to speed up the process would be much appreciated.

Thank you,
Nicole

Nicole Malpass

Senior Resource Management Planner

signature_2272796565



5 Chalmers St, Wanaka 9305, New Zealand

P / +64 21 080 60084 | E / nicole@ipsolutions.nz

W / www.ipsolutions.nz

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From: Cailin Richardson Hall <Cailin.RichardsonHall@nzta.govt.nz>

Date: Wednesday, 11 October 2023 at 1:48 PM

To: Nicole Malpass <Nicole@ipsolutions.nz>

Subject: Re: Cnr SH6 and Shortcut Road, SH8A - Application-2023-1387 CRM:0304000214

Kia ora Nicole,

Thank you for your patience. The application is still sitting with our safety and network teams for their comments. I have followed them up and hope to be in touch as soon as possible.

Please let me know if you have any other questions in the meantime.

Ngā mihi,

Cailin Richardson Hall

Planner – Environmental Planning (South)

Poutiaki Taiao | Environmental Planning

Email: Cailin.RichardsonHall@nzta.govt.nz

Phone: 03 741 4706

Mobile: 021 241 0235

Waka Kotahi NZ Transport Agency

Christchurch, Level 1, BNZ Centre, 120 Hereford Street

PO Box 1479, Christchurch 8011, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



www.nzta.govt.nz

----- Original Message -----

From: Nicole Malpass <nicole@ipsolutions.nz>;

Received: Tue Oct 10 2023 15:03:25 GMT+1300 (New Zealand Daylight Time)

To: Cailin Richardson Hall <cailin.richardsonhall@nzta.govt.nz>;

Subject: Re: Cnr SH6 and Shortcut Road, SH8A - Application-2023-1387

CRM:0304000214

CAUTION: The sender of this email is from outside Waka Kotahi. Do not click links, attachments, or reply unless you recognise the sender's email address and know the content is safe.

Hi Cailin,

Hope you're doing well.

Am I able to have an update on the below please?

Thanks,

Nicole

From: Nicole Malpass <Nicole@ipsolutions.nz>

Date: Monday, 25 September 2023 at 10:18 AM

To: Cailin Richardson Hall <Cailin.RichardsonHall@nzta.govt.nz>

Subject: Re: Cnr SH6 and Shortcut Road, SH8A - Application-2023-1387 CRM:0304000214

Hi Cailin,

I do not have a draft AEE together yet as there is other reporting which I am still awaiting before this can be put together.

I initially sent this to Deborah's email address being that she was the previous NZTA contact for the site without realising that she no longer works there – so it would be great to hear back as soon as is possible.

Thank you,

Nicole

Nicole Malpass

Senior Resource Management Planner



5 Chalmers St, Wanaka 9305, New Zealand

P / +64 21 080 60084 | E / nicole@ipsolutions.nzW / www.ipsolutions.nz

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From: Cailin Richardson Hall <Cailin.RichardsonHall@nzta.govt.nz>**Date:** Monday, 25 September 2023 at 10:13 AM**To:** Nicole Malpass <Nicole@ipsolutions.nz>**Subject:** Cnr SH6 and Shortcut Road, SH8A - Application-2023-1387 CRM:0304000214

Kia ora Nicole,

Thank you for getting in touch regarding the proposed development on Lot 7 DP 24216, Wanaka-Luggate Highway. The proposal has been sent to me to process.

Do you have a copy of the draft AEE you could please send through?

I will send the proposal off for comments from our safety and network teams and will be in touch as soon as I hear back or if I require any further information.

Please get in touch if you have any queries in the meantime.

Ngā mihi,

Cailin Richardson Hall**Planner – Environmental Planning (South)**

Poutiaki Taiao | Environmental Planning

Email: Cailin.RichardsonHall@nzta.govt.nz

Phone: 03 741 4706

Mobile: 021 241 0235

Waka Kotahi NZ Transport Agency

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



8 January 2024

Nicole Malpass
IP Solutions

Sent via email only: Nicole@ipsolutions.nz

Dear Nicole,

**ELECTRICITY SUPPLY AVAILABILITY FOR A PROPOSED BUILDING DEVELOPMENT.
WANAKA – LUGGATE HIGHWAY, WANAKA. LOT 7 DP 24216.**

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

A handwritten signature in black ink, appearing to read "Niel Frear".

Niel Frear

CUSTOMER INITIATED WORKS MANAGER

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

Chorus New Zealand Limited

26 January 2024

Chorus reference: 10703531

Attention: Nicole Malpass

Quote: New Property Development

1 connections at Lot: 7, Deposited Plan: 24216, Otago

Your project reference: N/A

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$139,499.98
Pre-built fibre	\$0.00

The total contribution we would require from you is **\$160,424.98 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 12 January 2024. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team





Otago
Regional
Council

Our Reference: A76332

Consent No: 2003.526.V1

WATER PERMIT

Pursuant to Section 105 of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Luggate Triangle Irrigation Limited

Address: 1153 Luggate Wanaka Highway, RD 2, Wanaka

To take and use water as primary allocation from the Clutha River/Mata-Au

for the purpose of irrigation

for a term expiring 15 December 2028

Location of activity: True right bank of the Clutha River/Mata-Au, approximately 670 metres south southwest of Church Road (State Highway 8A), Shortcut Road (State Highway 8A) and Church Road, Luggate

Legal description of land adjacent to point of abstraction: Crown Land Blk VI Tarras SD

Map reference: NZMS 260 G40:152-009

Conditions:

1. The permit shall only be exercised during the period of 1 November to 30 April inclusive and the take shall not exceed:
 - (a) 55.5 litres per second;
 - (b) 4595.4 cubic metres per day;
 - (c) 91,900 cubic metres per month;
 - (d) 551,400 cubic metres per year.

Note: water may be taken at any time for domestic or stock water purposes.

2. The intake shall be screened so as to prevent the ingress of small fish and elvers.
3. The consent holder shall ensure that:
 - (a) the volume of water used for irrigation does not exceed soil field capacity of the irrigated areas,
 - (b) the irrigation does not cause surface runoff,
 - (c) leakage from pipes and structures is avoided,
 - (d) the use of water onto non-targeted areas is avoided,
 - (e) irrigation induced soil erosion and soil pugging does not occur;
 - (f) soil quality is not degraded as a consequence of irrigation, and
 - (g) loss of water, nutrients, and agrichemicals by percolation to groundwater is minimised.



4. The Consent Holder shall install a data logger and an electrical signal (pulsed output) water meter with an accuracy of +/- 5% to record the volume of take from the river.
- (a) The consent holder shall keep a record of the extent to which this consent is exercised by recording the daily volume of water (cubic metres) and rate at which water is taken and shall forward a copy of that record to the Consent Authority on or before 31 July each year and on request.
 - (b) The water meter and associated electronic devices shall enable real time recording of water use and be able to be connected to the Consent Authority's automated telemetry system.
 - (c) The installation and maintenance of the water meter and associated electronic devices shall be performed in accordance with manufactures specifications and to the satisfaction of the Consent Authority.
 - (d) The water meter shall be attached on the pump outlet pipe before any diversion within the reticulation system occurs.
 - (e) The Consent Holder shall ensure the full operation of the water meter and associated electronic devices at all times during the exercise of this consent. All malfunctions of the water meter or associated electronic devices during the exercise of this consent shall be reported to the Consent Authority within 6 hours of observation and appropriate repairs shall be performed within 48 hours or otherwise as soon as is practicable following the observation of malfunction.
 - (f) The installation of the water meter and associated electronic devices shall be completed by 1 September 2004.
 - (g) The consent holder shall provide the record of the extent of the exercise of the consent on request.
5. The Consent Authority may, in accordance with sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within 3 months of each anniversary of the commencement of this consent for the purpose of:
- (a) Adjusting the amount or rate of abstraction of water under conditions 1, should monitoring under condition 4 indicate that the allocation is excessive for the ongoing use.
 - (b) determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage;
 - (c) ensuring the conditions of this consent are consistent with any National Environmental Standards.

Issued at Dunedin this 4th day of December 2003

Reissued at Dunedin this 31st day of October 2012 to reflect a change to the reporting date for condition 4 (a), to update the location of activity and legal description of land adjacent to point of abstraction.




Christopher P Shaw
Manager Consents