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RC240186



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23 August 2024

Enfield Limited  
C/-Patersons  
30 The Mall  
Cromwell 9310

Dear Sir/Madam

### **FURTHER INFORMATION REQUIRED FOR RC 240186**

**Location: 191 FAY LANE, QUEENSBERRY**

**Proposal: SUBDIVISION CONSENT TO SUBDIVIDE PROPERTY INTO 11 LOTS AND LAND USE CONSENT FOR ASSOCIATED EARTHWORKS AND VEGETATION CLEARANCE OF BUILD PLATFORMS IN A RURAL RESOURCE AREA AND OUTSTANDING NATURAL LANDSCAPE.**

The application has been reviewed and has been found to require further information.

Please forward the following information/material at your earliest convenience:

#### **1. Proposed Buildings Platforms Lot 2 – 10**

- (a) No coordinates were provided for the building platforms. Please provide an updated scheme plan, with the coordinates for each corner of the building's platforms Lot 2 – 10.
- (a) No profile poles are erected. Please provide confirmation that a profile pole have been erected on each platform (Lot 2-10), to assist in determining the location, and visual effects of potential future built form.

#### **2. Productive Assessment**

The site is currently used for agricultural purposes including cropping and grazing. This proposal will result in the fragmentation of an existing farming block into two smaller farming lots, and nine residential lots. I have concerns about how productive values of how the existing farming activity on the will be retained.

- (a) Please demonstrate how the proposed subdivision will result in the creation of allotments that maintain and enhance the land's current productive values. This may include (but not limited to):
  - i. Land suitability assessment of the proposed lots for horticultural and viticulture activities;
  - ii. Comparative assessment of the productive values of the land in its current holding versus the productive values of the land under the proposed arrangement.
  - iii. Irrigation Plan;
  - iv. Easement to convey irrigation water;

- v. Current and proposed irrigation water agreements;
- vi. Otago Regional Council Water Permit;
- vii. Aqualinc calculations to demonstrate that the current water agreement / consent can support viticulture and horticultural operations (refer to [aqualinc-irrigation-guidelines-2015.pdf \(orc.govt.nz\)](#)).

### 3. Firefighting Requirements

The application shows that 10 and 30 metre setbacks are proposed from each building platforms to reduce the fire risk as recommended by Fire and Emergency New Zealand (FENZ). No evidence of this correspondence from FENZ was submitted with the application.

- (a) Provide correspondence from FENZ about the recommended 10 metre and 30 metre setbacks from each building platforms on proposed Lot 2-10.

### 4. Portable Water Supply

The application states that the confirmation of the water allocation from the Queensberry Irrigation Scheme is included in the Record of Title. The scheme is called the Queensbury Irrigation Scheme in the Record of Title. The list of Interests does not appear to describe specifically that the scheme has the capacity to supply the subdivision and is willing to do so. This information about quantity and quality of the water source is still required to be provided as specified below:

- (a) *Quantity*. Written confirmation must be provided from the Queensberry Irrigation Scheme that they are willing and have the capacity to supply the proposed Lots 2 to 10 with a minimum of 1,000 litres per day each.
- (b) *Quality*. Source water must be sampled by a testing laboratory recognised by the NZ water services regulator Taumata Arowai, with bacteriological and chemical testing to the satisfaction of the Council Infrastructure Manager. Any non-compliance with the guidelines in the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022' Maximum Acceptable Values (MAVs) and the 'Aesthetic Values for Drinking Water Notice 2022' issued by Taumata Arowai for water suitable for drinking, must be highlighted, discussed, and summarised in the laboratory report. The intended resolution of any non-compliance above through either; installation of point-of-use remedial treatment, or consent notice, must be provided to the satisfaction of the Council Infrastructure Manager.

### 5. Access and Earthworks

The application proposes to access the site from Fay Lane, and create a ROW to access the residential lots, and a separate access road over proposed Lot 1 to access proposed 100.

Engineering has reviewed the application and indicates that Fay Lane currently serves 11 titles, and the new 11 titles/Lots created by this subdivision, would increase to 21. Council requires ROW to be vested when there are more than 6 properties accessing from the road of way.

Engineering recommends that Fay Lane, and the proposed ROW to access the nine residential lots are vested with Council. Engineering don't agree with the turning circle at the end of Fay Lane and has questioned about why there is separate access to Lot 100 over Lot 1. As a new road vested with Council could provide access to each lot (including Lot 100) and this would also reduce the volume earthworks required in the area of the site located within an Outstanding Natural Landscape.

- (a) Please consider Engineering recommendations as stated above and provide commentary and upgraded scheme plan (as necessary).

Pursuant to Section 92 of the Resource Management Act 1991, processing of the application will be suspended until the information is received.

Responding to this request:

Within 15 working days from the receipt of this letter you must either:

- Provide the requested information; or
- Provide written confirmation that you cannot provide the requested information within the time frame, but do intend to provide it; or
- Provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from **23 August 2024**.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- Written confirmation that you can provide it,
- The likely date that you will be able to provide it by, and
- Any constraints that you may have on not being able to provide it within the set time frame.

The Council will then set a revised time frame for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council. You may also choose to object to providing the information under s357 of the Resource Management Act 1991.

Restarting the processing of your application

The processing of your application will restart:

- When all of the above requested information is received (if received within 15 working days from the date of this letter), or
- From the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to provide by the original date.
- From the date that you have provided written confirmation that you do not agree to providing the requested information, or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation), at which time the application will be publicly notified.

Once the processing of the application restarts:

If you have not provided the requested information, then your application will continue to be processed and determined on the basis of the information that you have provided with the application. The Council may decline the application on the basis of insufficient information.

If you have provided all the requested information, then we will consider its adequacy and make a decision on whether your application requires notification or limited notification, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If the application is to be notified, you will be advised within ten working days of our receiving your further information.

Please do not hesitate to contact the writer on (03 440 0056) if you have any questions or concerns regarding the above request or the further processing of the application.

Please do not hesitate to contact me if you have any queries.

Yours faithfully,



**STEPHANIE DWYER**  
**PLANNING OFFICER - CONSENTS**