EXISTING MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
R.O.W	K	LOT 1 HEREON	EC.964650.4
	N	LOT 2 HEREON	
	K	LOT 1 HEREON	T.964650.9
	J		T.5310472.9

EXISTING MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
RIGHT TO CONVEY ELECTRICITY	Q, R, S	LOT 1 HEREON	T.964650.5
	T, U	LOT 2 HEREON	
RIGHT TO OPERATE A TRANSFORMER	Q, R, S	LOT 1 HEREON	T.964650.5
	T, U	LOT 2 HEREON	
RIGHT TO CONVEY POWER, WATER & TELECOMMUNICATIONS & DRAIN FOUL	Q, R, S	LOT 1 HEREON	T.964650.6
	T, U	LOT 2 HEREON	

EXISTING LAND COVENANTS		
PURPOSE	SHOWN	CREATING DOCUMENT
LAND COVENANT	E	T.986114.1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY	K	LOT 1 HEREON	LOT 2 HEREON

LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
BUILDING PLATFORM	F	LOT 2 HEREON
	E	LOT 1 HEREON

NOTE: BUILING PLATFORM E ON LOT 1 IS TO HAVE ITS SHAPE AND ORIENTATION AMENDED FROM THE PLATFORM SHOWN ON DP 27121, THE AREA OF 1200m2 IS TO BE RETAINED

FOR CLIENT REVIEW 08.08.2022

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 5 DP 27121, GIBBSTON HIGHWAY, GIBBSTON

Client: Pringle Trustee (2016) Ltd	Surveyed: -	Date: -	Job No.: 15819	Drawing No.: 01 Sheet 002	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: BM	Date: 08.08.22	Scale: 1:1000.000 @ A1 1:2000 @ A3		
	Checked: -	Date: -	Datum & Level: MT NIC 2000 ----	Rev.: -	

S:\JOBS\15800\15819\acad\15819_01_TWO LOT SUBDIVISION SCHEME PLAN_REV A.dwg Plotted: 15.09.2022

APPENDIX 3

Bore Log and Groundwater Test Results

Bore Construction Report

OFFICE USE ONLY		
Date received:	Accession number:	Signed:
Bore number: **2525**	Entered IRIS date:	Invoice date:

GENERAL DETAILS		
Client/Consent holder's name: **SAM PRINGLIE**		Consent number: **RM23.494**
Location/Address: **GIBBSTON ADJACIENT TO 2114 GIBBISTON VALLEY HWY**		
Grid reference - Easting: **1280733m E**	Northing: **5006671m N**	Mobile phone:
Sketch plan attached: **Yes**	Photos attached: **Yes**	Home phone:

DRILLING DETAILS	
Drilling company: **SouthDrill Ltd**	Driller: **Rowland Harrex**
Machine/Rig: **MACK SUPERLINER/ FOREMOST DRILLING RIG [JHN853]**	Fleet no. **2020**
Drill method(s): **Tubex**	

BORE CONSTRUCTION DETAILS	
Start date: **10/07/2023**	Finish date: **12/07/2023**
Bore diameter: **160mm**	Casing material: **Steel**
Screen material: **S/S**	
Screen diameter (inside): **135mm**	Screen diameter (outside): **138mm**
Screen slots: **2.5mm**	Overdrilled: **No**

PUMPING/WATER DETAILS		
Dry bore: **No**	If dry, was casing retrieved?	Bore filled in:
Development period: **hours**	Development method: **Airlifted**	
Yield/test pumping: **Pumped**	Test pump period: **3 hours**	
Test pump rate: **2 litres/second**	Method of measuring reate: **Volumetric test**	
Comments: **PUMP SITTING AT 17.80M**		
Pumped water level: **14.86 metres**		

WATER QUALITY ETC	
Bacterial water test: **Yes**	Chemical water test: **Yes**
Casing top sealed: **Yes**	Impervious seal at ground: **Yes**

Comments:
HILL LAB TEST TUBITY 1.83

BORE LOG (METRES BELOW REFERENCE POINT)	
0.0m	TOP SOIL
0.3m	FINE SANDY GRAVELS
18.1m	SANDY COARSE BROWN GRAVELS
21.2m	SCHIST HARD

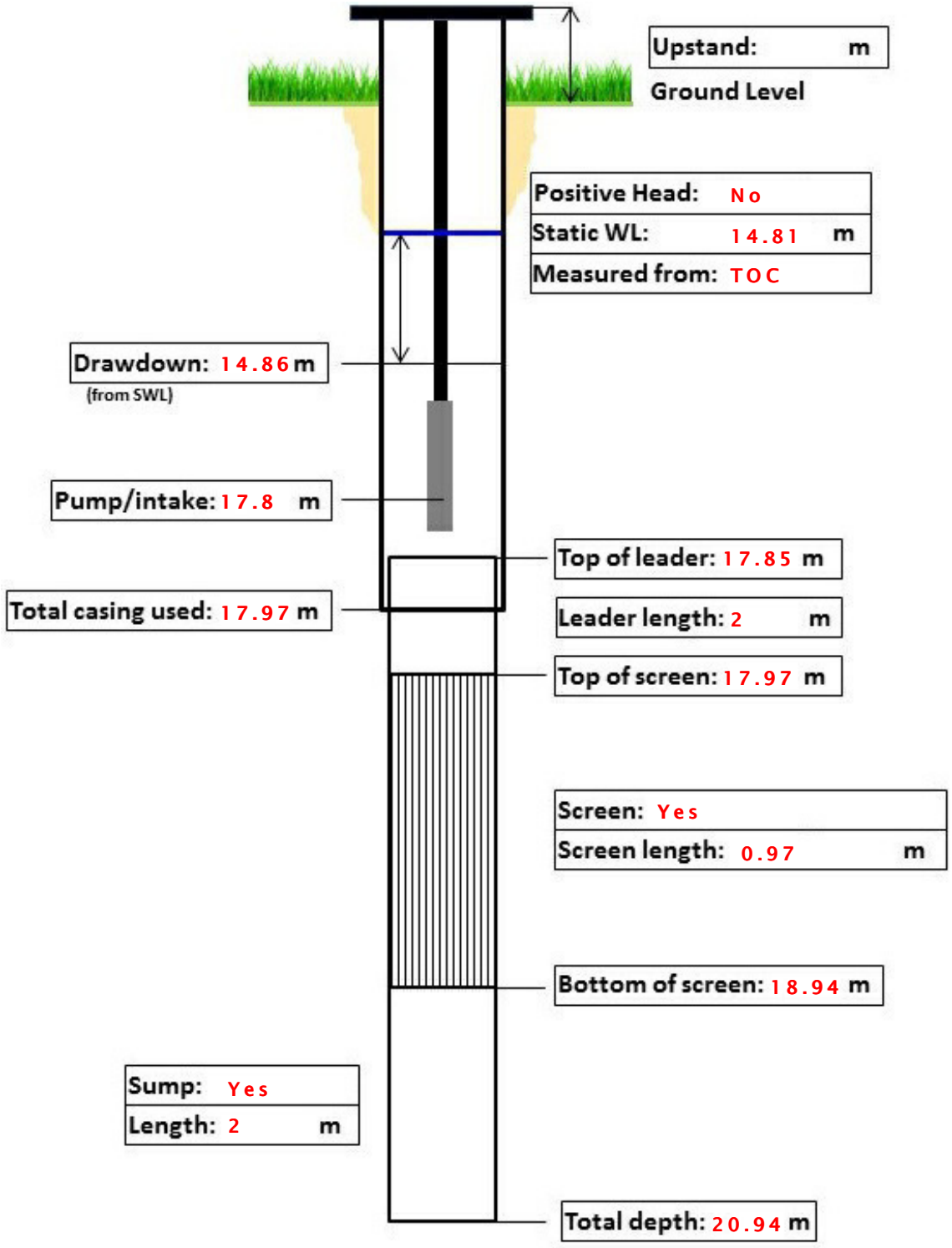
Do you intend to drill more bores under this Land Use Consent number? **No**	
If yes, number of bores drilled:	Number of bore logs provided:

PTO for bore diagram

SOUTHDRILL
EXPLORATION & PILING

Bore Construction Diagram

Bore number:
2525



Routine Water Assessment for Sample No 3321415.1 - Sam Pringle 12-Jul-2023 3:00 pm

pH/Alkalinity and Corrosiveness Assessment
The pH of a water sample is a measure of its acidity or basicity. Waters with a low pH can be corrosive and those with a high pH can promote scale formation in pipes and hot water cylinders.
The guideline level for pH in drinking water is 7.0-8.5. Below this range the water will be corrosive and may cause problems with disinfection if such treatment is used.

The alkalinity of a water is a measure of its acid neutralising capacity and is usually related to the concentration of carbonate, bicarbonate and hydroxide. Low alkalinities (25 g/m^3) promote corrosion and high alkalinities can cause problems with scale formation in metal pipes and tanks.

The pH of this water is within the NZ Drinking Water Guidelines, the ideal range being 7.0 to 8.0.
With the pH and alkalinity levels found, it is unlikely this water will be corrosive towards metal piping and fixtures.
The high alkalinity of this water may cause an increase in the pH in the root zones of plants which are irrigated using this water.

Hardness/Total Dissolved Salts Assessment
The water contains a moderate amount of dissolved solids and would be regarded as being very hard.
There will be difficulty in forming a lather with soap, and a 'scum' will form in baths, showers, etc.
The high value for hardness (200 is considered excessive) indicates that this water may promote scale build-up in pipes and cylinders, and that irrigation systems using this water may be prone to scale build-up and blockage of narrow irrigation capillaries and jets.

Nitrate Assessment
Nitrate-nitrogen at elevated levels is considered undesirable in natural waters as this element can cause a health disorder called methaemaglobinaemia. Very young infants (less than six months old) are especially vulnerable. The 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' sets a maximum permissible level of 11.3 g/m^3 as Nitrate-nitrogen (50 g/m^3 as Nitrate).

Nitrate-nitrogen was detected in this water but at such a low level to not be of concern.

Boron Assessment
Boron may be present in natural waters and if present at high concentrations can be toxic to plants.
Boron was found at a low level in this water but would not give any cause for concern.

Metals Assessment
Iron and manganese are two problem elements that commonly occur in natural waters. These elements may cause unsightly stains and produce a brown/black precipitate. Iron is not toxic but manganese, at concentrations above 0.5 g/m^3, may adversely affect health. At concentrations below this it may cause stains on clothing and sanitary ware.

Iron was found in this water at a low level.
Manganese was found in this water at a low level.
Treatment to remove iron and/or manganese should not be necessary.

Bacteriological Tests
The Drinking Water Standards for NZ state that there should be no Escherichia coli (E coli) in water used for human consumption. The presence of these organisms would indicate that other pathogens of faecal origin may be present.
Results obtained for Total Coliforms are only significant if the sample has not also been tested for E coli.

Escherichia coli was not detected in this sample.

Final Assessment
The parameter Total Hardness did NOT meet the guidelines laid down in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' and the 'Aesthetic Values for Drinking Water Notice 2022' issued by the Water Services Regulator ("Taumata Arowai") for water which is suitable for drinking purposes.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request.
Unless otherwise indicated, analyses were performed at Hill Labs, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Aqueous

Test	Method Description	Default Detection Limit	Sample No
Routine Water Profile		-	1
Filtration, Unpreserved	Sample filtration through 0.45µm membrane filter. Performed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch.	-	1
Total Digestion	Nitric acid digestion. APHA 3030 E (modified) 23rd ed. 2017.	-	1
Turbidity	Analysis by Turbidity meter. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 2130 B 23rd ed. 2017 (modified).	0.05 NTU	1
pH	pH meter. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 4500-H^+ B 23rd ed. 2017. Note: It is not possible to achieve the APHA Maximum Storage Recommendation for this test (15 min) when samples are analysed upon receipt at the laboratory, and not in the field. Samples and Standards are analysed at an equivalent laboratory temperature (typically 18 to 22 °C). Temperature compensation is used.	0.1 pH Units	1
Total Alkalinity	Titration to pH 4.5 (M-alkalinity), autotitrator. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 2320 B (modified for Alkalinity <20) 23rd ed. 2017.	1.0 g/m^3 as $CaCO_3$	1
Free Carbon Dioxide	Calculation: from alkalinity and pH, valid where TDS is not >500 mg/L and alkalinity is almost entirely due to hydroxides, carbonates or bicarbonates. APHA 4500-CO_2 D 23rd ed. 2017.	1.0 g/m^3 at 25°C	1
Total Hardness	Calculation from Calcium and Magnesium. APHA 2340 B 23rd ed. 2017.	1.0 g/m^3 as $CaCO_3$	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. Analysed at Hill Laboratories - Chemistry; 101c Waterloo Road, Christchurch. APHA 2510 B 23rd ed. 2017.	0.1 mS/m	1
Electrical Conductivity (EC)	Conductivity meter, 25°C. APHA 2510 B 23rd ed. 2017.	1 µS/cm	1
Approx Total Dissolved Salts	Calculation: from Electrical Conductivity.	2 g/m^3	1
Total Arsenic	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017 / US EPA 200.8.	0.0011 g/m^3	1
Total Boron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017.	0.0053 g/m^3	1
Total Cadmium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017 / US EPA 200.8.	0.000053 g/m^3	1
Total Calcium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017.	0.053 g/m^3	1
Total Chromium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017 / US EPA 200.8.	0.00053 g/m^3	1
Total Copper	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017 / US EPA 200.8.	0.00053 g/m^3	1
Total Iron	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017.	0.021 g/m^3	1
Total Lead	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017 / US EPA 200.8.	0.00011 g/m^3	1
Total Magnesium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017.	0.021 g/m^3	1
Total Manganese	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017 / US EPA 200.8.	0.00053 g/m^3	1
Total Potassium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017.	0.053 g/m^3	1
Total Sodium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017.	0.021 g/m^3	1
Total Zinc	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017 / US EPA 200.8.	0.0011 g/m^3	1
Chloride	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23rd ed. 2017.	0.5 g/m^3	1
Fluoride	Direct measurement, ion selective electrode. APHA 4500-F^- C 23rd ed. 2017.	0.05 g/m^3	1
Nitrate-N	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23rd ed. 2017.	0.05 g/m^3	1
Sulphate	Filtered sample from Christchurch. Ion Chromatography. APHA 4110 B (modified) 23rd ed. 2017.	0.5 g/m^3	1

Sample Type: Aqueous			
Test	**Method Description**	**Default Detection Limit**	**Sample No**
Escherichia coli	MPN count using Colilert 18 (Incubated at 35°C for 18 hours) and 97 wells. Analysed at Hill Laboratories - Microbiology; 101c Waterloo Road, Hornby, Christchurch. APHA 9223 B 23rd ed. 2017.	1 MPN / 100mL	1

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 14-Jul-2023 and 21-Jul-2023. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

Graham Corban MSc Tech (Hons)
Client Services Manager - Environmental

APPENDIX 4

Site Photographs

Photo 1: Proposed building platform, viewed from the south facing north.

Photo 2: Proposed building platform, viewed from the north facing south.

Photo 4: Burnt and unburnt waste in the area east of the dwelling.

Photo 5: Burnt and unburnt waste in the area east of the dwelling.

Photo 6: Above-ground fuel storage tank with stand.

Description	Site Photographs	**Photos**	1 to 6
Project	Preliminary Site Investigation Lot 5 DP27121 Gibbston Highway, Gibbston	**Date Taken**	5/09/23
Client	Kay Pringle Trust	**Taken by**	CM
Project Number	23037	**Approved by**	JK

ENVIRONMENTAL MANAGEMENT PLAN FOR LOW RISK SITES

Project Address: 2118 Gibbston Highway, RD1, Queenstown 9371	**QLDC Consent Number (if applicable):** **RM**123456 **BC**123456
Brief Project Description: Undertake earthworks to form a residential building platform.	
Nearest Sensitive Receptors: (e.g storm water network, waterway) None in proximity to earthworked area. The State highway roadside swales are approximately 190m away. A storm water soakage pond is approximately 130m away.	

Purpose

This document is for use for sites that are deemed through resource consent to be of low environmental risk. These are also designed for the construction industry to provide guidance to construction environmental management on small scale jobs with low environmental risk. This document is a guide for operators to help control environmental effects such as storm water, erosion and sediment run off into nearby waterways and storm water infrastructure, manage dust, noise, litter pollution and other construction related effects to neighbours and the environment.

Administrative requirements

Roles and responsibilities

ROLE	NAME	PHONE NUMBER	EMAIL
SITE SUPERVISOR	Sam Pringle or TBC	027 384 4393	makaretustation@gmail.co
ENVIRONMENTAL REPRESENTATIVE	Sam Pringle or TBC	027 384 4393	makaretustation@gmail.co

Inductions

All workers on site shall be briefed on the control measures outlined in this Environmental Management Plan. This should include and outline of the rapid stabilisation and spill response procedures. A copy of this Environmental Management Plan shall be kept on site at all times.

Environmental incident notification and reporting

Any environmental incidents which may result in an adverse effect on the environment or community shall be notified to the Regulatory Team at Queenstown Lakes District Council within 12 hours of the incident occurring. Any spills or offsite release of a hazardous substance shall be notified immediately to the Pollution Hotline at Otago Regional Council.

QLDC Regulatory Team – 03 441 0499 **ORC Pollution Hotline – 0800 800 033**

Environmental inspections
The Environmental Representative will inspect all control measures at the start of each working day, and ensure that all measures are in good condition and suitable for the works. Inspections will also be undertaken where adverse weather events are forecast. The site should always be suitably stabilised to limit erosion and sedimentation, any potential spills, discharges and deposition of waste from site.

Operational requirements

Site Set-up
The site will have the following measures installed. These need to be considered when planning site set out:

- [x] Stabilised access point
- [ ] Waste collection facility
- [ ] Concrete wash out bay
- [x] Parking area
- [ ] Hazardous substance storage facility
- [ ] Wash down facility (mud from tyres)
- [ ] Fencing
- [ ] Spill kit

Further Comments/Other Measures:

An existing vehicle access off the right of way already provides a stabilized (gravel) construction access to the earthworks location, as can be seen in the aerial photography.

Drainage, Erosion and Sediment Control
Under the Queenstown Lakes District Plan, no discharge of water holding sediment is allowed off-site, unless you have a resource consent permitting this activity. Consider your site and your works: what's the best tool for the job, to make sure your site is stabilised at all times.

The site will have the following measures installed. These need to be considered when planning site set out:

- [x] Water diverted around site
- [x] Minimise area of exposed soil
- [x] Sediment fences
- [ ] Bunds and/or catch drains
- [ ] Sediment retention device
- [ ] Stockpile management
- [ ] Stabilisation following earthworks
- [ ] Storm water inlets protected (closed off or sediment sock)

Ongoing management of erosion and sediment controls:

- [x] E&SCs to be inspected daily, prior to heavy rainfall and following heavy rainfall
- [ ] E&SCs are always correctly installed and suitable for the planned works
- [ ] Sediment deposits removed from E&SCs following storm events to ensure capacity for next storm

Rapid Stabilisation Procedure:
In the event of heavy rainfall or significant weather event forecast, the site can be quickly stabilised by:

Application of mulch, eg. straw or wood chips.

Further Comments/Other Measures:

Erosion and Sediment Control Plan:

An example of this at the end of this appendix

This needs to demonstrate:

> overland flow paths
> locations of controls (sediments fences, catch drains, sumps, etc)
> stormwater outlet point

Draw ESCP Here

Please see attached.

Dust Management

The site will have the following measures installed. These need to be considered when planning site set out:

☐ Irrigators for soil dampening ■ Hand watering ☐ Longstanding stockpiles covered/stabilised

☐ Stockpile heights minimised ☐ Geotextiles device ☐ Soil binders

☐ Progressive stabilisation

Ongoing management of dust:

☐ Dust generating activities avoiding during windy weather (where possible)

☐ Stabilise site when works untended for more than 5 calendar days

Further Comments/Other Measures:

Noise and Vibration management

Ongoing management of noise and vibration:

■ Noisy activities to be undertaken between 0800hrs – 1700hrs Monday to Saturday inclusive

■ Letter drops to neighbours during any unusually loud or noisy activities outside of 0800 – 1700 Mon to Sat

☐ Noise dampening devices utilised and avoidance of loud slamming to be avoided where possible

Further Comments/Other Measures:

Cultural Heritage Management

Accidental Discovery Protocol

In the event that an archaeological site (defined as a place associated with pre-1900 human activity, regardless of cultural association) is discovered during construction, works onsite will cease immediately and the accidental discovery protocol attached to this document as Appendix 4 will be followed.

Further Comments/Other Measures:

Agree to accidental discovery protocol.

Chemicals and Fuels management

The main environmental concern for fuel and chemical management is avoiding spills entering a watercourse or groundwater.

Ongoing management of chemicals and fuels:

- [x] Containers closed and appropriately stored at all times when not in use
- [ ] Spill kit onsite at all times and restocked immediately following any spills

Spill Response procedure:

Further Comments/Other Measures:

To be managed by earthworks contractor.

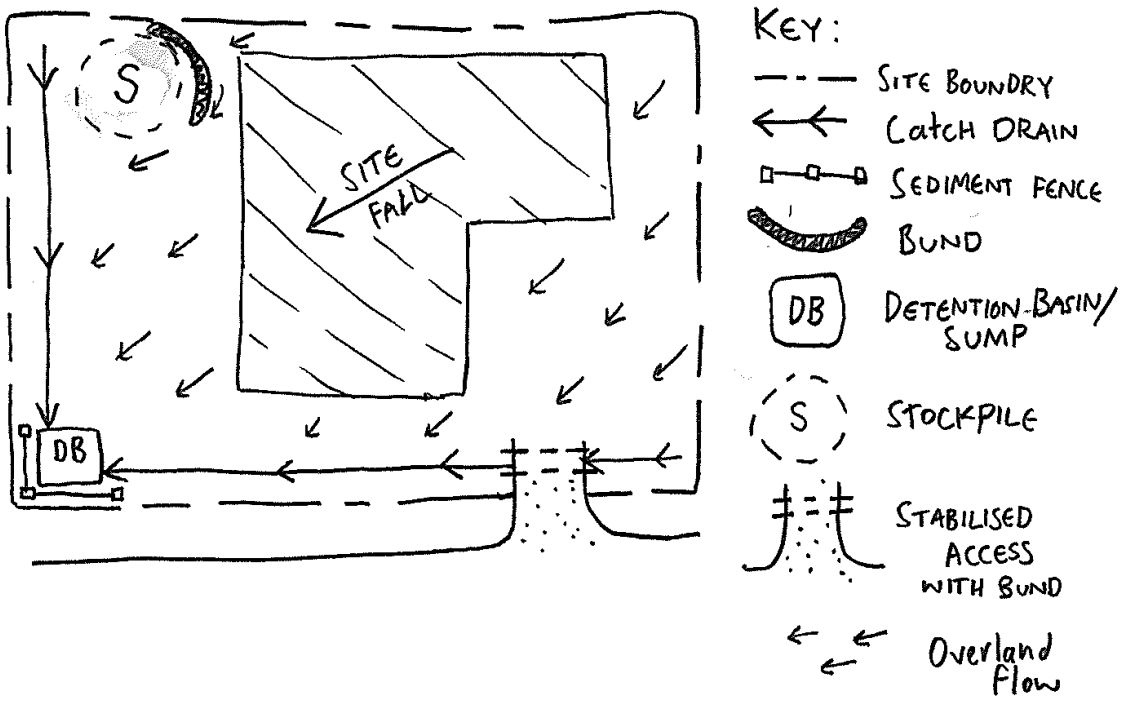
Waste management

Ongoing management of waste:

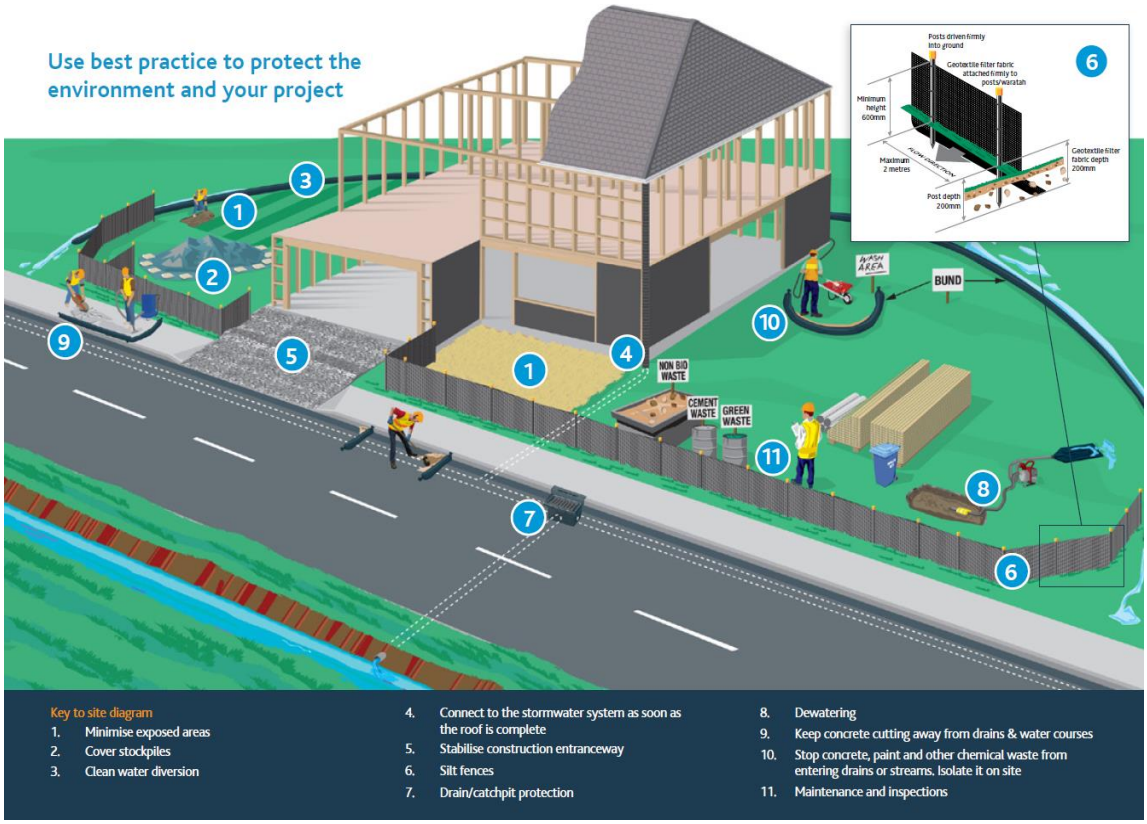
- [x] Appropriately-sized bin located onsite with lid
- [ ] Site cleaned free of rubbish at the end of each day
- [ ] Waste regularly removed from site such that bins are not overflowing
- [ ] Adopt the Waste Hierarchy

Further Comments/Other Measures:

Example of an Erosion and Sediment Control Plan:



Example of Best Practice Construction Environmental Management:



OVERLAND FLOW PATH

LEGEND

TOP OF CUT BATTER

BOTTOM OF FILL BATTER

CONTOUR MAJOR (2.0m interval)

CONTOUR MINOR (0.5m interval)

LEGEND
EARTHWORKS

Fill Material
- 2.5m to 3.0m
- 2.0m to 2.5m
- 1.5m to 2.0m
- 1.0m to 1.5m
- 0.5m to 1.0m
- 0m to 0.5m

Cut Material
- -0m to -0.5m
- -0.5m to -1.0m
- -1.0m to -1.5m
- -1.5m to -2.0m
- -2.0m to -2.5m

EARTHWORKS VOLUMES:

575m³ FILL (SOLID)
575m³ CUT (SOLID)

358.0

B

B'

SILT FENCE

360.0

PROPOSED DRIVEWAY ALIGNMENT

SILT FENCE

360.0

362.0

B

B'

STABILISED ACCESS

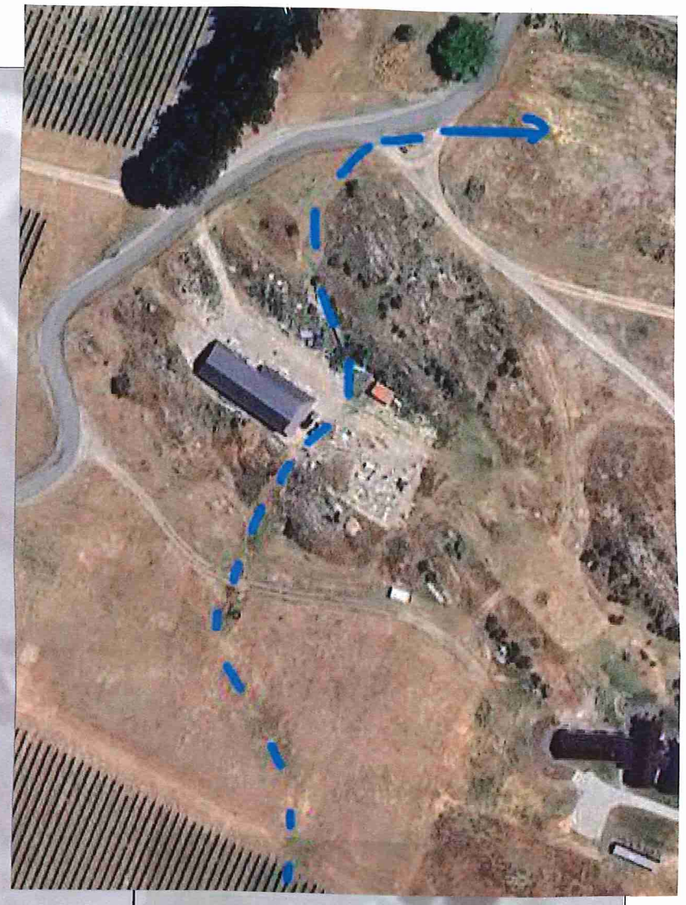
EXCESS CUT MATERIALTO BE MADE INTO MOUND

LOT 1
1.79ha

LOT 25
DP 302492

CONTRACTOR PARKING AREA

STABILISED ACCESS



LOT 4
DP 27121

A

SILT FENCE TO FOLLOW CONTOUR

366.0

BUILDING PLATFORM
LEVEL 365.35

366.0

368.0

A'

368.0

LOT 6
DP 302492

LOT 2
2.98ha

FOR CLIENT REVIEW 20.01.23

OVERLAND FLOW PATH

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

PROPOSED EARTHWORKS PLAN FOR LOT 5 DP 27121
PROPOSED SUBDIVISION
GIBBSTON HIGHWAY, GIBBSTON

Client: Pringle Trustee (2016) Ltd	Surveyed: HW	Date: 17.01.23	Job No.: 15819	Drawing No.: 02 Sheet 002
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: BM	Date: 20.01.23	Scale: 1:250.000 @ A1, 1:500 @ A3	
	Checked: -	Date: -	Datum & Level: MT NIC 2000, NZVD 2016 (D 159 - 354.813M)	Rev.: -

S:\JOBS\15800\15819\acad\15819_02_PROPOSED EARTHWORKS PLAN 2.dwg Plotted: 20.01.2023

AFFECTED PERSON'S APPROVAL

FORM 8A

QUEENSTOWN LAKES DISTRICT COUNCIL

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Pringle Trustee (2016) Ltd

AFFECTED PERSON'S DETAILS

I/We MURRAY BRENNAN

Are the owners/occupiers of LOT 2 WENTWORTH ESTATES DP 27121

DETAILS OF PROPOSAL

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

Subdivide Lot 5 DP 27121 and Lot 25 DP302492 into two allotments and create a new 610m2 building platform on proposed Lot 2. Proposed Lot 1, which contains the existing building platform with an shed / and accommodation unit which will become the residential flat. It is proposed to vary the shape only of this building platform as part of this application so it can accommodate a residential unit, with the existing accommodation unit to become the residential flat. Proposed Lot 1 measures 1.79 hectares and proposed Lot 2, measures 2.98 hectares. The application includes associated earthworks, landscaping and installation of infrastructure.

at the following subject site(s):

Gibbston Highway RD1 Queenstown 9371 - legally described as:
Lot 5 DP 27121 and Lot 25 DP302492

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

MB

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

WHAT INFORMATION/PLANS HAVE YOU SIGHTED

☑ ☐ I/We have sighted and initialled ALL plans dated

CFMA plan attached 'Lot 1 & 2 being a proposed subdivision of Lot 5 DP 27121, Gibbston Highway, Gibbston 08.08.22

17

AFFECTED PERSON'S APPROVAL

FORM 8A

QUEENSTOWN LAKES DISTRICT COUNCIL

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Pringle Trustee (2016) Ltd

AFFECTED PERSON'S DETAILS

I/We MURRAY BRENNAN

Are the owners/occupiers of

LOT 3 Wentworth Est DP 27121

DETAILS OF PROPOSAL

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

Subdivide Lot 5 DP 27121 and Lot 25 DP302492 into two allotments and create a new 610m2 building platform on proposed Lot 2. Proposed Lot 1, which contains the existing building platform with an shed / and accommodation unit which will become the residential flat. It is proposed to vary the shape only of this building platform as part of this application so it can accommodate a residential unit, with the existing accommodation unit to become the residential flat. Proposed Lot 1 measures 1.79 hectares and proposed Lot 2, measures 2.98 hectares. The application includes associated earthworks, landscaping and installation of infrastructure.

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Gibbston Highway RD1 Queenstown 9371 - legally described as:
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MB

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

WHAT INFORMATION/PLANS HAVE YOU SIGHTED

☐ I/We have sighted and initialled ALL plans dated

CFMA plan attached 'Lot 1 & 2 being a proposed subdivision of Lot 5 DP 27121, Gibbston Highway, Gibbston 08.08.22

17

APPROVAL OF AFFECTED PERSON(S)

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

A

Name (PRINT)
MURRAY BRENNAN

Contact Phone / Email address
001 646 · 496 · 8193 brennanm@mskcc.org

Signature
Murray Brennan.

Date
APRIL 4 2023

B

Name (PRINT)

Contact Phone / Email address

Signature

Date

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

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AFFECTED PERSON'S APPROVAL

FORM 8A

QUEENSTOWN LAKES DISTRICT COUNCIL

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Pringle Trustee (2016) Ltd

AFFECTED PERSON'S DETAILS

I/We Kim and Sharon Carpenter

Are the owners/occupiers of
Lot 6 2122 Gibbston Highway

DETAILS OF PROPOSAL

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

Subdivide Lot 5 DP 27121 and Lot 25 DP302492 into two allotments and create a new 610m2 building platform on proposed Lot 2. Proposed Lot 1, which contains the existing building platform with an shed / and accommodation unit which will become the residential flat. It is proposed to vary the shape only of this building platform as part of this application so it can accommodate a residential unit, with the existing accommodation unit to become the residential flat. Proposed Lot 1 measures 1.79 hectares and proposed Lot 2, measures 2.98 hectares. The application includes associated earthworks, landscaping and installation of infrastructure.

at the following subject site(s):

Gibbston Highway RD1 Queenstown 9371 - legally described as:
Lot 5 DP 27121 and Lot 25 DP302492

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WHAT INFORMATION/PLANS HAVE YOU SIGHTED

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

[illegible] plan attached "Lot 1 & 2 being a proposed subdivision of Lot 5 DP 27121, Gibbston Highway, Gibbston [illegible]"

APPROVAL OF AFFECTED PERSON(S)

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

A

Name (PRINT)
Kim Carpenter

Contact Phone / Email address
alohakdc@gmail.com

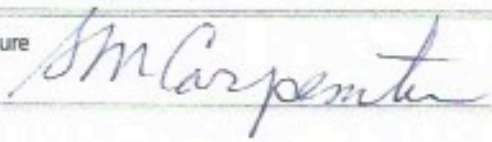
Signature 

Date
29 March 2023

B

Name (PRINT)
Sharon Carpenter

Contact Phone / Email address
smcaloha@gmail.com

Signature 

Date
29 March 2023

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

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FORM 8A

QUEENSTOWN LAKES DISTRICT COUNCIL

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Pringle Trustee (2016) Ltd

AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of

DETAILS OF PROPOSAL

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

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at the following subject site(s):

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A

Name (PRINT): ROBERT JOHN BODEN

Contact Phone / Email address: +61 478 838 299 rboden45@gmail.com

Signature: [signature]

Date: 11/04/23

B

Name (PRINT): LISA ANNE PETERSON

Contact Phone / Email address: +61 478 838 088 lisa@labodeaccommodation.com.au

Signature: [signature]

Date: 11/04/23

C

Name (PRINT):

Contact Phone / Email address:

Signature:

Date:

D

Name (PRINT):

Contact Phone / Email address:

Signature:

Date:

Note to person signing written approval

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EXISTING MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
R.O.W	K	LOT 1 HEREON	EC.964650.4
	N	LOT 2 HEREON	
	K	LOT 1 HEREON	T.964650.9
	J		T.5310472.9

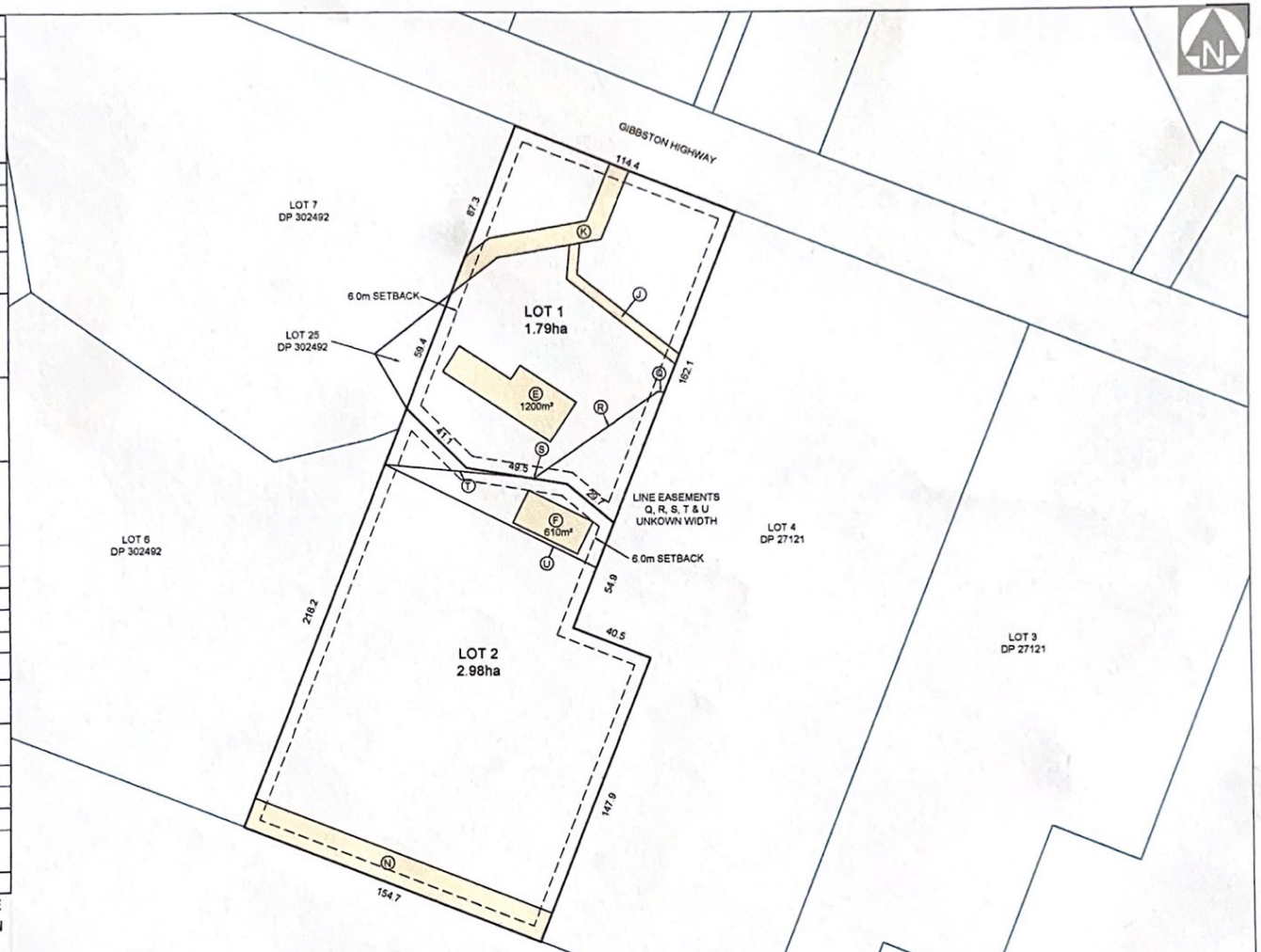
EXISTING MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
RIGHT TO CONVEY ELECTRICITY	Q, R, S	LOT 1 HEREON	T.964650.5
	T, U	LOT 2 HEREON	
RIGHT TO OPERATE A TRANSFORMER	Q, R, S	LOT 1 HEREON	T.964650.5
	T, U	LOT 2 HEREON	
RIGHT TO CONVEY POWER, WATER & TELECOMMUNICATIONS & DRAIN FOUL	Q, R, S	LOT 1 HEREON	T.964650.6
	T, U	LOT 2 HEREON	

EXISTING LAND COVENANTS		
PURPOSE	SHOWN	CREATING DOCUMENT
LAND COVENANT	E	T.986114.1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY	K	LOT 1 HEREON	LOT 2 HEREON

LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
BUILDING PLATFORM	F	LOT 2 HEREON
	E	LOT 1 HEREON

NOTE: BUILING PLATFORM E ON LOT 1 IS TO HAVE ITS SHAPE AND ORIENTATION AMENDED FROM THE PLATFORM SHOWN ON DP 27121, THE AREA OF 1200m2 IS TO BE RETAINED



FOR CLIENT REVIEW 08.08.2022

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | ECRE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev	Date	Revision Details	By
-	-	-	-

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 5 DP 27121, GIBBSTON HIGHWAY, GIBBSTON

Client: Pringle Trustee (2016) Ltd

Notes:
All dimensions shown are in metres unless shown otherwise.
Any person using Clark Fortune McDonald drawings and other data accepts the risk of:
- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
- Ensuring the information is the most recent issue.

Surveyed	Date	Job No.	Drawing No.
-	-	15819	01 Sheet 001
Drawn	Date	Scale	
BR	08.08.22	1:1000.000 @ A1	1:2000 @ A3
Checked	Date	Datum & Level	Rev
-	-	MT NIC 2000	-

S:\JOBS\15800\15819\acad\15819_01_TWO LOT SUBDIVISION SCHEME PLAN_REV A.dwg Plotted: 15.09.2022

EXISTING MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
R.O.W	K	LOT 1 HEREON	EC.964650.4
	N	LOT 2 HEREON	
	K	LOT 1 HEREON	T.964650.9
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RIGHT TO CONVEY POWER, WATER & TELECOMMUNICATIONS & DRAIN FOUL	Q, R, S	LOT 1 HEREON	T.964650.6
	T, U	LOT 2 HEREON	

EXISTING LAND COVENANTS		
PURPOSE	SHOWN	CREATING DOCUMENT
LAND COVENANT	E	T.986114.1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY	K	LOT 1 HEREON	LOT 2 HEREON

LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
BUILDING PLATFORM	F	LOT 2 HEREON
	E	LOT 1 HEREON

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FOR CLIENT REVIEW 08.08.2022

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P O Box 553 Queenstown
Tel (03)441 6044 Email admin@cfmd.co.nz, www.cfmd.co.nz

Rev	Date	Revision Details	By
-	-	-	-

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 5 DP 27121, GIBBSTON HIGHWAY, GIBBSTON

Client: Pringle Trustee (2016) Ltd
Surveyed: -
Date: -
Drawn: SH
Date: 08.08.22
Checked: -
Date: -
Job No.: 15819
Drawing No.: 01 Sheet 002
Scale: 1:1000.000 @ A1, 1:2000 @ A3
Datum & Level: MT NIC 2000
Rev: -

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S:\JOBS\15800\15819\acad\15819_01_TWO LOT SUBDIVISION SCHEME PLAN_REV A.dwg Plotted: 15.09.2022

RB NP

AFFECTED PERSON'S APPROVAL

FORM 8A

Resource Management Act 1991 Section 95

QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Pringle Trustee (2016) Ltd

AFFECTED PERSON'S DETAILS

I/We SUSAN STEVENS

Are the owners/occupiers of

LOT 1, WENTWORTH ESTATES, DP 27121

DETAILS OF PROPOSAL

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

Subdivide Lot 5 DP 27121 and Lot 25 DP302492 into two allotments and create a new 610m2 building platform on proposed Lot 2. Proposed Lot 1, which contains the existing building platform with an shed / and accommodation unit which will become the residential flat. It is proposed to vary the shape only of this building platform as part of this application so it can accommodate a residential unit, with the existing accommodation unit to become the residential flat. Proposed Lot 1 measures 1.79 hectares and proposed Lot 2, measures 2.98 hectares. The application includes associated earthworks, landscaping and installation of infrastructure.

at the following subject site(s):

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WHAT INFORMATION/PLANS HAVE YOU SIGHTED

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APPROVAL OF AFFECTED PERSON(S)

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

A

Name (PRINT): SUSAN STEVENS

Contact Phone / Email address: teryme su@xtra.co.nz

Signature: S Stevens

Date:

B

Name (PRINT):

Contact Phone / Email address:

Signature:

Date:

C

Name (PRINT):

Contact Phone / Email address:

Signature:

Date:

D

Name (PRINT):

Contact Phone / Email address:

Signature:

Date:

Note to person signing written approval

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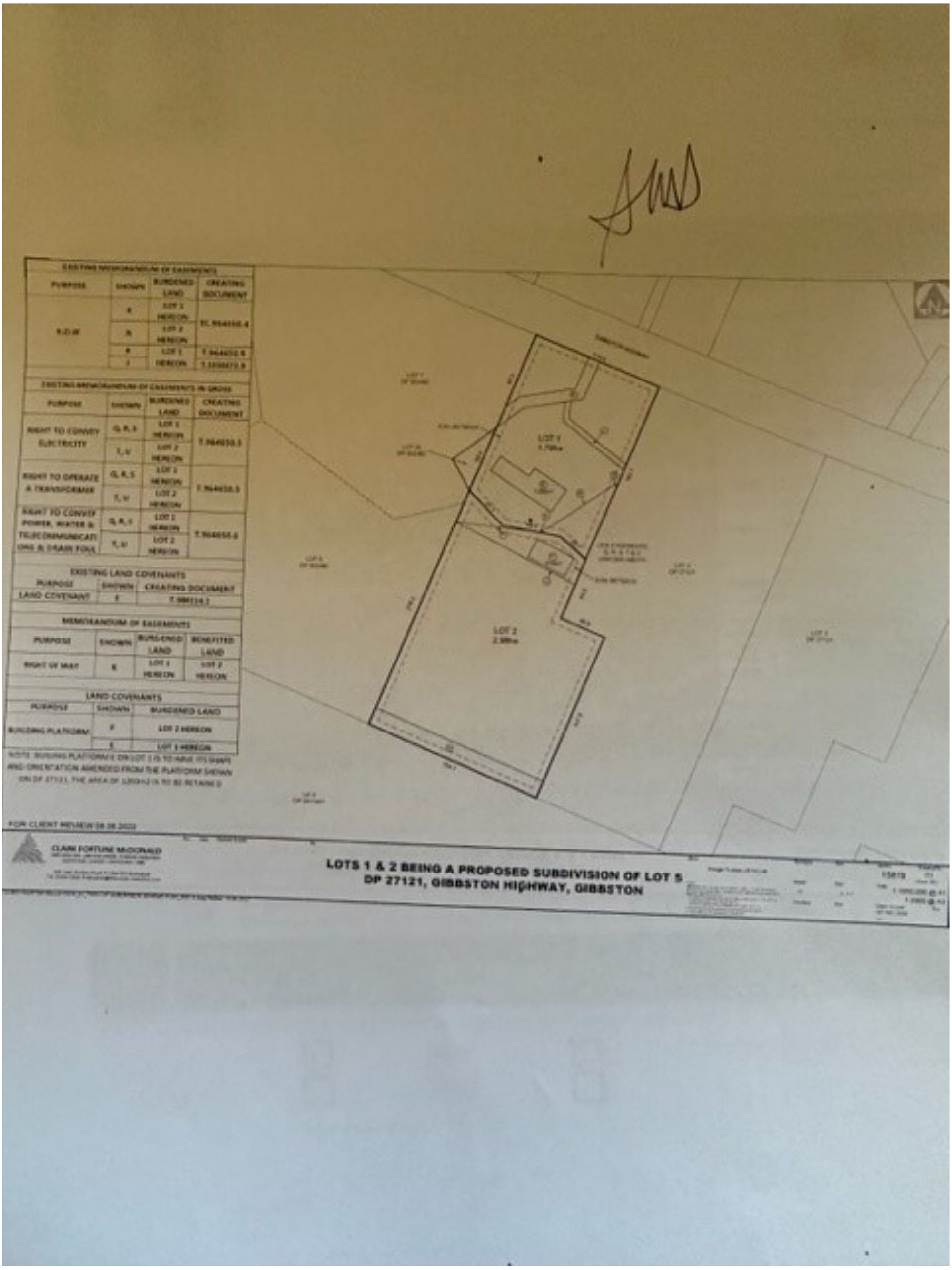
QUEENSTOWN LAKES DISTRICT COUNCIL
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300
P: 03 441 0499
E: enquiries@qldc.govt.nz
www.qldc.govt.nz



AFFECTED PERSON'S APPROVAL

FORM 8A

Resource Management Act 1991 Section 95

QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Pringle Trustee (2016) Ltd

AFFECTED PERSON'S DETAILS

I/We SUSAN STEVENS

Are the owners/occupiers of LOT 2 WENTWORTH ESTATES

SUSAN STEVENS DP27124

DETAILS OF PROPOSAL

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

Subdivide Lot 5 DP 27121 and Lot 25 DP302492 into two allotments and create a new 610m2 building platform on proposed Lot 2. Proposed Lot 1, which contains the existing building platform with an shed / and accommodation unit which will become the residential flat. It is proposed to vary the shape only of this building platform as part of this application so it can accommodate a residential unit, with the existing accommodation unit to become the residential flat. Proposed Lot 1 measures 1.79 hectares and proposed Lot 2, measures 2.98 hectares. The application includes associated earthworks, landscaping and installation of infrastructure.

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A

Name (PRINT): SUSAN STEVENS

Contact Phone / Email address: terymesu@xtra.co.nz

Signature: S Stevens

Date:

B

Name (PRINT):

Contact Phone / Email address:

Signature:

Date:

C

Name (PRINT):

Contact Phone / Email address:

Signature:

Date:

D

Name (PRINT):

Contact Phone / Email address:

Signature:

Date:

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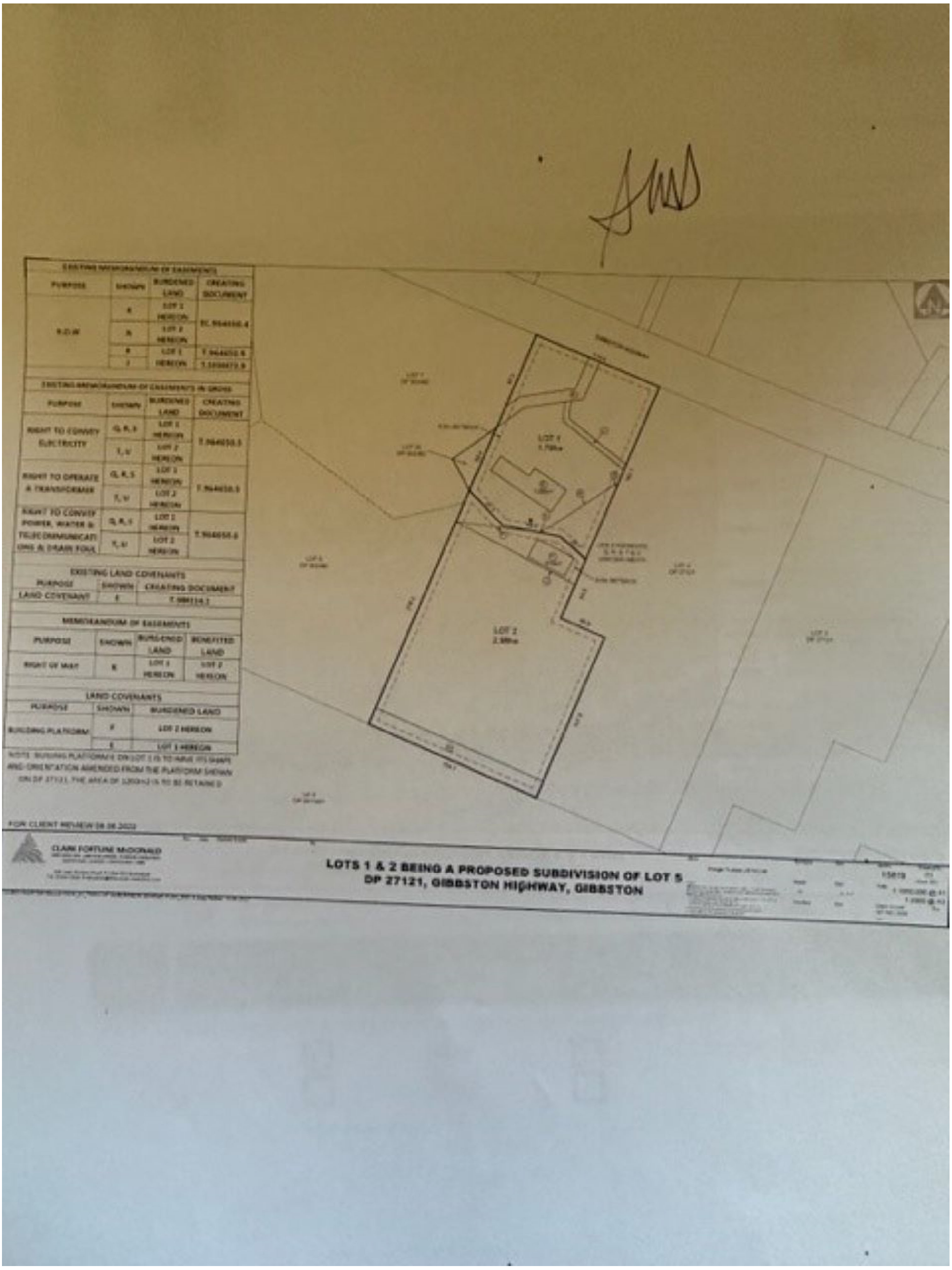

44 Bowen Street
Pipitea, Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand
T 0800 699 000
www.nzta.govt.nz

Waka Kotahi NZ Transport Agency Reference: Application-2022-1883

27/11/2023

Pringle Trustee (2016) Ltd
C/ - Blair Devlin
2144 Gibbston Highway
Arrowtown 9302

Sent via: blair@vivianespie.co.nz

Dear Blair

2 Lot subdivision on State Highway 6 – 2114 Gibbston Highway, State Highway 6, Gibbston, Arrowtown, Otago – Pringle Trustee (2016) Ltd

Thank you for your request for written approval from Waka Kotahi New Zealand Transport Agency (Waka Kotahi) pursuant to section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought to undertake a 2 Lot subdivision of the property legally described as Lot 25 DP 302492 and Lot 5 DP 27121. Details are as follows and the proposed scheme plan is attached to this letter (Attachment 1).

- The 4.77ha site, zoned Gibbston Character within the Operative and Proposed Queenstown Lakes District Plan currently contains an existing vineyard and shed with a small accommodation unit (70m²) attached. A building platform has also been approved under the Wentworth Estate Environment Court decision C135/97 adjacent to the existing shed.
- The site is currently used for viticultural and accommodation purposes.
- The proposed allotments are to include the following:
    - Proposed Lot 1 will have an approximate area of 1.781ha and will contain the existing shed and approved building platform. It is proposed to reconfigure the existing building platform to include the shed. The small 70m2 unit within the shed would then become a residential flat whilst a new residential unit is likely to be established within the re-shaped platform. This allotment is intended for residential use and visitor accommodation.
    - Proposed Lot 2 will have an approximate area of 2.988ha and will contain the existing vineyard. A 610m² building platform is proposed for this allotment. This allotment will be intended for viticultural and residential use.
- Vehicular access for the proposed allotments will be via an existing crossing onto State Highway 6 (SH6) and then via right of way easements over the existing shared driveway over Lot 7 DP 302492.

Assessment

In assessing the proposed activity, Waka Kotahi notes the following:

- This section of SH6 is a Limited Access Road (LAR)
- The existing vehicle crossing located on the road frontage of Lot 25 Deposited Plan 302492 and Lot 5 Deposited Plan 27121, 50m from the preceding boundary has previously been authorised by Waka Kotahi under Section 91 of the Government Roading Powers Act 1989 (GRPA) and is identified as crossing place 27 (CP 27).
- The existing crossing place onto SH6 is formed in accordance with the Diagram E standard as outlined within the NZTA Waka Kotahi Planning Policy Manual (PPM). Waka Kotahi considers this to be an appropriate formation standard to service the proposed subdivision.
- The existing crossing place onto SH6 meets the minimum sight distance requirement of 282m as recommended within the PPM for a 100km/hr speed environment. The existing crossing place, however, does not meet the minimum separation distance of 200m between existing additional accessways as recommended within the PPM. Given the formation standard of the crossing place and its existing use, Waka Kotahi considers the location to be acceptable.
- Noise sensitive activities such as new residential dwellings that are located in close proximity to an existing state highway can potentially be affected by road-traffic noise. This could cause adverse effects on human health. The proposed scheme plan (Attachment 1) demonstrates that the building platform for proposed Lot 1 is located over 100m from the sealed edge of a state highway. As such, Waka Kotahi considers that the any noise sensitive activity established on proposed Lot 1 will not be adversely affected by noise. In the instance that a

noise sensitive activity was to be located within 100m of the carriageway, further consultation with Waka Kotahi will be required.
- Based on the above assessment and the below conditions, Waka Kotahi consider that the proposed activity will not adversely affect the state highway network.

Limited Access Road (LAR)
Your client's site adjoins State Highway 6 which is identified as a limited access road. As per Section 91 of the Government Roading Powers Act 1989, to access your client's site they require a crossing place authorised by Waka Kotahi. In this instance, the existing vehicle crossing has previously been authorised as a crossing place and is identified as Crossing Place 27. The Crossing Place notice will need to be updated to take account of the change in titles. Waka Kotahi will update the crossing place notice. The property owner will be provided with a copy of the updated crossing place notice in due course.

Conditions
In discussion with Waka Kotahi your client's have agreed to include the following conditions as part of your client's resource consent application. The legal name of Waka Kotahi is the New Zealand Transport Agency; therefore, our full legal name is referred to in the conditions and approval.

1. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that NZ Transport Agency has been advised of the new Records of Title or similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Māori Land), SO (Survey Office) plan or the approved survey plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.

Determination
On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, Waka Kotahi provides written approval under section 95E of the Resource Management Act 1991.

Limited Access Road
As the site fronts a Limited Access Road, Waka Kotahi provides approval under Section 93 of the Government Roading Powers Act 1989 for the site to gain direct access from the State Highway as described in this written approval.

Expiry of this approval
Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from Waka Kotahi.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Jack McCulloch via email at Jack.McCulloch@nzta.govt.nz or you can contact the environmental planning team at the following email address – environmentalplanning@nzta.govt.nz.

Yours sincerely

Jack McCulloch
Planner
Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.

cc: Queenstown Lakes District Council

Enclosed:
- Attachment 1: Proposed Scheme Plan

Attachment 1: Proposed Scheme Plan

EXISTING MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
R.O.W	K	LOT 1 HEREON	EC.964650.4
	N	LOT 2 HEREON	
	K	LOT 1	T.964650.9
	J	HEREON	T.5310472.9

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PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
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RIGHT TO OPERATE A TRANSFORMER	Q, R, S	LOT 1 HEREON	T.964650.5
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PURPOSE	SHOWN	CREATING DOCUMENT
LAND COVENANT	E	T.986114.1

MEMORANDUM OF EASEMENTS			
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LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
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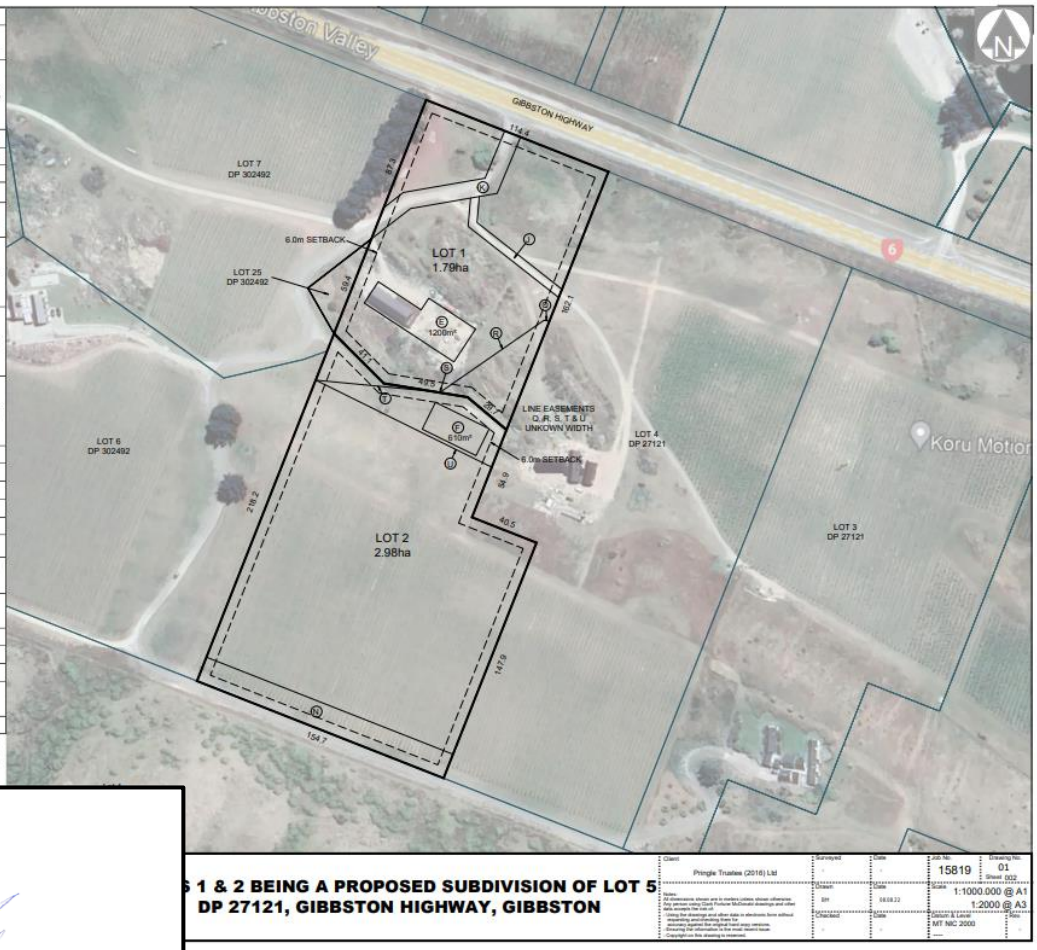


1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 5 DP 27121, GIBBSTON HIGHWAY, GIBBSTON

Pringle Trustee (2016) Ltd | Job No. 15819 | Drawing No. 01 | Sheet A02 | Scale 1:1000.000 @ A1, 1:2000 @ A3 | Datum MT NIC 2000

APPROVED

Jack McCulloch
Planner – Environmental Planning
Waka Kotahi NZ Transport Agency

Viticultural Assessment Report

By Gary Crabbe

Overview

I have been a viticulturist in Gibbston since 1999 upon graduation from Lincoln University with a PGD in Viticulture and Oenology. I have planted and been a viticulturist on a large number of vineyards in the valley. Currently I'm the contract viticulturist on majority of the Wentworth blocks.

I have examined a small undulating vineyard site located in the Gibbston subregion on Wentworth. Gibbston is the coolest of the subregions in Otago, thereby limiting its cropping ability due to large variations in flowering and subsequent grape bunches sizes and numbers. Compounding this issue is the high frequency of frost which require frost protection in most cases aside from the steepest blocks.

Therefore, it is critical for long term economic viability that the vineyard is efficient in its design and functionality with a minimal amount of risk.

Proposal

The proposal is to subdivide Lot DP 5 27121 and Lot 25 DP30242 into two allotments and create a new 610m^2 building platform. Proposed Lot 1, which contains the existing building platform with a shed/ and an accommodation unit which will become the residential flat. It is proposed to vary the shape only (not the size) of this building platform as part of this application so it can accommodate a residential until, with existing accommodation until to become a residential flat. Proposed Lot 1 measures 1.79ha and proposed Lot 2 measures 2.98 hectares. The application includes associated earthworks, landscaping and installation of infrastructure.

Vineyard Area

The attached document shows that the possible vineyard area for planting on Lot 5 Wentworth is .4ha in total. The land is quite steep and undulating with aspects to the north and north east. There is a large gully through the middle running to the north west further complicating the aspects. Headlands have been added at 9m representing the minimum safe turning radius of a tractor on steep ground.

Steepness and Side Slope

Normally one looks for a north facing vineyard site with a minimal amount of camber. Steepness in a vineyard is always a concern for both staff and tractor safety. The most dangerous element though is side slope. These side slopes cause the tractors to slide towards the trellis, especially in damp conditions of early morning. Canopy sprayers are especially susceptible to this danger as a water tank on the back is extremely heavy (800kg) and these sprayers often work in early morning dewy conditions.

Two seasons ago in Alexandra a tractor driver was killed canopy spraying in the vineyard on a side sloped vineyard. Side slopes tend to get progressively worse over due to erosion of the downhill slope.

It is possible through land works to ameliorate some of these issues through earthworks. The top soil is first removed, stockpiled and then the land itself is contoured to reduce the side slope. Upon levelling the top soil is returned.

From my experience works of this nature are detrimental to long term vine growth. Vines grow poorly is the soil structure has been disturbed and root growth is limited due to poor moisture retention. It

is a possible to see this impact on vine growth throughout blocks that have been disturbed prior to planting. These areas will yellow off and defoliate prior to proper ripening.

Economic Viability:

Grape growing is an extremely costly venture requiring large inputs of land, labour and capital. The returns for the grower of Pinot Noir are limited as this variety in many seasons will not produce a large crop. Thus, we must have the most efficient layout as possible to ensure that tractor and labour costs are at a minimum.

Normally vineyard rows range from 100 to 300m in length, with the minimum length being 25m. The rationale is that tractor costs will be extremely high if the tractor is spending a large amount of its time slowly turning in headlands, rather than performing its tasks in the vines. In addition, labour is more costly especially during harvest and netting. Again, staff are spending more time turning around and organising themselves rather than concentrating on the task at hand.

Vineyard trellis posts in recent years have become extremely expensive. The large strainer posts required to anchor the trellis, especially so. With an average of 37m rows in such a small 0.4ha vineyard would require up to 7 times as many strainers than a conventional vineyard. Along with the cost of driving these strainers it will add an estimated $9000 to the development cost, making the vineyard development prohibitively expensive.

Frost Risk:

In Gibbston frost is the number one risk to the grower. All of the flats in Gibbston are now covered by some form of frost protection, the majority being protected by frost fans. There is a large amount of the possible vineyard that has the potential to get frosted. The land levels out on the north western portion, frost will pool in this flatter area, compounded by natural obstacles.

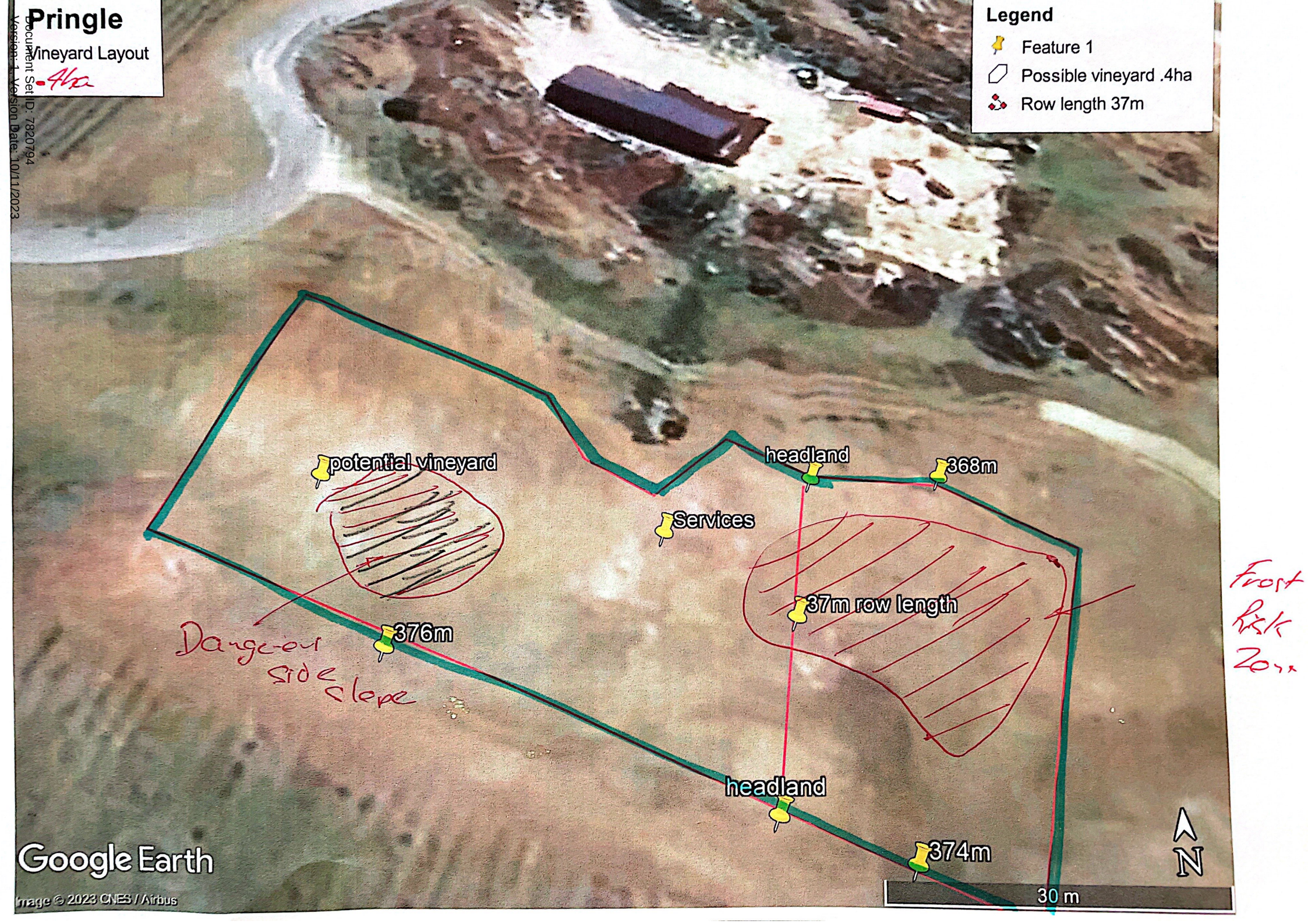
Summary & Conclusion

Peregrine Wines who originally planted Wentworth, utilised as much of the site that was viable. The other unplantable areas were left as rocks of open spaces. For good reason they chose not to plant the land directly below the vineyard on Block 5 as they had the good sense to know it was not economically viable.

Thus, for the above listed reasons the proposed lots will not affect and will retain the viable productive potential of the land. In addition, the area that the building platform is subject to obvious and permanent/long term constraints on the land that means the use of the highly productive land and land-based primary production is not able to be economically viable for at least 30 years.

Gary Crabbe

PG Dip. Vit. & One.



QUEENSTOWN LAKES DISTRICT COUNCIL

File: RM081250 var to RM081128
Valuation Number: 2907201107

6 October 2008

Station Services Limited
38A Clifton Road
Herne Bay
AUCKLAND 1011

Dear Madam

DECISION OF THE QUEENSTOWN LAKES DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT 1991

STATION SERVICES LIMITED – RM081250

We refer to your resource consent application lodged pursuant to Section 88 of the Resource Management Act 1991 for consent to vary Condition 1 of resource consent RM081128 pertaining to the installation and operation of five frost-fighting wind machines. The application was considered under delegated authority pursuant to Section 34 of the Resource Management Act 1991 on 3 October 2008. This decision was made and its issue authorised by Jane Sinclair, Independent Commissioner, as delegate for the Council.

The subject site is located at 2100-2128 & 2101-2129 Gibbston Valley Road, Gibbston and is legally described as Lot 14 DP 300561 held in Certificate of Title 2943 Otago and Lot 1 DP 27121 held in Certificate of Title 19A/241 Otago.

Under the Partially Operative District Plan the site is zoned Rural General Gibbston Character Zone and the proposed activity requires:

- A **discretionary** activity consent in accordance with Section 127(3)(a) of the Resource Management Act 1991, which specifies a variation to a resource consent shall be processed as if the application was for a discretionary activity.

Condition 1 of resource consent RM081128 states:

1. *That the development be carried out in accordance with the plans 'Wentworth Estate/Station Services Limited 6 Wind Machine' received 5 August 2008, 'Hawkes Bay Wind Machines Unit Placement & Notional Draft Pattern: Wentworth Estate, Peregrine/Wentworth, Gibbston Vallley Central Otago New Zealand', received 8 August 2008 (stamped as approved 3 September 2008) and the application as submitted, with the exception of the amendments required by the following conditions of consent.*

In accordance with Section 127 of the Resource Management Act 1991 the application was considered under Sections 88 to 121 of the Act. On this basis the application was considered on a non-notified basis in terms of Sections 93 & 94 of the Act because the adverse effect on the environment of the proposed variation was considered to be minor and no parties were considered to be adversely affected by the proposed change of condition.

The New Zealand Transport Authority were deemed adversely affected under the original proposal granted for this development. As any further adverse effects are considered to be de minimus over and above those effects already approved, there are no persons considered to be adversely affected by this proposal. The wind machines are not located within the 20m road setback from State Highway 6, therefore the New Zealand Transport Authority are not considered to be affected by the proposed change.

Decision

That the application by Station Service Limited to change Condition 1 of the resource consent RM081128 is to be GRANTED pursuant to Section 127 of the Resource Management Act 1991, such that;

Condition 1 of resource consent RM081128 is amended to read as follows:

1. That the development be carried out in accordance with the plans 'Wentworth Estate/Station Services Limited 6 Wind Machine: Revision 2; 19 September 2008'; received ~~8 August~~ 19 September 2008, 'Hawkes Bay Wind Machines Unit Placement & Notional Draft Pattern: Wentworth Estate, Peregrine/Wentworth, Gibbston Vallley Central Otago New Zealand', received ~~8 August~~ 19 September 2008 **(stamped as approved 3 October 2008)** and the application as submitted, with the exception of the amendments required by the following conditions of consent.

Advice note

- All other conditions of RM081128 shall continue to apply.

Reasons for the Decision

Original Consent

The applicant's original proposal, which was granted consent on 5 September 2008, involved the installation and operation of five frost-fighting wind machines. The application for RM081128 originally proposed six wind machines, however the written approval of the landowner of Lot 14 was slow coming and to progress the application in time for spring frost fighting, the sixth machine was deleted from the application. The New Zealand Transport Agency provided their written approval for the location of the wind machine on Lot 7, within the road setback of State Highway 6.

Proposal

This application for a variation to Condition 1 of RM081128 includes the relocation of the wind machine on Lot 2, to Lot 1, and a new wind machine on Lot 14.

The application for RM081128 originally proposed six wind machines, however the written approval of the landowner of Lot 14 was slow coming and to progress the application, the sixth machine was deleted from the application.

The new wind machine on Lot 14 is to be located 29 metres from State Highway 6 and 126 metres from the eastern boundary, the relocated wind machine on Lot 1, will be located 178m from the State Highway and 40m from the eastern boundary of the lot.

The applicant proposes to use the frost fighting machines whenever a frost is likely to occur.

There will be no further changes to the proposed development.

Site Description and Locality

The sites are located at 2100-2128 & 2101-2129 Gibbston Valley Road, Gibbston, and approximately 570m south of the Kawarau River. Coal Pit Road is located approximately 150m to the east. Peregrine Winery is located on the northern side of State Highway 6 (SH6) adjacent to the subject site.

Vegetation on the subject site and the surrounding area predominantly consists of rows of grape vines. Wentworth Estate includes a stone wall entrance feature two ponds with amenity planting located adjacent to the highway. A large stand of mature conifers exists to the west of the entrance way. Land use in the surrounding area has involved the recent conversion of the valley from pasture to vineyard. Some rural development in the form of residential and utility buildings has also occurred in association with this conversion.

The Gibbston Valley is located approximately 25kms east of Queenstown. The valley is defined to an area approximately 7kms in length (east – west), to the west by the Cowcliff Hill (and the Kawarau Bridge), and to the east by the Nevis Bluff. The Valley is approximately 3kms wide at its widest part, defined to the north by the Kawarau River, and the mountains which extend beyond this. These include: Mount Hocken; Rock Peak; Mount Allen; and Mount Malcolm. The Valley is defined to the south by: Mount Mason; Mount Rosa; Mount Edward; Mount Salmond; and Ben Cruachan.

The character of the landscape is dominated by viticultural activities on terraced areas enclosed by dry, sparsely vegetated mountains. Areas of exposed rock outcrops, gullys, and escarpments within Gibbston Valley have been left undisturbed and provide permanent natural elements amongst the more transient shelter and amenity planting, pasture and vineyard blocks.

Affected Parties and Effects on the Environment

Land, Flora and Fauna

This variation will not exacerbate any effects on existing vegetation and fauna habitats over and above those effects permitted under the current consent.

People and Built Form

Lakes Environmental's Landscape Architect assessed the original application (RM081128), which was originally for six wind machines. The applicant then chose to delete one of the six machines from the application, as the landowner's approval for the location of the wind machine was not timely and the looming spring frosts were of concern.

The applicant now proposes to change the position of frost fighting machine 5, from Lot 2 DP 27121 to Lot 1 DP 27121. The location is further from the State Highway, reducing the visual prominence when viewed from this vantage point. Lakes Environmental's Landscape Architect considers that no adverse effects will result in the amended location, rather it would further reduce the effects of the wind machine.

The applicant also proposes to include wind machine 6 (Lot 14 DP 300561), as part of this application. The new location of wind machine 6 is 29m from State Highway 6. Lakes Environmental's Landscape Architect notes that in this specific location, State Highway 6 dips down to cross an unnamed creek and as a consequence, this would lessen the extent of wind machine visible from the road. While the new location of the wind machine would increase visual prominence, Lakes Environmental's Landscape Architect considers that this is consistent with the viticultural activities within the Gibbston Valley, and will not detract from the wider landscape. Consequently, the effects associated with proposed machine 6 are considered to be insignificant.

The application states that the location of machine 5 will provide a better wind shadow when integrated with the new location of machine 6.

Overall, it is considered that the effects associated with the proposed variation in terms of people and built form will de minimus.

Nuisance

The application states that frost can occur in spring up to and sometimes beyond Christmas and before the vines are harvested in Autumn. The use of the machines whenever a frost is likely to occur is not considered to give rise to any adverse effects on the environment. The wind machines are not located close to any internal boundaries and no parties are considered to be affected.

Traffic Generation and Vehicle Movements

Frost machine 5 located on Lot 1 is approximately 178m south of State Highway 6 and frost machine 6 located on Lot 14 is approximately 29m north of State Highway 6. Given these machines are not located within the 20m road setback, it is not considered that there will not be any significant adverse effects on the adjacent State Highway or on the New Zealand Transport Agency.

Objectives and Policies

The objectives and policies most relevant to the application are contained in Part 5 (Rural General Gibbston Character Zone), which are discussed below.

Objective 1 – Character and Landscape Value
To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

Policies:

1.6 Avoid or mitigate adverse effects of development on the landscape values of the Valley.

1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.

The proposed wind machines are located so as to maximise wind shadow. Their new location is also considered to be appropriate within the landscape, with existing topography mitigating the extent of wind machine 6.

Objective 4 – Gibbston Valley Amenity
To encourage land management practices which recognise and accord with environmental sensitivity and amenity values of the Gibbston Character Zone.

4.3 Noise levels should not be inconsistent with rural productive regime present and the character and amenity of the Gibbston area.

The use of the machines whenever a frost is likely to occur is not considered to be consistent with the rural productive regime present and the character and amenity of the Gibbston area.

On consideration of the relevant policies and objectives, the proposed variation is considered to be in keeping with these and therefore it is not inappropriate to grant consent as proposed.

Other Matters

Local Government Act 2002: Development Contributions

In granting this resource consent reference was made to Part 8 Subpart 5 Schedule 13 of the Local Government Act 2002 and the Council's Policy on Development Contributions contained in Long Term Council Community Plan (adopted by the Council on 25 June 2004).

This proposal is not considered a "Development" in terms of the Local Government Act 2002 as it will not generate a demand for network infrastructure and reserves and community facilities.

For the forgoing reasons a Development Contribution is not required.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further money is required or whether a refund is owing to you.

Should you not be satisfied with the decision of the Council, or certain conditions, an objection may be lodged in writing to the Council setting out the reasons for the objection under Section 357 of the Resource Management Act 1991 no later than 15 working days from the date this decision is received.

If you have any enquiries please contact Pip Riddell on phone (03) 450 0353.

Prepared by
LAKES ENVIRONMENTAL LIMITED

Pip Riddell
PLANNER

Reviewed by
LAKES ENVIRONMENTAL LIMITED

Paula Costello
PLANNER

Attachment [N]

Assessment against ODP Objectives and Policies

10.3.1 District-wide Objectives and Policies

The following District-wide objectives and policies under section 4.1.4 of the ODP are relevant to this application.

4.1 Natural Environment

Objective 1 - Nature Conservation Values

The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District. Improved opportunity for linkages between the habitat communities.

The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.

The protection of the habitat of trout and salmon.

Policy 1.1 To encourage the long-term protection of indigenous ecosystems and geological features.

Policy 1.2 To promote the long term protection of sites and areas with significant nature conservation values.

Policy 1.4 To encourage the protection of sites having indigenous plants or animals or geological or geomorphological features of significant value.

The site as a whole does not exhibit strong nature conservation values. Proposed Lot 1 contains the existing registered building platform and built form. Proposed Lot 2 is currently predominantly in viticulture and is not high in ecological value. Where planting is proposed it is in indigenous species. The site will continue to be used for viticulture. The site does not contain indigenous plants or animals or geological or geomorphological features of significant value. The proposal is consistent with these objectives and policies.

Policy 1.5 To avoid the establishment of, or ensure the appropriate location, design and management of, introduced vegetation with the potential to spread and naturalise; and to encourage the removal or management of existing vegetation with this potential and prevent its further spread.

Policy 1.7 To avoid any adverse effects of activities on the natural character of the District's environment and on indigenous ecosystems; by ensuring that opportunities are taken to promote the protection of indigenous ecosystems, including at the time of resource consents.

Policy 1.10 To maintain and, if possible, enhance the survival chances of rare, vulnerable or endangered species in the District.

Policy 1.11 Encouraging the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

Policy 1.12 To maintain the site-specific, geological and geomorphological features that are of scientific importance.

Policy 1.17 To encourage the retention and planting of trees, and their appropriate maintenance.

Policy 1.18 To manage and protect the sensitive alpine environments by avoiding, remedying or mitigating any adverse effects of development.

The majority of the above policies are not directly applicable to the proposal. Adverse effects on the limited natural character present on the site have been avoided as much as possible, and additional planting will be in indigenous

species suitable for area. Exotic species are also proposed however these do not have the potential to spread and naturalise. The proposal is consistent with these policies.

4.2 Landscape and Visual Amenity

4.2.5 Objective:

Subdivision, use and development being undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscape and visual amenity values.

Policy 1 Future Development

(a) To avoid, remedy or mitigate the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual amenity values are vulnerable to degradation.

(b) To encourage development and/or subdivision to occur in those areas of the District with greater potential to absorb change without detraction from landscape and visual amenity values.

(c) To ensure subdivision and/or development harmonises with local topography and ecological systems and other nature conservation values as far as possible

The proposal will achieve the objective as it avoids, remedies and mitigates the effects of the development on the landscape and visual amenity values of the Gibbston area. This aspect has been thoroughly described and assessed within the landscape and visual effects assessment report within Attachment **[F]**.

With regard to Policy 1 (a) –(c), the proposal avoids, remedies and mitigates the effects of the development on the landscape and visual amenity values of the district which are vulnerable to degradation in this location. This part of the site has some potential to absorb change without detracting from landscape and visual amenity values, and the proposal does not exceed that ability.

Specifically with regard to the building platform on proposed Lot 2, the proposal includes nestling / knitting the platform into the landscape with additional native planting and modest earthworks to ensure it harmonises with local topography within a node of rural residential style development.

Policy 8 Avoiding Cumulative Degradation

In applying the policies above the Council's policy is:

(a) to ensure that the density of subdivision and development does not increase to a point where the benefits of further planting and building are outweighed by the adverse effect on landscape values of over domestication of the landscape.

(b) to encourage comprehensive and sympathetic development of rural areas.

Cumulative effects of the proposal have been considered in the landscape assessment report within Attachment **[F]**. The density of development proposed (one additional building platform) on the site will not increase to a point where the benefits of further planting and building are outweighed by the adverse effects on landscape values from over domestication.

The development is part of the original Wentworth subdivision which has resulted in a comprehensive and sympathetic development of this part of the rural area.

Policy 9 Structures

To preserve the visual coherence of:

(a) …….. (omitted as relates to ONL/ ONF/VAL)

(b) All rural landscapes by

- *limiting the size of signs, corporate images and logos*
- *providing for greater development setbacks from public roads to maintain and enhance amenity values associated with the views from public roads.*

No signs are proposed. The building platform on proposed Lot 2 includes native planting and modest earthworks (as well the existing PDP controls on colours and materials and proposed 6m height limit) to ensure it will be in harmony with the line and form of the landscape. The future dwelling will be clad in recessive colours and materials that complement the dominant colours in the landscape. The proposed platform has an extensive setback from SH6 of approximately 170m which assists in maintaining amenity values associated with views from public roads.

Policy 15 Retention of Existing Vegetation

To maintain the visual coherence of the landscape and to protect the existing levels of natural character by:

(a) Encouraging the retention of existing indigenous vegetation in gullies and along watercourses;

(b) Encouraging maintenance of tussock grass-lands and other nature ecosystems in outstanding natural landscapes.

16. Wilding Trees

To minimise the adverse effect of wilding trees on the landscape by: supporting and encouraging co-ordinated action to control existing wilding trees and prevent further spread.

17. Land Use

To encourage land use in a manner which minimises adverse effects on the open character and visual coherence of the landscape.

With regard to Policy 15, existing Matagouri on site will be retained. With regard to Policy 16, the site does not exhibit wilding spread or weed species at present.

With regard to Policy 17, adverse effects on the open character and visual coherence of the landscape have been minimised through the careful placement of the additional platform, and the range of volunteered mitigation measures.

10.3.2 ODP Gibbston Character Zone Objectives and Policies

Objective 1 – Character and Landscape Value

To protect the character and landscape value of Gibbston Valley by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.

The proposal is considered to achieve the objective. The additional building platform is located in a place (existing rural residential property) where it will protect the character and landscape of the Gibbston Valley. Residential activity per se cannot be considered as being inappropriate as it is located throughout the Gibbston Valley.

Policies:

1.1 Allow for the establishment of a range of activities, which utilise the soil resource of the rural area in a sustainable manner.

1.2 Ensure land with potential value for rural productive activities is not compromised by the inappropriate location of other developments and buildings.

1.3 Ensure activities not based on the rural resources of the area occur only where the character of Gibbston Valley will not be adversely impacted.

1.4 Provide for a range of buildings allied to rural productive activity and worker accommodation.

1.5 Allow subdivision to a size range that is compatible with the potential productivity of the character area or with other aspects of special character, such as protection/preservation of significant heritage or archaeological resources, or other structures of architectural merit.

1.6 Avoid or mitigate adverse effects of development on the landscape values of the Valley.

1.7 Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.

1.8 Avoid the location of structures and water tanks on skylines, ridges, hills and prominent slopes.

With regard to Policies 1.1 and 1.3, the proposal will not utilise the soil resource, however the existing viticultural activity will continue unaffected. The additional platform is located where the character of the Gibbston Valley will not be adversely affected, by placing it near to existing built form in a node of rural residential development.

With regard to Policy 1.2, the building platform site itself has no value for rural productive activities, or even potential value, as explained in the report of Mr Gary Crabbe in Attachment **[L]** due to the sloping nature of the location and the rocky ground present. Other nearby land that is used productively for viticulture will not be compromised by the additional platform.

With regard to Policy 1.4, a future building is not allied to rural productive activity or worker accommodation. The small accommodation unit in the existing shed is to be used for worker accommodation.

With regard to Policy 1.5, this policy is not directly applicable as the subdivision does not relate to the productive potential of the character area. The proposal is a continuation of the existing rural living land use established by the Wentworth subdivision.

With regard to Policies 1.6 and 1.7, the adverse effects of the development have been mitigated, and the visual coherence of the landscape has been preserved by ensuring the platform is located in the area of the site with potential to absorb change.

With regard to Policy 1.8, no structures will affect a skyline or ridgeline affecting a skyline or ridgeline.

<u>Objective 2 – Life Supporting Capacity of Soil</u>

Retention of the life supporting capacity of soils and/or vegetation in Gibbston Valley so that they are safeguarded to meet the reasonably foreseeable needs of future generations.

Policies:

2.1 Avoid, remedy or mitigate adverse effects of subdivision and development on the life-supporting capacity of the soils.

2.2 Enable a range of activities to utilise the range of soil types and microclimates.

2.3 Encourage the long-term retention of the capabilities of the District's soils through research and dissemination of relevant information to the community.

2.4 Encourage land management practices and activities, which avoid, remedy or mitigate adverse effects on soil and vegetation cover.

2.5 Encourage land users to monitor the condition of vegetation on their land by providing information and assistance, where practicable.

With regard to the objective and Policies 2.1 – 2.3, the approval of the Wentworth subdivision (RM960512) effectively means this area of land is to be used for a mixture of rural living purposes and productive purposes. The development of one additional building platform within an existing rural living area will not affect the life supporting capacity of the soils and /or vegetation in the Gibbston Valley. Any topsoil removed for the building work will be re-use don site.

The proposal will achieve Policy 2.4 and Policies 2.2 and 2.5 are not applicable to the proposal.

Objective 3 – Life Supporting Capacity of Water

To safeguard the life supporting capacity of water through the integrated management of the effects of activities

Policy 3.1

In conjunction with the Otago Regional Council:

- encourage activities, which use water efficiently, thereby conserving water quality and quantity.

- discourage activities, which adversely affect the life supporting capacity of water and associated ecosystems.

The proposal will not adversely affect the life supporting capacity of water.

Objective 4 – Gibbston Valley Amenity

To encourage land management practices which recognise and accord with environmental sensitivity and amenity values of the Gibbston Character Zone.

The proposal will achieve this objective. The development of one additional building platform within an existing rural living area will accord with the environmental sensitivity and amenity values of this part of the Gibbston Valley.

Relevant Policies:

4.1 Encourage appropriate management of vegetation cover and development including earthworks to prevent siltation and sedimentation effects to water resources.

4.2…(omitted – relates to viticulture)..

4.3 Noise levels should not be inconsistent with rural productive regime present and the character and amenity of the Gibbston area.

4.4 Control access and egress to ensure safe and efficient movement of traffic.

4.5 …(omitted – relates to forestry)….

With regard to Policy 4.1, earthworks can be managed through erosion and sediment control measures. Noise levels will not be inconsistent with a rural productive regime. Access and egress is already in place, or will be constructed, to ensure safe and efficient movement of traffic.

Objective 5 – Subdivision

To provide for subdivision where it results in the sustainable management of resources, and the management of effects.

Policy:

5.1 Provide for subdivision, which enables variation in the size of new allotments based upon the physical and natural characteristics of the Character Area.

The proposal will result in the sustainable management of resources, as it provides for the applicants social and economic well-being while avoiding, remedying or mitigating the adverse effects. The proposal will also provide for subdivision, including variation in the size of new allotments based upon the physical and natural characteristics of this site in the Gibbston Character Zone.

As a whole the proposal is consistent with, and not contrary to, the relevant ODP objectives and policies.

GeoSolve Ref: 200381.01
25 September 2023

K Pringle Family Trust
makaretustation@gmail.com
welcome@christchurchclassic.co.nz
cc: Vivian + Espie Ltd

Attention: Z L Pringle

Geotechnical Report for Resource Consent
Lot 5 DP 27121, Gibbston Highway, Gibbston

1 Introduction

In accordance with our fee proposal dated 18 August 2023 we have undertaken a geotechnical assessment for the proposed residential subdivision at Lot 5 DP 27121, Gibbston Highway, Gibbston.

To complete this assessment GeoSolve have undertaken the following work:

- A site inspection.
- A review of the proposed development plans.
- A review of Queenstown Lakes District Council and Otago Regional Council hazard register maps.
- A review of historic information currently held on the GeoSolve database for the site and surrounding area, including:
    - 4 test pits excavated around the existing shed/dwelling at the site in 2020 (GeoSolve ref: 200381).
    - 1 soakage test undertaken for the dwelling/shed.
    - Construction observations for the dwelling/shed, including inspections of 29 pile holes.
- 2 test pits excavated close to the proposed building platform (TP 1-2) extending to a maximum depth of 3.0 m below ground level (bgl), with associated Scala penetrometer tests.
- 1 soakage test (SP1) to assess permeability and soakage potential.

Test pit and soak pit locations and logs are contained in Appendix A and B respectively.

2 Proposed Development

We understand it is proposed to subdivide the site into two lots. Plans of the proposed lot layout (provided by Clark Fortune McDonald) are attached as Figure 1 and 2, Appendix A.

A new building platform will be formed on Lot 2. Lot 1 will contain the existing dwelling/shed.

Earthworks plans provided by Clark Fortune McDonald show cut and fill earthworks are proposed for the Lot 2 building platform, Maximum cut and fill depths are approximately 2.0 and 0.5 m respectively. The proposed cut batter is 1H:1V.

The excess material from the cuts associated with Lot 2 will be used to form a 3 m high mound on Lot 1. Slopes of 15-20° are proposed for the mound. A new driveway will be formed around the mound to access the lot 1 building. Minor cut and fill earthworks (up to approximately 0.5 m depth) will be required for the driveway.

3 Site Description, Topography and Drainage

The subject property, legally described as Lot 5 DP 27121, is located in Gibbston Valley, on the south side of State Highway 6.

An existing shed/dwelling is located on Lot 1. Lot 2 is currently undeveloped and comprises a combination of developed vines and undeveloped grassland. The property is bounded by other rural properties and vineyards. A residential dwelling is located approximately 40 m east of the proposed Lot 2 building platform.

A service easement containing live buried services is present immediately south of the proposed Lot 2 building platform.

The site is naturally free draining, and no spring flows were evident on the surface during the investigation.

The ground surfaec is generally sloping (approximately 5°) towards the north. The Lot 2 building platform is shown in Photo 1 below.

Photo 1: Site photo showing proposed Lot 2.

4 Subsurface Conditions

Geological Setting

The regional basement bedrock comprises ice-scoured Haast Schist. As the glaciers have retreated, layers of fluvial-glacial outwash gravels and fan gravels have been deposited in the base of the valleys. The fluvial glacial outwash gravels have been eroded and younger river gravel terraces and alluvial fans have been formed. The Kawarau River currently occupies a deeply incised gorge in the bottom of the broader Gibbston Valley.

Active fault traces are not known, or were observed, at the site or in the immediate vicinity. The closest major active fault is the Nevis-Cardrona Fault system, approximately 2 km to the west, which has an estimate recurrence interval of 5,000 to 10,000 years. However, significant seismic risk exists in this region from potentially strong ground shaking associated with the rupture of the Alpine Fault, located 80 km to the northwest of Gibbston Valley. There is a high probability that an earthquake with an expected magnitude of over Mw 8 will occur along the Alpine Fault within the next 50 years.

Stratigraphy

The subsurface soil materials observed during the investigation typically comprise:

- 0.2 - 0.35 m of topsoil, overlying;
- 2.8 m+ of alluvial fan gravel, overlying;
- Schist bedrock.

Topsoil was observed at the surface of all test pits/soak pits to depths of between 0.2 and 0.35. The topsoil comprises soft, organic SILT with a trace of rootlets.

Alluvial fan gravel was observed beneath the topsoil in all test pits, from depths of between 0.2 and 0.35 m. The alluvial fan gravel comprises medium dense, sandy GRAVEL with a trace of silt and cobbles. The base of the alluvial fan gravel was not intercepted in the test pits, which extended to depths of between 2.5 and 3 m. A discontinuous 200 mm thick lens of SAND was observed from 1.7 to 1.9 m within the alluvial fan gravel in SP 1 only.

Schist bedrock was not observed in the test pits, however is present outcropping 5 m to the north of Lot 2 in the locations shown in Figure 1, Appendix A. Schist bedrock was also observed in 2020 test pits excavated around the dwelling/shed on proposed Lot 1.

The schist bedrock typically comprises moderately strong, slightly weathered, semi psammitic SCHIST with foliation generally dipping between 45° to 85° to the west-southwest. The schist bedrock is expected to extend to depth and is inferred to increase in strength with depth.

Uncontrolled fill was not observed in the test pits, but is likely to be present within the backfilled service trench immediately south of the proposed Lot 2 building platform.

Full details of the observed subsurface stratigraphy can be found within the test pit/soak pit logs contained in Appendix B.

Groundwater

The regional static groundwater table was not intercepted during test pit investigations and is expected to lie at depths greater than the proposed earthworks. Perched groundwater tables and localised shallow seepages are possible during construction of the proposed excavations however are considered unlikely in this area as the soil types observed on the test pit investigation are relatively free draining.

5 Natural Hazards

Seismic

A significant seismic risk is present in the region as discussed in Section 4 and appropriate allowance should be made for seismic loading during detailed design of buildings, foundations and retaining walls.

Liquefaction

The risk of liquefaction is considered to be low based on the shallow depth to schist bedrock, the composition and density of the alluvial fan gravel soils and the depth to groundwater table. We have assessed the liquefaction hazard for the site is consistent with a QLDC LIC 1 classification which is a nil to low liquefaction hazard, and no further assessment is considered necessary.

Alluvial Fan

The QLDC/ORC hazard maps show the Lot 2 building platform as lying in an area classified as Alluvial Fan Regional: active, composite (GNS, 2005) and Alluvial Fan Regional: Camp Creek, fan recently active (GNS, 2008). Additionally, the southwest corner of the Lot 2 building platform is mapped as Alluvial Fan regional: Camp Creek, fan less recently active (GNS, 2008).

The risk to the building platform from alluvial fan activity is assessed as low for the following reasons.

- There is no evidence of recent alluvial fan activity, overland flow, and no debris flow or flood deposits are present.
- Soil profiles show good topsoil development which suggests no depositional alluvial activity in recent times.
- The upslope catchment comprises a relatively small area (7 Ha) which is not considered capable of generating flood volumes sufficient to inundate the platform.
- The upslope catchment shows no signs of erosion/scour, wider instability or ability to general debris.
- The upslope catchment is very localised and does not connect to the more significant channels that drain the larger catchments/mountainside above.
- The building platform is located on locally high ground and the ground contours do not concentrate or direct flow towards the platform. Should flow develop it will be preferentially follow the access road.

As with any development on sloping ground the risk form general runoff from the slopes above is present. Ensuring the minimum Building Code floor level requirements are met is recommended.

6 Engineering Considerations

General

The recommendations and opinions contained in this report are based upon ground observation data obtained at discrete locations and historical information held on the GeoSolve database.

The nature and continuity of subsoil conditions away from the investigation locations is inferred and cannot be guaranteed. The actual sub-surface conditions may show some variation from those described and all design recommendations contained in this report are subject to confirmation by inspection during the earthworks and construction phase of the project.

Geotechnical Design Parameters

Table 6.1 below provides a summary of the recommended geotechnical design parameters for the soil materials expected to be encountered during the proposed earthworks.

Table 6.1 – Recommended geotechnical design parameters

Unit	Thickness (m)	Bulk Density γ (kN/m^3)	Effective Cohesion c´ (kPa)	Effective Friction ϕ´ (deg)	Elastic Modulus **E** (kPa)	Poissons Ratio ν
Topsoil, Uncontrolled Fill	0.2 – 0.35 observed	16	To be removed from building platform			
Alluvial Fan Gravel	2.8+	18	0	34	15,000-20,000	0.3

Site Preparation

During the earthworks operations all topsoil, uncontrolled fill, organic matter, water-softened soils and other unsuitable materials should be removed from the construction areas in accordance with the recommendations of NZS 4431:2022 and NZS 3604.

Robust, shallow graded sediment control measures should be instigated during construction where rainwater and drainage run-off over exposed soils is anticipated.

Water should not be allowed to pond or collect near or under a foundation slab. Positive grading of the subgrade should be undertaken to prevent water ingress or ponding.

All fill that is utilised as bearing for foundations should be placed and compacted in accordance with the recommendations of NZS 4431:2022 and certification provided to that effect.

We recommend topsoil stripping and subsequent earthworks be undertaken only when a suitable interval of fair weather is expected, or during the earthworks construction season.

Excavations

The earthworks plans provided by Clark Fortune McDonald show that cut depths of up to approximately 2 m are proposed along the south side of the Lot 2 building platform. These plans show that a 45° (1H:1V) batter slope is proposed.

Cuts will predominantly be formed in alluvial fan gravel, with minor topsoil and uncontrolled fill expected. The proposed 45° batter slope is too steep for permanent cuts to be stable in the soil materials observed at the site.

Recommendations for temporary and permanent batter slope angles are described below in Table 6.2. Slopes that are required to be steeper than those described below should be structurally retained or subject to specific geotechnical design, by the project structural or geotechnical engineer at detailed design stage.

All slopes should be periodically monitored during construction for signs of instability and excessive erosion, and, where necessary, corrective measures should be implemented to the satisfaction of a geotechnical engineer or engineering geologist.

Table 6.2 – Recommended batters for cuts up to 3 m in height in dry soil

Material Type	Recommended Maximum Batter for Temporary Cuts in Dry Ground (horizontal to vertical)	Recommended Maximum Batter for Permanent Cuts in Dry Ground (horizontal to vertical)
Topsoil, Uncontrolled Fill,	1.5H : 1.0V	3.0H : 1.0V
Alluvial Fan Gravel	1.0H : 1.0V	2.0H : 1.0V

If wet soils are encountered, we recommend they be inspected by GeoSolve who will provide additional recommendations as required. Shallower batters, retaining and/or the installation of drainage, may be required to achieve stability if wet soils are encountered.

To achieve the batter angles in Table 6.2 above, excavations will likely be required within the easement immediately south of the proposed Lot 2 building platform. Relocation of services within the easement may be required.

Engineered Fill

The earthworks plans provided by Clark Fortune McDonald show that up to approximately 0.5 m of engineered fill is proposed on the north side of the proposed Lot 2 building platform, with a batter slope of 2H:1V. The proposed 2H:1V batter slope is expected to be feasible.

Any fill that is utilised as bearing for foundations should be placed and compacted in accordance with the recommendations of NZS 4431:2022 and certification provided to that effect.

The alluvial fan gravel can be reused as engineered fill provided that all cobbles over 100 mm in diameter are screened from the fill source. The contractor or client will need to submit representative samples of the proposed fill materials to obtain laboratory compaction curves, and in-situ Nuclear Density Meter (NDM) testing of the fill will need to be arranged. An engineer will need to specify the fill methodology and review the lab results to ensure that a statement of suitability for the fills can be issued; this will be required for code of compliance.

Alternatively, fill can be imported from a local source or quarry for consistency and any excavated site materials could be reused as landscaping fill. An earthfill specification can be provided by GeoSolve upon request.

Certification is not required in landscaping areas, such as for the proposed fill mound on Lot 1.

Foundation Bearing Capacity

Topsoil and uncontrolled fill will not be suitable for foundation bearing and should be removed from the building platform area.

The results of preliminary testing show that the underlying alluvial fan gravel, if dry, will meet the requirements of 'good ground' as per NZS3604.

Site Subsoil Category

The following geotechnical information has been used to characterise the site subsoil class in respect of NZS 1170.5:2004 Structural Design Actions:

- Schist bedrock outcrops at the ground surface to the north of the proposed Lot 2 building platform.
- Schist bedrock was not encountered in test pits excavated to a maximum of 3 m depth.

Based on the available information, we consider proposed Lot 2 building platform to be Class C (Shallow Soil Site), however this may change to Class B (rock) following completion of earthworks. Confirmation can be provided in the geotechnical completion report.

7 Wastewater Soakage Assessment

Test Procedure

Soakage testing was undertaken at one location, at 1.4 m depth within SP 1 (refer to Appendix A, B and C for soakage pit location, log and results).

Prior to undertaking soakage testing, an adjacent test pit was excavated to 3 m depth to log the subsoil conditions and determine a suitably consistent layer for soakage testing. A smaller test pit/soak pit (1.55 m long, 0.7 m wide) was then excavated for the soakage test. The dimensions of the soakage pit were recorded to calculate the volume and area of soakage during testing. After testing was completed, the soak pit was excavated trough to 2.5 m depth to confirm continuity of the subsoils.

Before soakage testing was undertaken, the soakage pit was pre-soaked by introducing 1,000 L from the water trailer.

Soakage testing was performed by introducing water until the designated testing level was reached. The inflow was then shut off and the time it took for the water level to drop was recorded. Testing was completed multiple times until 4 consistent readings had been achieved.

Permeability Analysis

Table 6.3. Infiltration test results.

Test	Depth of test	Observed soil thickness beneath base of test	Soil type at base of pit	Unfactored infiltration rate*	AS/NZS 1547:2012 Soil Category (Table 5.1)
SP1	1.4 m	1.6 m +	Sandy GRAVEL with a trace of silt and cobbles	220 mm/hr*	1
*Does not include a reduction factor to account for loss of soakage performance over time.					

The unfactored infiltration rate is provided above in Table 6.3. This does not include a reduction factor to account for loss of soakage performance over time. A reduction factor of 0.5 should be applied to the infiltration rate.

GeoSolve are to be consulted once the final disposal field location is determined to confirm suitability/applicability of the above infiltration rate for detailed design.

Preliminary Wastewater Soakage Design Recommendations and Considerations

The results of the soakage testing confirm wastewater disposal is feasible in the alluvial fan gravel.

A preliminary soil category, in accordance with Table 5.1 of AS/NZS 1547:2012, is presented above in Table 6.3. The category is based on observed grain size, soil structure and permeability test results.

Due to the inferred shallow depth to schist bedrock, the infiltration rate is expected to vary based on the proposed depth and location of the soakage system. GeoSolve are to be consulted to review the final depth and location of the proposed wastewater disposal system to ensure the infiltration rates presented in Table 3 above are applicable.

It is recommended that the base of the disposal soakage system is constructed within the uppermost portion of the alluvial fan gravel layer, to maximise the depth to schist bedrock beneath the base of the soakage system.

Provision should be included for routine maintenance of the wastewater disposal system. Performance of the disposal system may decline below an acceptable level over time if sufficient maintenance is not completed.

A geotechnical practitioner who is familiar with the findings of this report should inspect the base of the proposed disposal system prior to construction to ensure the infiltration rates presented in Table 3 above are applicable.

8 Stormwater Disposal

We understand stormwater disposal may be undertaken to an existing pond located adjacent to State Highway 6. We understand this pond was part of the stormwater solution for the original Wentworth subdivision.

If the pond/attenuation basin was to be pursued as the stormwater disposal option, calculations to confirm suitability would be required, based on a 100-year design storm (plus climate change), the area of the surfaces that would be drained to the basin and the volume of the basin. Identifying/providing an appropriate overland flow path from the attenuation basin would be required. GeoSolve can assist if required.

Alternatively, stormwater can be disposed to on-site underground soakage featured within Lot 2.

GeoSolve can provide further advise if required.

9 QLDC Land Development and Subdivision Code of Practice

Section 2.4.4 of the QLDC Land Development and Subdivision Code of Practice (QLDC CoP) requires the developer of any subdivision to appoint a geo-professional to carry out the following functions from the planning to construction phases of the subdivision:

a) Check regional and district plans, records, and requirements prior to commencement of geotechnical assessment;

b) Prior to the detailed planning of any development, to undertake a site inspection and such investigations of subsurface conditions as may be required, and to identify geotechnical hazards affecting the land, including any special conditions that may affect the design of any pipelines, underground structures, or other utility services;

c) Before construction commences, to review the drawings and specifications defining any earthworks or other construction and to submit a written report to the TA on the foundation and stability aspects of the project (if required);

d) Before and during construction, to determine the extent of further geo-professional services required (including geological investigation);

e) Any work necessary to manage the risk of geotechnical instability during the construction process;

f) Before and during construction, to determine the methods, location, and frequency of construction control tests to be carried out, determine the reliability of the testing, and to evaluate the significance of test results and field inspection reports in assessing the quality of the finished work;

g) During construction, to undertake regular inspection consistent with the extent and geotechnical issues associated with the project;

h) On completion, to submit a written report (i.e. Geotechnical Completion Report) to the Territorial Authority (TA) attesting to the compliance of the earthworks with the specifications and to the suitability of the development for its proposed use including natural ground within the development area. Where NZS 4431 is applicable, the reporting requirements of that Standard shall be used as a minimum requirement.

This resource consent level report can be considered to have completed items a) and b) from the above list. Once resource consent for the subdivision has been granted a geo-professional will need to be appointed by the developer to review the earthworks drawings and specifications prior to finalising the documentation for tendering and/or construction, and to oversee the construction phase of the project including certification of fill and provide a Geotechnical Completion Report (GCR) and Schedule 2A in accordance with the QLDC CoP.

The GCR and Schedule 2A should detail the results of site observations, testing and monitoring during earthworks construction, confirm the stability of the finished earthworks, and identify any specific geotechnical design requirements that must be addressed in order to construct a building on site. Any identified specific design requirements will then be registered on the subject lots' 'certificate of title' and will need to be addressed during the building consent process.

The geo-professional completing the GCR and Schedule 2A which includes the certification of fill should in all cases be engaged by the developer not the contractor. It is also advisable that the geo-professional review the earthworks contract to assist in managing the developers risk and ensuring that the contract is clear with respect to geotechnical risks and responsibilities during construction.

The use of this report and any of its findings or recommendations as part of the GCR and Schedule 2A may only be used with our prior review and written agreement.

10 Neighbouring Structures/QLDC EMP

Distances to adjoining structures: The site is situated on a rural area with the closest residential dwelling (outside the site) more than 30 m from the proposed Lot 2 building platform. No adverse geotechnical implications apply for neighbouring properties during construction of the dwelling extension provided standard measures are taken during construction.

Aquifers: No aquifer resource will be adversely affected by development at the site.

Erosion and Sediment Control: The site presents minor potential to generate silt runoff and this would naturally drain downslope. Effective systems for erosion control are runoff diversion drains and contour drains, while for sediment control, options are earth bunds, silt fences, vegetation buffer strips and sediment ponds. Only the least amount of subsoil should be exposed at any stage and surfacing established as soon as practical. Details for implementation are given. Works should be completed in accordance with the QLDC Guidelines for Environmental Management Plans (EMPs).

Noise: It is expected that standard earthmoving equipment, such as excavators, compactors and trucks will be required during construction. As the surrounding area includes residential properties within it, the construction contractor should take standard measures to control the construction noise and ensure QLDC requirements are met in regard to this issue. No noise limits are likely to be exceeded due to the distance to neighbouring dwellings and relatively minor amount of rock breaking required.

Dust: The soils at the site have potential to generate dust. The Contractor should take appropriate measures to control dust in accordance with QLDC requirements. Regular dampening with sprinklers is expected to be an effective measure to control airborne dust during construction.

11 Conclusions and Recommendations

- The stratigraphy beneath Lot 2 building platform comprises topsoil overlying alluvial fan gravel. Schist bedrock was not observed in the test pits, but outcrops at the ground surface to the north of Lot 2, in the locations shown in Figure 1, Appendix A.
- The regional static groundwater table was not intercepted during test pit investigations at the site and is expected to lie at depths greater than the proposed earthworks.
- The earthworks plans provided by Clark Fortune McDonald show that cut depths of up to approximately 2 m are proposed along the south side of the Lot 2 building platform. The proposed 45° batter slope is too steep to provide permanent stability in the soil materials observed at the site. Excavations should be formed as per the batter angles recommended in Table 6.2.
- The results of preliminary testing show that the alluvial fan gravel will meet the requirements of ‘good ground’ as per NZS3604.
- All unsuitable materials identified in foundation excavations, and those softened by exposure to water, should be undercut and replaced with engineered fill or site concrete during construction.
- Any fill that is utilised as bearing for foundations should be placed and compacted in accordance with NZS 4431:2022 and certification provided to that effect.
- Based on the available information, we consider proposed Lot 2 building platform to be Class C (Shallow Soil Site), however this may change to Class B (rock) following completion of earthworks. Confirmation can be provided in the geotechnical completion report.

- The results of the soakage testing confirm stormwater and wastewater disposal is feasible in the alluvial fan gravel.
- Inspections of the excavations, foundation subgrade and engineered fills should be completed during construction by a suitably qualified geotechnical engineer or engineering geologist to confirm geotechnical conditions are in accordance with the recommendations of this report.

12 Applicability

This report has been prepared for the sole use of our client, K Pringle Family Trust, with respect to the particular brief and on the terms and conditions agreed with our client. It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without our prior review and written agreement.

Investigations have been undertaken at discrete locations in accordance with the brief provided. It must be appreciated that the nature and continuity of subsoil conditions away from the investigation locations cannot be guaranteed.

During construction, earthworks and foundation excavations should be examined by geotechnical practitioner competent to confirm that subsurface conditions encountered throughout are compatible with the findings of this report. It is important that we be contacted if there is any variation in subsoil conditions from those described in this report.

Report prepared by:	Reviewed for GeoSolve Ltd by:
Marte Stemland	
.....	.....
Marte Stemland	Paul Faulkner
Engineering Geologist	Senior Engineering Geologist

Attachments:

Appendix A - Site Plans and Cross Section

Appendix B - Investigation Data

Appendix C – Permeability Test Results

Appendix A – Site Investigation Plan

LEGEND

TOP OF CUT BATTER

BOTTOM OF FILL BATTER

CONTOUR MAJOR (2.0m interval)

CONTOUR MINOR (0.5m interval)

360.0

B

362.0

B'

PROPOSED DRIVEWAY ALIGNMENT

EXCESS CUT MATERIALTO BE MADE INTO MOUND

LOT 1
1.79ha

LOT 25
DP 302492

72°/235°

45°/250°

60°/260°

LOT 4
DP 27121

LOT 6
DP 302492

LOT 2
2.98ha

SP1

A'

BUILDING PLATFORM
LEVEL 365.35

366.0

TP1

TP2

366.0

368.0

A

368.0

Key

TP1 = Test Pit

= Schist Bedrock

SP1 = Soak Pit

Scale 1:500

0 5 10 15 20 25 (m)

CADFILE:	Sketch 1.xar	DRAWN	MBS	08/2023
SCALE (AT A3 SIZE):	AS SHOWN	DRAFTING CHECKED	PGF	09/2023
PROJECT No:	20081.01	APPROVED	PGF	09/2023

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ENGINEERING CONSULTANTS

GEOTECHNICAL
WATER RESOURCES
PAVEMENTS

K Pringle Family Trust
Geotechnical Assessment
Lot 5 DP 27121 Gibbston Highway, Gibbston
Site Investigation Plan

FIG No: FIGURE 1

REV. 1

EXISTING MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
R.O.W	K	LOT 1 HEREON	EC.964650.4
	N	LOT 2 HEREON	
	K	LOT 1 HEREON	T.964650.9
	J		T.5310472.9

EXISTING MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
RIGHT TO CONVEY ELECTRICITY	Q, R, S	LOT 1 HEREON	T.964650.5
	T, U	LOT 2 HEREON	
RIGHT TO OPERATE A TRANSFORMER	Q, R, S	LOT 1 HEREON	T.964650.5
	T, U	LOT 2 HEREON	
RIGHT TO CONVEY POWER, WATER & TELECOMMUNICATIONS & DRAIN FOUL	Q, R, S	LOT 1 HEREON	T.964650.6
	T, U	LOT 2 HEREON	

EXISTING LAND COVENANTS		
PURPOSE	SHOWN	CREATING DOCUMENT
LAND COVENANT	E	T.986114.1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY	K	LOT 1 HEREON	LOT 2 HEREON

LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
BUILDING PLATFORM	F	LOT 2 HEREON
	E	LOT 1 HEREON

NOTE: BUILING PLATFORM E ON LOT 1 IS TO HAVE ITS SHAPE AND ORIENTATION AMENDED FROM THE PLATFORM SHOWN ON DP 27121, THE AREA OF 1200m2 IS TO BE RETAINED

FOR CLIENT REVIEW 08.08.2022

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

LOTS 1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 5 DP 27121, GIBBSTON HIGHWAY, GIBBSTON

Client: Pringle Trustee (2016) Ltd	Surveyed: -	Date: -	Job No.: 15819	Drawing No.: 01 Sheet 002	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: BM	Date: 08.08.22	Scale: 1:1000.000 @ A1 1:2000 @ A3		
	Checked: -	Date: -	Datum & Level: MT NIC 2000 ----	Rev.: -	

S:\JOBS\15800\15819\acad\15819_01_TWO LOT SUBDIVISION SCHEME PLAN_REV A.dwg Plotted: 15.09.2022

Figure 2

Appendix B – Site Investigation Data

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TEST PIT LOG

EXCAVATION NUMBER: **TP 1**

PROJECT:	Lot 5 Gibbston Highway			JOB NUMBER:	200381.01
LOCATION:	See Site Plan	INCLINATION:	Vertical		

EASTING:		EQUIPMENT:	5.5 T Excavator	OPERATOR:	Mark
NORTHING:		COORD. SYSTEM:		COMPANY:	B&A Digging
ELEVATION:		EXCAV. DATUM:	Ground Level	HOLE STARTED:	24/08/2023
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	24/08/2023

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm)
TOPSOIL	0m Organic SILT with a trace of rootlets; dark brown. Soft; moist. 0.2m		0.0		0 5 10 15
ALLUVIAL FAN GRAVEL	Sandy fine to coarse GRAVEL with a trace of silt and cobbles; brown grey, bedded parallel with slope profile. Medium dense; moist; gravel, subrounded to subangular; sand, fine to coarse; cobbles, subrounded. 3m		0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 3.0	NO SEEPAGE	

Total Excavation Depth = 3.0 m

COMMENT:	Test pit dry. Walls remained stable during excavation.	LOGGED BY:	MBS
		CHECKED DATE:	01/09/2023
		SHEET:	1 of 1

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TEST PIT LOG

EXCAVATION NUMBER: **TP 2**

PROJECT:	Lot 5 Gibbston Highway			JOB NUMBER:	200381.01
LOCATION:	See Site Plan	INCLINATION:	Vertical		

EASTING:		EQUIPMENT:	5.5 T Excavator	OPERATOR:	Mark
NORTHING:		COORD. SYSTEM:		COMPANY:	B&A Digging
ELEVATION:		EXCAV. DATUM:	Ground Level	HOLE STARTED:	24/08/2023
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	24/08/2023

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm)
TOPSOIL	0m Organic SILT with a trace of rootlets; dark brown. Soft; moist. 0.2m		0.0		0 5 10 15
ALLUVIAL FAN GRAVEL	Sandy fine to coarse GRAVEL with a trace of silt and cobbles; brown grey, bedded parallel with slope profile. Medium dense; moist; gravel, subrounded to subangular; sand, fine to coarse; cobbles, subrounded. 3m		0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7 2.8 2.9 3.0	NO SEEPAGE	

Total Excavation Depth = 3.0 m

COMMENT:	Test pit dry. Walls remained stable during excavation.	LOGGED BY:	MBS
		CHECKED DATE:	01/09/2023
		SHEET:	1 of 1

GEOSOLVE
ENGINEERING CONSULTANTS

SOAKAGE PIT LOG

EXCAVATION NUMBER: **SP 1**

PROJECT:	Lot 5 Gibbston Highway			JOB NUMBER:	200381.01
LOCATION:	See Site Plan	INCLINATION:	Vertical		

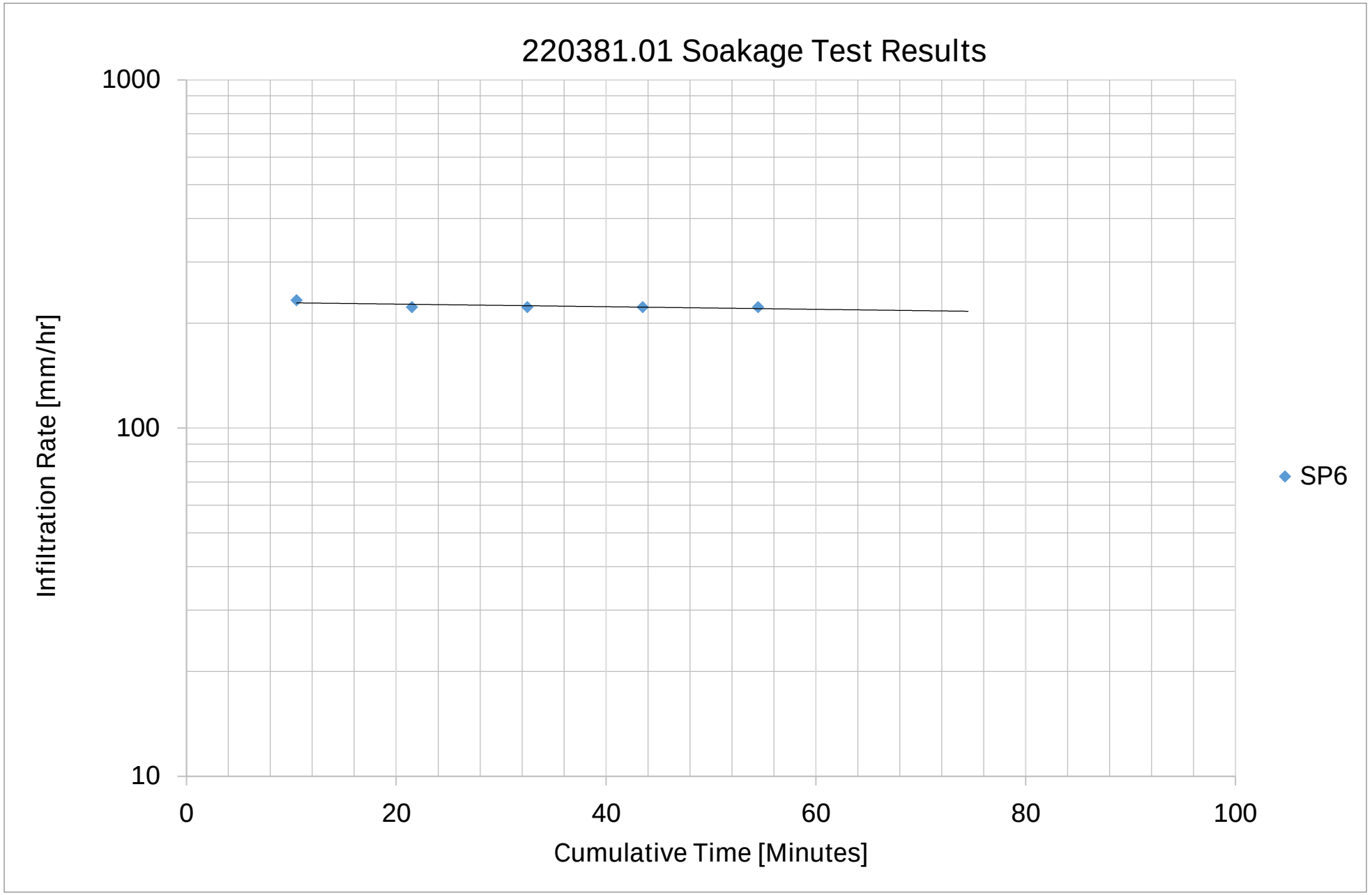
EASTING:		EQUIPMENT:	5.5 T Excavator	OPERATOR:	Mark
NORTHING:		COORD. SYSTEM:		COMPANY:	B&A Digging
ELEVATION:		EXCAV. DATUM:	Ground Level	HOLE STARTED:	24/08/2023
METHOD:	Aerial Photography	ACCURACY:		HOLE FINISHED:	24/08/2023

Soil / Rock Type	Description	Graphic Log	Depth (m)	Groundwater / Seepage	Scala Penetrometer (Blows per 100mm) 0 5 10 15
TOPSOIL	Organic SILT with a trace of rootlets; dark brown. Soft; moist. 0m – 0.35m		0.0 – 0.3		
ALLUVIAL FAN GRAVEL	Sandy fine to coarse GRAVEL with a trace of silt and cobbles; brown grey, bedded parallel with slope profile. Medium dense; moist; gravel, subrounded to subangular; sand, fine to coarse; cobbles, subrounded. 0.35m – 2.5m		0.4 – 2.5	NO SEEPAGE	

Total Excavation Depth = 2.5 m

COMMENT:	Test pit dry. Walls remained stable during excavation. Discontinous lens of fine to coarse SAND with a trace of silt from 1.7 to 1.9 m depth on eastern side of test pit only.	LOGGED BY:	MBS
		CHECKED DATE:	01/09/2023
		SHEET:	1 of 1

Appendix C – Permeability Test Results


220381.01 Soakage Test Results
1000
100
10
Infiltration Rate [mm/hr]
0
20
40
60
80
100
Cumulative Time [Minutes]
SP6

From: "Jack McCulloch" <Jack.McCulloch@nzta.govt.nz>
Sent: Tue, 28 Nov 2023 08:48:34 +1300
To: "Blair Devlin" <blair@vivianespie.co.nz>
Cc: "Resource Consent" <resourceconsent@qldc.govt.nz>
Subject: RE: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018
Attachments: Written Approval - 2114 Gibbston Highway, SH6.pdf

Cheers Blair,

Please see attached Waka Kotahi written approval.

Feel free to contact me if you have any questions.

Kind regards,

Jack McCulloch
Planner – Environmental Planning (South)
Poutiaki Taiao | Environmental Planning

Email: Jack.McCulloch@nzta.govt.nz
Phone: 03 951 3028
Mobile: 021 624 576

Waka Kotahi NZ Transport Agency
Christchurch, Level 1, BNZ Centre, 120 Hereford Street
PO Box 1479, Christchurch 8011, New Zealand
Facebook | Twitter | LinkedIn

---------- Original Message ----------
From: Blair Devlin <blair@vivianespie.co.nz>;
Received: Tue Nov 28 2023 08:37:48 GMT+1300 (New Zealand Daylight Time)
To: Jack McCulloch <jack.mcculloch@nzta.govt.nz>;
Subject: RE: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018

Hi Jack,

Yes the applicant is agreeable to that and I can volunteer that as part of the consent application in a separate letter.

Kind regards
Blair

From: Jack McCulloch <Jack.McCulloch@nzta.govt.nz>
Sent: Monday, November 27, 2023 12:09 PM
To: Blair Devlin <blair@vivianespie.co.nz>
Subject: RE: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018

Hi Blair,

The written approval is currently out for review.

However, I had forgotten to add during our previous conversations earlier in the year that as the access is to be via a registered crossing place onto a Limited Access Road (LAR) this will need to be updated to reflect the new titles.

Waka Kotahi will update the crossing place notice. The property owner will be provided with a copy of the updated crossing place notice in due course.

To facilitate this, however, Waka Kotahi would request that the following condition of consent be volunteered as a substantive part of the resource consent application.

1. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that NZ Transport Agency has been advised of the new Records of Title or similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Māori Land), SO (Survey Office) plan or the approved survey plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.

If you could please confirm whether your client is agreeable to the above condition that would be great thanks.

Kind regards,

Jack McCulloch
Planner – Environmental Planning (South)
Poutiaki Taiao | Environmental Planning

Email: Jack.McCulloch@nzta.govt.nz
Phone: 03 951 3028
Mobile: 021 624 576

Waka Kotahi NZ Transport Agency
Christchurch, Level 1, BNZ Centre, 120 Hereford Street
PO Box 1479, Christchurch 8011, New Zealand
Facebook | Twitter | LinkedIn

---------- Original Message ----------
From: Blair Devlin <blair@vivianespie.co.nz>;
Received: Mon Nov 13 2023 14:43:55 GMT+1300 (New Zealand Daylight Time)

To: Jack McCulloch <jack.mcculloch@nzta.govt.nz>;
Subject: RE: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018

Sorry I did not attach to earlier email, please find attached,

Kind regards
Blair

From: Jack McCulloch <Jack.McCulloch@nzta.govt.nz>
Sent: Monday, 13 November 2023 2:40 PM
To: Blair Devlin <blair@vivianespie.co.nz>
Subject: RE: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018

Hi Blair,

Wicked, thanks for this.

The AEE should suffice, however, I'm just having a bit of trouble locating this. Was it included with the original attachments?

Kind regards,

Jack McCulloch
Planner – Environmental Planning (South)
Poutiaki Taiao | Environmental Planning

Email: Jack.McCulloch@nzta.govt.nz
Phone: 03 951 3028
Mobile: 021 624 576

Waka Kotahi NZ Transport Agency
Christchurch, Level 1, BNZ Centre, 120 Hereford Street
PO Box 1479, Christchurch 8011, New Zealand
Facebook | Twitter | LinkedIn

---------- Original Message ----------
From: Blair Devlin <blair@vivianespie.co.nz>;
Received: Fri Nov 10 2023 15:43:18 GMT+1300 (New Zealand Daylight Time)
To: Jack McCulloch <jack.mcculloch@nzta.govt.nz>;
Subject: RE: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018

Hi Jack,

Hope you are well.

Further to our emails below, the subdivision application is now finalised and will be lodged with QLDC today. In your email back in February you mentioned that Waka Kotahi were largely comfortable with the proposal, but wanted to see the final application document.

Please find attached the AEE, and also Attachment [A] the Form 9, Attachment [B] Record of title, Attachment [C] plans of subdivision / earthworks, and Attachment [H] services assessment, which includes comment on the existing access arrangements to the State Highway that aren't changing.

If you could please provide the affected party approval

There is a long list of attachments, please let me know if you would like any of these other one:

Attachments

Attachment **[A]**: Form 9
Attachment **[B]**: Record of Title
Attachment **[B1]**: Private land covenant 986114.1
Attachment **[B2]**: Encumbrance 965322.1
Attachment **[B3]**: Deposited plan DP 27121 showing building platform
Attachment **[C]**: Plan of subdivision and earthworks
Attachment **[D]**: Wentworth Environment Court decisions C135-97 and C75-98
Attachment **[E]**: BC200455 plans for shed
Attachment **[F]**: Landscape and visual effects assessment – Vivian+Espie
Attachment **[G]**: Volunteered consent notice conditions
Attachment **[H]**: Servicing report – Clark Fortune MacDonald & Associates
Attachment **[I]**: Preliminary Site Investigation – Insight engineering
Attachment **[J]**: Short Form Environmental Management Plan
Attachment **[K]**: Affected party approvals
Attachment **[L]**: Viticultural assessment – Gary Crabbe
Attachment **[M]**: RM081250 – Frost fans consent
Attachment **[N]**: ODP objectives and policies assessment
Attachment **[O]**: Geotechnical report – Geosolve Ltd

Kind regards
Blair

From: Jack McCulloch <Jack.McCulloch@nzta.govt.nz>
Sent: Thursday, 9 February 2023 9:50 AM

To: Blair Devlin <blair@vivianespie.co.nz>
Subject: RE: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018

Hi Blair,

Thanks for that, at this stage we will hold off providing written approval until the consent has been prepared but feel free to contact me once the process is complete and I will be happy to write up a written approval.

Kind regards,

Jack McCulloch
Planner – Environmental Planning (South)
Poutiaki Taiao | Environmental Planning
Email: Jack.McCulloch@nzta.govt.nz
Phone: 03 951 3028
Mobile: 021 624 576
Waka Kotahi NZ Transport Agency
Christchurch, Level 1, BNZ Centre, 120 Hereford Street
PO Box 1479, Christchurch 8011, New Zealand
Facebook | Twitter | LinkedIn

---------- Original Message ----------
From: Blair Devlin <blair@vivianespie.co.nz>;
Received: Wed Feb 08 2023 13:30:37 GMT+1300 (New Zealand Daylight Time)
To: Jack McCulloch <jack.mcculloch@nzta.govt.nz>;
Subject: RE: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018

Hi Jack,

I need to talk to the applicant, but we are probably a month or two away from lodging yet, as awaiting expert reports on acoustic (frost fans etc) and the viticulture side of things. The applicant was seeking affected party approvals from neighbours first to see if he could get any.

Kind regards
Blair

From: Jack McCulloch <Jack.McCulloch@nzta.govt.nz>
Sent: Wednesday, 8 February 2023 1:24 PM
To: Blair Devlin <blair@vivianespie.co.nz>
Subject: one into two' lot subdivision on SH6 - 2114 Gibbston Highway, (SH6)Gibbston, Arrowtown, Otago CRM:0299000018

Hi Blair,

I've talked over the proposal with the Safety and Network teams and they are largely comfortable with the development. However, do you any indication on the expected time frame of the resource consent being prepared? it would be our preference to provide written approval after the consent has been finalised.

Kind regards,

Jack McCulloch
Planner – Environmental Planning (South)
Poutiaki Taiao | Environmental Planning
Email: Jack.McCulloch@nzta.govt.nz
Phone: 03 951 3028
Mobile: 021 624 576
Waka Kotahi NZ Transport Agency
Christchurch, Level 1, BNZ Centre, 120 Hereford Street
PO Box 1479, Christchurch 8011, New Zealand
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44 Bowen Street
Pipitea, Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand
T 0800 699 000
www.nzta.govt.nz

Waka Kotahi NZ Transport Agency Reference: Application-2022-1883

27/11/2023

Pringle Trustee (2016) Ltd
C/ - Blair Devlin
2144 Gibbston Highway
Arrowtown 9302

Sent via: blair@vivianespie.co.nz

Dear Blair

2 Lot subdivision on State Highway 6 – 2114 Gibbston Highway, State Highway 6, Gibbston, Arrowtown, Otago – Pringle Trustee (2016) Ltd

Thank you for your request for written approval from Waka Kotahi New Zealand Transport Agency (Waka Kotahi) pursuant to section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought to undertake a 2 Lot subdivision of the property legally described as Lot 25 DP 302492 and Lot 5 DP 27121. Details are as follows and the proposed scheme plan is attached to this letter (Attachment 1).

- The 4.77ha site, zoned Gibbston Character within the Operative and Proposed Queenstown Lakes District Plan currently contains an existing vineyard and shed with a small accommodation unit (70m²) attached. A building platform has also been approved under the Wentworth Estate Environment Court decision C135/97 adjacent to the existing shed.
- The site is currently used for viticultural and accommodation purposes.
- The proposed allotments are to include the following:
    - Proposed Lot 1 will have an approximate area of 1.781ha and will contain the existing shed and approved building platform. It is proposed to reconfigure the existing building platform to include the shed. The small 70m2 unit within the shed would then become a residential flat whilst a new residential unit is likely to be established within the re-shaped platform. This allotment is intended for residential use and visitor accommodation.
    - Proposed Lot 2 will have an approximate area of 2.988ha and will contain the existing vineyard. A 610m² building platform is proposed for this allotment. This allotment will be intended for viticultural and residential use.
- Vehicular access for the proposed allotments will be via an existing crossing onto State Highway 6 (SH6) and then via right of way easements over the existing shared driveway over Lot 7 DP 302492.

Assessment

In assessing the proposed activity, Waka Kotahi notes the following:

- This section of SH6 is a Limited Access Road (LAR)
- The existing vehicle crossing located on the road frontage of Lot 25 Deposited Plan 302492 and Lot 5 Deposited Plan 27121, 50m from the preceding boundary has previously been authorised by Waka Kotahi under Section 91 of the Government Roading Powers Act 1989 (GRPA) and is identified as crossing place 27 (CP 27).
- The existing crossing place onto SH6 is formed in accordance with the Diagram E standard as outlined within the NZTA Waka Kotahi Planning Policy Manual (PPM). Waka Kotahi considers this to be an appropriate formation standard to service the proposed subdivision.
- The existing crossing place onto SH6 meets the minimum sight distance requirement of 282m as recommended within the PPM for a 100km/hr speed environment. The existing crossing place, however, does not meet the minimum separation distance of 200m between existing additional accessways as recommended within the PPM. Given the formation standard of the crossing place and its existing use, Waka Kotahi considers the location to be acceptable.
- Noise sensitive activities such as new residential dwellings that are located in close proximity to an existing state highway can potentially be affected by road-traffic noise. This could cause adverse effects on human health. The proposed scheme plan (Attachment 1) demonstrates that the building platform for proposed Lot 1 is located over 100m from the sealed edge of a state highway. As such, Waka Kotahi considers that the any noise sensitive activity established on proposed Lot 1 will not be adversely affected by noise. In the instance that a

noise sensitive activity was to be located within 100m of the carriageway, further consultation with Waka Kotahi will be required.
- Based on the above assessment and the below conditions, Waka Kotahi consider that the proposed activity will not adversely affect the state highway network.

Limited Access Road (LAR)
Your client's site adjoins State Highway 6 which is identified as a limited access road. As per Section 91 of the Government Roading Powers Act 1989, to access your client's site they require a crossing place authorised by Waka Kotahi. In this instance, the existing vehicle crossing has previously been authorised as a crossing place and is identified as Crossing Place 27. The Crossing Place notice will need to be updated to take account of the change in titles. Waka Kotahi will update the crossing place notice. The property owner will be provided with a copy of the updated crossing place notice in due course.

Conditions
In discussion with Waka Kotahi your client's have agreed to include the following conditions as part of your client's resource consent application. The legal name of Waka Kotahi is the New Zealand Transport Agency; therefore, our full legal name is referred to in the conditions and approval.

1. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council confirmation that NZ Transport Agency has been advised of the new Records of Title or similar documentation (such as: draft LT (Land Transfer) plan, ML plan (for Māori Land), SO (Survey Office) plan or the approved survey plan), to facilitate the registration of any new Crossing Place (CP) Notices against those new titles, under Section 91 of the Government Roading Powers Act 1989.

Determination
On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, Waka Kotahi provides written approval under section 95E of the Resource Management Act 1991.

Limited Access Road
As the site fronts a Limited Access Road, Waka Kotahi provides approval under Section 93 of the Government Roading Powers Act 1989 for the site to gain direct access from the State Highway as described in this written approval.

Expiry of this approval
Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from Waka Kotahi.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Jack McCulloch via email at Jack.McCulloch@nzta.govt.nz or you can contact the environmental planning team at the following email address – environmentalplanning@nzta.govt.nz.

Yours sincerely

Jack McCulloch
Planner
Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.

cc: Queenstown Lakes District Council

Enclosed:
- Attachment 1: Proposed Scheme Plan

Attachment 1: Proposed Scheme Plan

EXISTING MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
R.O.W	K	LOT 1 HEREON	EC.964650.4
	N	LOT 2 HEREON	
	K	LOT 1	T.964650.9
	J	HEREON	T.5310472.9

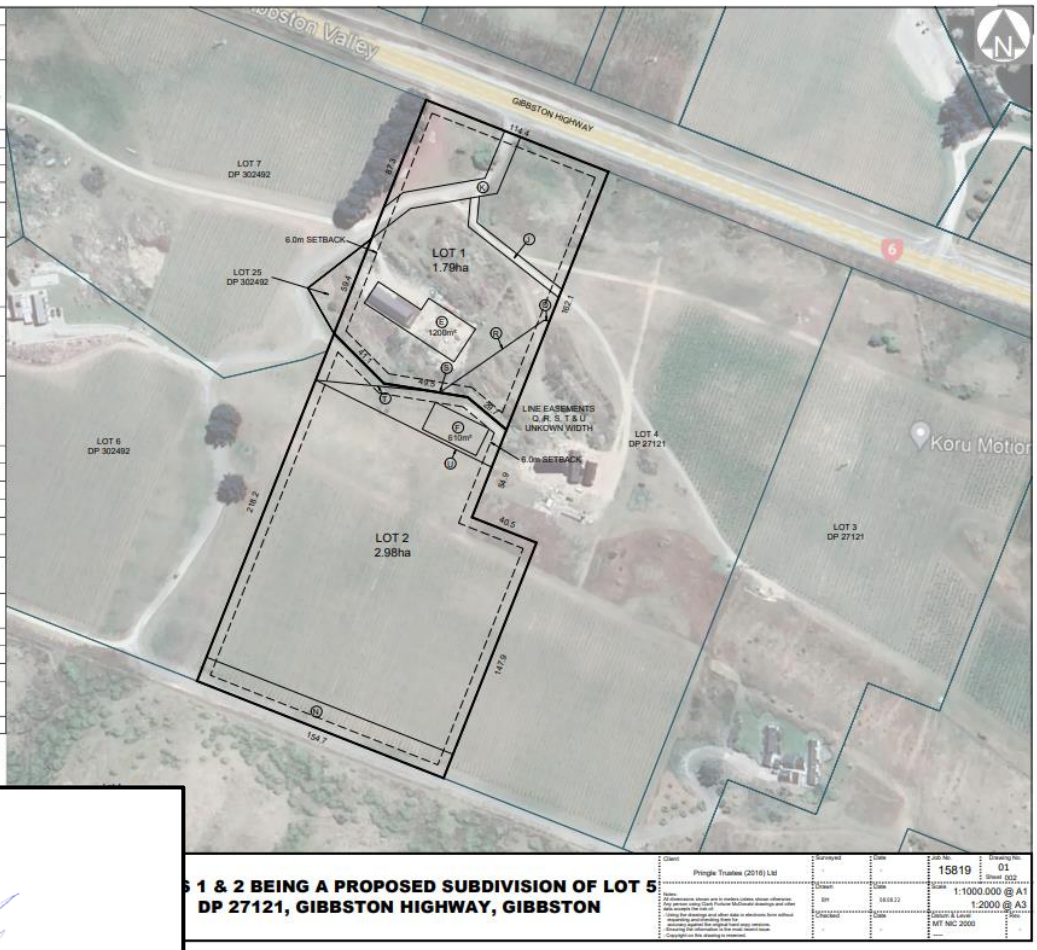
EXISTING MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
RIGHT TO CONVEY ELECTRICITY	Q, R, S	LOT 1 HEREON	T.964650.5
	T, U	LOT 2 HEREON	
RIGHT TO OPERATE A TRANSFORMER	Q, R, S	LOT 1 HEREON	T.964650.5
	T, U	LOT 2 HEREON	
RIGHT TO CONVEY POWER, WATER & TELECOMMUNICATIONS & DRAIN FOUL	Q, R, S	LOT 1 HEREON	T.964650.6
	T, U	LOT 2 HEREON	

EXISTING LAND COVENANTS		
PURPOSE	SHOWN	CREATING DOCUMENT
LAND COVENANT	E	T.986114.1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY	K	LOT 1 HEREON	LOT 2 HEREON

LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
BUILDING PLATFORM	F	LOT 2 HEREON
	E	LOT 1 HEREON

NOTE: BUILING PLATFORM E ON LOT 1 IS TO HAVE ITS SHAPE AND ORIENTATION AMENDED FROM THE PLATFORM SHOWN ON DP 27121, THE AREA OF 1200m2 IS TO BE RETAINED



1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 5 DP 27121, GIBBSTON HIGHWAY, GIBBSTON

Pringle Trustee (2016) Ltd | Job No. 15819 | Drawing No. 01 | Sheet A02 | 1:1000.000 @ A1 | 1:2000 @ A3 | Datum & Level MT NIC 2000

APPROVED

Jack McCulloch
Planner – Environmental Planning
Waka Kotahi NZ Transport Agency

44 Bowen Street
Pipitea, Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand
T 0800 699 000
www.nzta.govt.nz

Waka Kotahi NZ Transport Agency Reference: Application-2022-1883

27/11/2023

Pringle Trustee (2016) Ltd
C/ - Blair Devlin
2144 Gibbston Highway
Arrowtown 9302

Sent via: blair@vivianespie.co.nz

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If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Jack McCulloch via email at Jack.McCulloch@nzta.govt.nz or you can contact the environmental planning team at the following email address – environmentalplanning@nzta.govt.nz.

Yours sincerely

Jack McCulloch
Planner
Environmental Planning, System Design, on behalf of Waka Kotahi NZ Transport Agency.

cc: Queenstown Lakes District Council

Enclosed:
- Attachment 1: Proposed Scheme Plan

Attachment 1: Proposed Scheme Plan

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	T, U	LOT 2 HEREON	
RIGHT TO CONVEY POWER, WATER & TELECOMMUNICATIONS & DRAIN FOUL	Q, R, S	LOT 1 HEREON	T.964650.6
	T, U	LOT 2 HEREON	

EXISTING LAND COVENANTS		
PURPOSE	SHOWN	CREATING DOCUMENT
LAND COVENANT	E	T.986114.1

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED LAND
RIGHT OF WAY	K	LOT 1 HEREON	LOT 2 HEREON

LAND COVENANTS		
PURPOSE	SHOWN	BURDENED LAND
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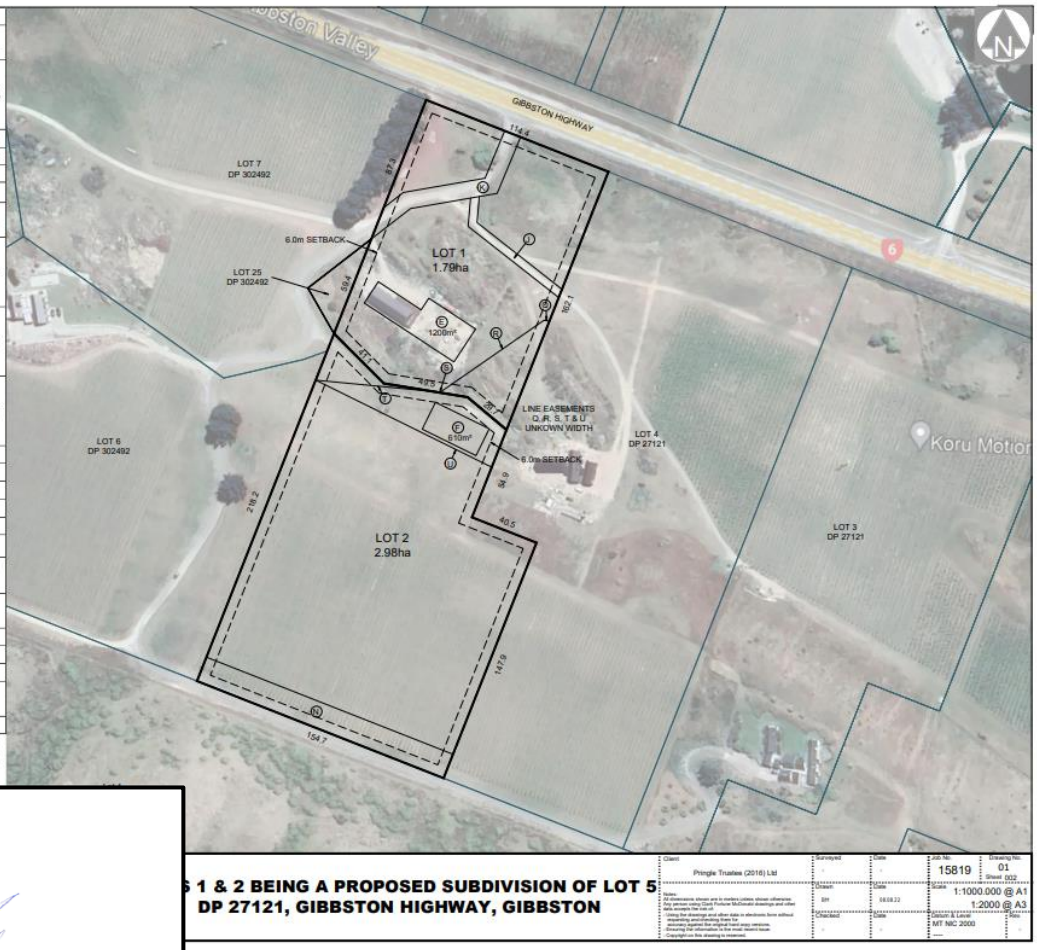

1 & 2 BEING A PROPOSED SUBDIVISION OF LOT 5 DP 27121, GIBBSTON HIGHWAY, GIBBSTON

Pringle Trustee (2016) Ltd | Job No. 15819 | Drawing No. 01 | Sheet A02 | 1:1000.000 @ A1 | 1:2000 @ A3 | Datum & Level MT NIC 2000

APPROVED

Jack McCulloch
Planner – Environmental Planning
Waka Kotahi NZ Transport Agency