

RESOURCE CONSENT APPLICATION

U150348

Jeffries Farming Company Limited

638 Dillons Point Road, Blenheim

Submissions Close

5.00 pm Friday 29 May 2015

Vanessa Hantz-5409

From: Cath Hammond <cath@wilkesrm.co.nz>
Sent: Tuesday, 21 April 2015 11:42 a.m.
To: MDC
Cc: Vanessa Hantz-5409; Steve Wilkes
Subject: Resource consent application - Jeffries Farming Co Ltd
Attachments: Appendix 1 - Location Plan.PNG; Appendix 2 - Detailed Site Plan.PNG; Appendix 3 - Certificate of Title.pdf; Appendix 3a - Consent Notice 191459.2.pdf; Application for Resource Consent.pdf; Water Permit Additional Form.pdf; Water Permit Renewal Application.pdf

Hi

I would like to lodge the attached resource consent application please.

I understand the applicant has paid the MDC lodgement fee of \$930. Could a receipt for that payment please be emailed to catherine.jeffries@moorlands.co.nz

Kind regards

Cath Hammond

t +64 3 578 5339 x 722 | m +64 274 281 847

Temple Chambers, 76 High Street, Blenheim 7201, New Zealand

cath@wilkesrm.co.nz

www.wilkesrm.co.nz





Resource Consent Application

This application is made under Section 88 of the Resource Management Act 1991

Please read and complete this form thoroughly and provide all details relevant to your proposal. Feel free to discuss any aspect of your proposal, the words used in this form or the application process with Council staff, who are here to help.

This application will be checked before formal acceptance. If further information is required, you will be notified accordingly. When this information is supplied, the application will be formally received and processed further.

You may apply for more than one consent that is needed for the same activity on the same form.

For Office Use

ISO 9001:2008
Document Number:
BAF0002-CH248

Lodgement Fee Paid \$

Receipt No.

Consent No.

Case Officer:

1. Applicant details (If a trust, list full names of all trustees.)

Name: *Jeffries Farming Co Limited*

Mailing address: *62 Maxwell Road
Blenheim 7201*

C/- MT & SM Jeffries

Email Address: *jeffriesfarm@paradise.net.nz*

Phone: (Daytime) *03 578 9853*

Phone: (Mobile)

Fax:

2. Agent Details (If different from above or if your agent is dealing with the application.)

Name: *WilkesRM*

Mailing address: *Temple Chambers
76 High Street
Blenheim 7201
Attn: Catherine Hammond*

Email Address: *cath@wilkesrm.co.nz*

Phone: (Daytime) *03 578 5339 ext 722*

Phone: (Mobile) *0274 281 847*

Fax:

3. Type of Resource Consent Applied for

☐ Coastal Permit

☐ Discharge Permit

☐ Land Use

☐ Subdivision

☒ Water Permit

4. Brief Description of the Activity

Date Received

This is an application to abstract and use underground water.

This application is to replace resource consent U081133 prior to it expiring on 1 November 2015.

5. Property Details

The location to which the application relates is (address):

638 Dillons Point Road, Blenheim

Legal description (i.e. Lot 1 DP 1234):

Lot 1 DP 11161

(Attach a sketch of the locality and activity points. Describe the location in a manner which will allow it to be readily identified e.g. house number and street address, Grid Reference, the name of any relevant stream, river, or other water body to which application may relate, proximity to any well known landmark, DP number, Valuation Number, Property Number.)

(Please attach a copy of the Certificate of Title.)

The names and addresses of the owner and occupier of the land (other than the applicant):

Please attach the written approval of affected parties/adjoining property owners and occupiers.

Note: That as a matter of good practice and courtesy you should consult your neighbours about your proposal. If you have not consulted your neighbours, please give brief reasons on a separate sheet why you have not.

6. Assessment of Effects on the Environment (AEE) *(Attach separate sheet detailing AEE.)*

I attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

Note: Failure to submit an AEE will result in return of this application.

7. Other Information

Are additional resource consents required in relation to this proposal? If so, please list and indicate if they have been obtained or applied for.

I attach any other information required to be included in the application by the relevant Resource Management Plan, Act or regulations.

Declaration

I (please print name)

Catherine Hammond

agree

- (i) That the applicant is liable for all fees and charges relating to this application.
- (ii) The lodgement fee is to be paid at the time of lodging the application for resource consent.
- (iii) That payment is due within 30 days of the issue date of any additional charges.
- (iv) That Council will charge the applicant interest on any overdue invoices at 15% per annum from the date of issue of the invoice to the date of payment and Council may stop processing this application until an overdue invoice is paid in full. In the event of non-payment the applicant will be liable for all legal and other costs of recovery.
- (v) That where this application is completed and signed by an agent, all communication regarding this application will be with the agent.
- (vi) The information provided in this application and the attachments to it are accurate.

Signature of applicant or authorised agent

C Hammond

Date

20.4.2015

Privacy Information

The information you have provided on this form is required so that your application can be processed and so that statistics can be collected by Council. The information will be stored on a public register and held by Council. Details may be made available to the public about consents that have been applied for and issued by Council. If you would like access to or make corrections to your details, please contact Council.

INFORMATION TO SUPPORT AN APPLICATION for Water Permits (mandatory information)

This additional application form is required to be provided to supplement the Application For A Resource Consent. It is recommended you read the Council's brochures *Guidelines for Applying for a Resource Consent* and *Guidelines for Applying for a Water Permit*.

This form does not include any information necessary to support a Land Use Consent application that may also be required in association with your water permit – e.g. construction of a bore, intake structure, dam etc. Further information on these activities is available in the Council's brochure *Guidelines for Applying for a Land Use Consent*.

Please complete all sections that apply.

GENERAL:

1. Type of permit required:

Take surface water

☐

Dam water

☐

Take underground water

✓

Divert water

☐

2. Do you currently hold a water permit that is due to expire? Yes ~~No~~

If yes, please state the water permit number: *U081133*

3. Purpose for which water is required?

Vineyard irrigation.....
(Industrial, crop irrigation, etc)

4. Source of water: *Wairau Aquifer*.....
(name of river, stream, aquifer, etc)

5. Maximum quantity of takelitres per second
.....*77*.....cubic metres per day
.....cubic metres per week

GROUNDWATER:

1. Well number (if existing well) ...*P28w/4837*.....

2. Depth from ground level to bottom of well*48.34*.....metres

3. Diameter of well*100*.....millimetres

4. Has a pump test or well interference test been carried out on the well? Yes ~~No~~ See *U081133 Application*

If yes, please attach results.



SURFACE WATER:

1. Abstraction method
(e.g. intake gallery, suction hose, diversion channel, etc.)
2. Number of pumps to be used?
3. Rate of flow for pump litres per second.
4. Delivery pipe diameter millimetres

DAMMING OR DIVERTING WATER:

1. Please advise reason and purpose
2. Is the dam or diversion permanent / temporary? (circle one)
3. If temporary, give duration details

CONSUMPTION SCHEDULE

	CROP A				CROP B				CROP C				TOTALS			
CROP TYPE <i>e.g. corn, olives, etc</i>	Vineyard															
AREA <i>Number of hectares</i>	Up to 3.5															
APPLICATION RATE (m ³ / ha / day)	Up to 22															
QUANTITY <i>Cubic metres per day</i>	Up to 77															
IRRIGATION PERIOD <i>Circle months which apply</i>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr	Jan	Feb	Mar	Apr
	May	Jun	Jul	Aug	May	Jun	Jul	Aug	May	Jun	Jul	Aug	May	Jun	Jul	Aug
	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec	Sep	Oct	Nov	Dec
METHOD <i>Trickle, spray, etc</i>	Dripper															

\\kpa...O:\Reg\Reg Quality System\1Resource Mgmt Control Chapter\Water Permit Additional Form.doc Saved 01/04/2015 20:45:00

Conversion formulae – 1,000 litres = 1 cubic metre (m³) = 220 gallons 1 acre = 0.4047 hectare



Jeffries Farming Co Limited

Application for Resource Consent

- **Water Permit – Take and
Use Wairau Aquifer
Underground Water**

Final

April 2015

Table of Contents

1	Introduction.....	1
2	The Proposal.....	2
3	The Existing Environment.....	3
4	Statutory Framework	3
4.1	The Resource Management Act 1991	3
4.2	The Wairau Awatere Resource Management Plan	3
5	Consultation and Notification	4
6	Assessment of Effects.....	4
6.1	Potential Effects on the Wairau Aquifer	4
6.2	Water Use.....	5
6.3	Potential Effects on Other Users	5
6.4	Any Alternative Locations or Methods.....	6
6.5	Any Other Potential Effect.....	6
7	Summary of Mitigation Measures.....	7
8	Other Matters.....	8
8.1	The National Policy Statement for Freshwater Management	8
8.2	Resource Management Act 1991	8
8.2.1	Section 6 Matters of National Importance.....	8
8.2.2	Section 7 Other Matters.....	10
8.2.3	Section 8 Treaty of Waitangi	10
8.2.4	Section 104(2A)	10
8.3	Marlborough Regional Policy Statement	11
8.4	The Wairau Awatere Resource Management Plan	12
9	Resource Consent Duration.....	13
10	Proposed Monitoring	14
11	Conclusion.....	14

Appendices

1 Introduction

The applicant is Jeffries Farming Co Limited.

The applicant owns land at 638 Dillons Point Road, Blenheim. The legal description of the land parcel this application relates to is:

- Lot 1 DP 11161 approximately 5.26 hectares (ha)

Resource consent U081133 is currently held by Catherine Jeffries Family Trust which provides for:

- The abstraction of underground water from well P28w/4837 at a maximum rate of 77 cubic metres per day (m^3/day); and
- To use up to $77\text{m}^3/\text{day}$ of Wairau Aquifer underground water for irrigating 3.5 ha of vineyard on Lot 1 DP 11161.

Water permit U081133 is due to expire on 1 November 2015.

A water permit transfer application has recently been lodged with Council to transfer U081133 from Catherine Jeffries Family Trust to Jeffries Farming Co Ltd.

Immediately following the grant of this application for resource consent, water permit U081133 will be surrendered.

The following appendices are attached:

- Appendix 1 – Location Plan;
- Appendix 2 – Detailed Site Plan;

- Appendix 3 – Certificate of Title.

This report is an assessment of effects on the environment in accordance with the Fourth Schedule of the Resource Management Act 1991 (RMA), for the following activities:

- Water Permit – Take Underground Water; and
- Water Permit – Use Underground Water.

2 The Proposal

Jeffries Farming Co Limited seeks resource consent for the following specific activities:

- Water Permit – Take Underground Water
 - *To abstract underground water up to a maximum rate of 77m³/day from well P28w/4837 located on Lot 1 DP 11161.*
- Water Permit – Use Underground Water
 - *To use underground water for the irrigation of up to 3.5 ha of vineyard located on Lot 1 DP 11161.*

It is proposed to irrigate at maximum irrigation application rates as per the Wairau Awatere Resource Management Plan guidelines of 22 m³/ha/day for viticulture.

The intake pump water meter (#2043) has not yet been verified to demonstrate compliance with the Resource Management and Reporting of Water Takes) Regulations 2010. Verification and any necessary upgrades of meter #2043 will be undertaken. A copy of the verification report will be provided to Council upon receipt.

A 10 year consent term is sought.

Upon the successful granting of this application, resource consent U081133 will be surrendered.

3 The Existing Environment

The applicants own land at 638 Dillons Point Road, Blenheim.

Current land use of the 5.26 ha property comprises approximately 3.5 ha of vineyard. The property also comprises a dwelling with landscaped gardens surrounding the house.

There is a well P28w/4837 on the property located approximately 40 metres north-west of the main dwelling (as shown on the plan in Appendix 2). The well is approximately 48.34 metres deep and draws water from the relatively low yielding area of the Wairau Aquifer.

The topography of the site is flat in contour.

The plan attached in Appendix 2 shows existing neighbouring wells. The nearest neighbouring well is located approximately 165 metres distant, to the east

4 Statutory Framework

4.1 The Resource Management Act 1991

Section 14 of the Resource Management Act 1991 (RMA) requires that no person may take, use or divert water unless expressly allowed by a rule in a regional plan, and in any relevant proposed regional plan or a resource consent.

4.2 The Wairau Awatere Resource Management Plan

The site is split zoned with the area closest to the Opawa River zoned conservation and the area closest to Dillons Point Road zoned Rural 3.

Chapter 27 of the Wairau Awatere Resource Management Plan (the Plan) contains the relevant rules as follows:

General Rule 27.1.2.3.1 states that any abstraction from the Wairau Aquifer between 15 and 3000m³/day is a **discretionary** activity.

There are no rules for the use of water in the Plan for irrigation purposes, therefore the activity is considered in-nominate under the RMA, and is considered a **discretionary** activity.

5 Consultation and Notification

No consultation has been undertaken as it is understood that MDC is likely to publicly notify this application.

6 Assessment of Effects

6.1 Potential Effects on the Wairau Aquifer

The continuation of this long-standing water permit will not result in adverse effects on the environment, particularly since no additional quantity of water is being applied for from that authorised under the current permit.

There have been no adverse environmental effects on the Wairau Aquifer from the current take and use of water authorised via Water Permit U081133.

The water allocation regime contained within the Plan has been established to *“provide for the taking, use, damming and diversion of fresh water in a manner which safeguards the life supporting capacity of the resource and avoids remedies or mitigates any adverse effects on the environment”*. Therefore, if any resource consent application to abstract water is consistent with this regime then the abstraction will not lead to the occurrence of adverse effects on the environment and will ensure that the life supporting capacity of the Wairau Aquifer is safeguarded.

This application is entirely consistent with the water allocation regime as contained in the Plan and has been assessed as having no more than minor environmental effects on the Wairau Aquifer or its environs via virtue of resource consents U081133 being granted. The current proposal is to abstract the same volume of water the applicant's current water permit U081133 allows.

In granting U081133, Council's Planning Officer concluded the following:

"I believe that as this is a replacement consent for a relatively small existing allocation that the effects are no more than minor".

There is no evidence to suggest that the above conclusion is no longer valid.

6.2 Water Use

The amount of water sought is within with Council's irrigation application rate guidelines. These application rates represent an efficient use of the water resource.

Irrigation is only undertaken when required. Any irrigation undertaken is done so due to a need and to maximise the efficiency of the irrigation and the financial cost of doing so.

6.3 Potential Effects on Other Users

As stated, this application is consistent with water allocation regime as prescribed within the Plan. In the development of this water allocation regime the effects of water abstractions on existing water users was considered. As this proposal is consistent with this water allocation regime and the irrigation guidelines it is not considered to adversely affect other Wairau Aquifer users.

In addition, the nearest known authorised well is P28w/0716 located on Lot 1 DP 10435. Well P28w/0716 is approximately 165m east of the applicant's well. This separation distance is considered adequate to avoid interference effects.

No effect on any other wells is anticipated given the substantial separation from existing wells and the significant water bearing zone where water is to be taken.

6.4 Any Alternative Locations or Methods

No alternative locations or methods have been considered as the applicant believes the activity proposed would give the best result in terms of efficiency of use while ensuring environmental effects are no more than minor.

6.5 Any Other Potential Effect

The proposal is not anticipated to have any adverse effects on those in the neighbourhood or wider community (including any socio-economic or cultural effects) as the proposed take is a long standing activity and is in accordance with Council's irrigation application rate guidelines.

The proposal is not anticipated to have any adverse landscape or visual effects as the vineyard and irrigation infrastructure are already in place and that the taking and use of water is a common occurrence in rural Marlborough, including the lower Wairau area.

The proposal seeks the re-consenting of existing activities. To the applicants knowledge there has been no adverse recreational, scientific, historical, spiritual or cultural effects resulting from the exercise of their current resource consent.

As shown in the attached certificate of title there are no constraints, for example, consent notices, that seek to limit the proposed activities.

There are no known / recorded archaeological or recognised customary activities associated with the subject site. Consequently it is considered that the proposed activities will not lead to the occurrence of adverse effects on cultural or historic values.

To the applicants knowledge there has been no adverse cultural effects resulting from the exercise of developing the subject land into a vineyard and the taking of underground water for irrigation.

From the applicant's extraction well, the Opawa River is approximately 250m distant. No known or recorded adverse effects have occurred on the Opawa River from the abstraction of water for irrigation purposes from well P28w/4837.

There are no other potential effects anticipated.

7 Summary of Mitigation Measures

The mitigation measures in relation to this application to ensure the environmental effects are not more than minor, as discussed above, are summarised as follows:

- A telemetered water meter will be installed at the well to measure the proposal abstraction;
- Verification and any necessary upgrades of the applicant's water meter #2043 will be undertaken and results provided to Council upon receipt;
- That the abstraction of water shall only occur between 1 September and the following 30 April;
- Irrigation is only undertaken when required.

8 Other Matters

8.1 The National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management (NPSFW) sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits.

Amongst other matters the NPSFW requires that all Regional Councils ensure that the allocation of water resources above a pre-determined sustainable maximum volume does not occur and if any such 'over-allocation' exists then the Regional Council must undertake steps to reduce the over-allocation.

The Wairau Aquifer has a formal allocation regime. As this is to 'renew' an existing consent, seeking the same volume of water already allocated, this proposal is consistent with the Plans requirements. Consequently the proposal is considered consistent with the NPSFW.

8.2 Resource Management Act 1991

Part 2 of the RMA sets out its purpose and principles on which the RMA is founded and from which all other associated statutory framework is derived. The purpose of the RMA is to promote the sustainable management of natural and physical resources.

There is a clear balance between the take and use of water for irrigation to improve productivity of rural land and hence the social wellbeing of the applicants and the flow on effects to the Marlborough community, with the protection of ecosystem functions and values, and the avoidance of effects on other users. The application is consistent with the purpose of the RMA.

8.2.1 Section 6 Matters of National Importance

Matters of national importance are considered with relevance to this application:

- a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.*

The natural character of the Wairau Aquifer will be maintained under the water allocation regime.

- b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.*

There are no outstanding natural features at risk from this proposal.

- c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.*

There are no such areas at risk from this proposal.

- d) *The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers.*

There is no effect on the current nature or location of public access as a result this application.

- e) *The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*

The proposal does not exclude Maori from the use of the water resources in the area.

- f) *The protection of historic heritage from inappropriate subdivision, use, and development.*

There are no known historic sites relevant to this proposal.

- g) *The protection of recognised customary activities.*

There are no known recognised customary activities relevant to this proposal.

8.2.2 Section 7 Other Matters

The application is not inconsistent with Section 7, primarily due to the scale of the take and use and the effects on the environment are less than minor. In particular there are no adverse effects on amenity and the allocation of water consistent with the Plans framework allows for the efficient use of water.

8.2.3 Section 8 Treaty of Waitangi

The application is consistent with the RMA planning framework and is therefore considered consistent with Section 8 in terms of Treaty of Waitangi considerations.

Based on the above assessment, it is submitted that the proposal will meet the purpose and principles of the Act.

8.2.4 Section 104(2A)

Section 104(2A) of the RMA requires that a Consent Authority, when considering an application affected by Section 124, must have regard to the value of investment of the existing Consent Holder.

The value of the investment the applicant has put into improving the productivity of their rural land includes establishing a vineyard, and installing irrigation infrastructure assets and systems such as an irrigation well and pump and running electricity to the pump shed.

The vineyard development of this sort is around \$70,000 - \$80,000 per ha including irrigation infrastructure, grape plants, posts etc.

8.3 Marlborough Regional Policy Statement

The RPS and the Plan have been developed under the RMA and are generally considered to be the local implementation of the purpose and principles.

Those provisions of the Regional Policy Statement (RPS) that are the most applicable to this proposal include:

Section 7 – Community Wellbeing of the Regional Policy Statement includes the following objective and policies.

Objective 7.1.9 – Provision for Activities - To enable present and future generations to provide for their wellbeing by allowing use, development and protection of resources provided any adverse effects of activities are avoided, remedied or mitigated.

Objective 7.2.2 – Sustainable Management of Water - Enable the sustainable management of surface water and groundwater.

Policy 7.2.3 – Allocation of Water

(a) Establish mechanisms for the allocation of surface water and groundwater from the Wairau, Awatere, Clarence and Pelorus/Kaituna catchments.

(b) Include the following principles into water allocation mechanisms:

- sustainable management;*
- equitable allocation;*
- avoid, remedy or mitigate adverse effects;*
- minimise conflicts between users; and*

- *ensure efficient and beneficial use.*

This application seeks to abstract and use water in manner consistent with these objectives and policies and the volumes sought for abstraction are in within the MDC guidelines / mechanisms for water allocation and will not result in the occurrence of adverse effects on the environment.

This proposal is therefore consistent with these objectives and policies.

8.4 The Wairau Awatere Resource Management Plan

The relevant sections of the Wairau Awatere Resource Management Plan (the Plan) include:

Specifically, Chapter 6 – Fresh Water, Volume 1 of the Plan, contains the following objectives and policies:

Objective 6.2.1.1 To provide for the taking, use, damming and diversion of fresh water in a manner which safeguards the life supporting capacity of the resource and avoids, remedies or mitigates any adverse effects on the environment.

Policy 1.2 To maintain groundwater levels and flows at levels which safeguard the life supporting capacity of the resource by setting and enforcing Sustainable Flow Regimes (SFRs) in m³/year.

Policy 1.3 To establish groundwater SFR's to:

- *Prevent damage to the physical structure of the aquifer such as compaction in the Southern Valleys Water Management Zone.*
- *Prevent reductions in the quality of spring flows eg: Spring Creek from the Wairau Aquifer.*

- *Prevent a landward shift of the seawater/freshwater interface, eg: Rarangi Shallow Aquifer.*
- *Protect the instream habitat and ecology.*
- *Provide for the maintenance or enhancement of water quality.*

This application is within the SFR as set for the aquifer. The SFR has been set to prevent adverse effects on the environment. Therefore the proposal is consistent with the above objective and supporting policies.

Objective 6.3.1.1 To achieve equitable allocation and use of surface water and groundwater resources.

Policy 1.3 To increase certainty for water users by issuing water permits for 30 year terms, subject to reviews of the resource every 5 or 10 years to ensure ongoing sustainable management of the water resource.

Objective 6.5.1.1 To achieve sustainable, equitable and efficient allocation of water during periods of low surface flows or low groundwater levels.

Policy 1.2 To include conditions on new water permits requiring users to reduce and suspend takes when specified flows or levels are reached.

The applicant is consistent with these objectives and policies.

9 Resource Consent Duration

The applicant seeks that the consents sought to breach Section 14 of the Act be granted with a 10 year duration in light of the nature and purpose of activity proposed.

10 Proposed Monitoring

The Fourth Schedule of the Act, requires that 'where the scale or significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom'.

Monitoring of the abstraction is to be carried out by the consent holder by way of a water meter.

11 Conclusion

Jeffries Farming Co Limited is seeking resource consent for the following specific activities:

- Water Permit – Take Underground Water
 - *To abstract underground water up to a maximum rate of 77m³/day from well P28w/4837 located on Lot 1 DP 11161.*
- Water Permit – Use Underground Water
 - *To use underground water for the irrigation of up to 3.5 ha of vineyard located on Lot 1 DP 11161.*

A 10 year duration is sought for this application.

A telemetered water meter will be installed at the well in order to satisfy the requirements of the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010.

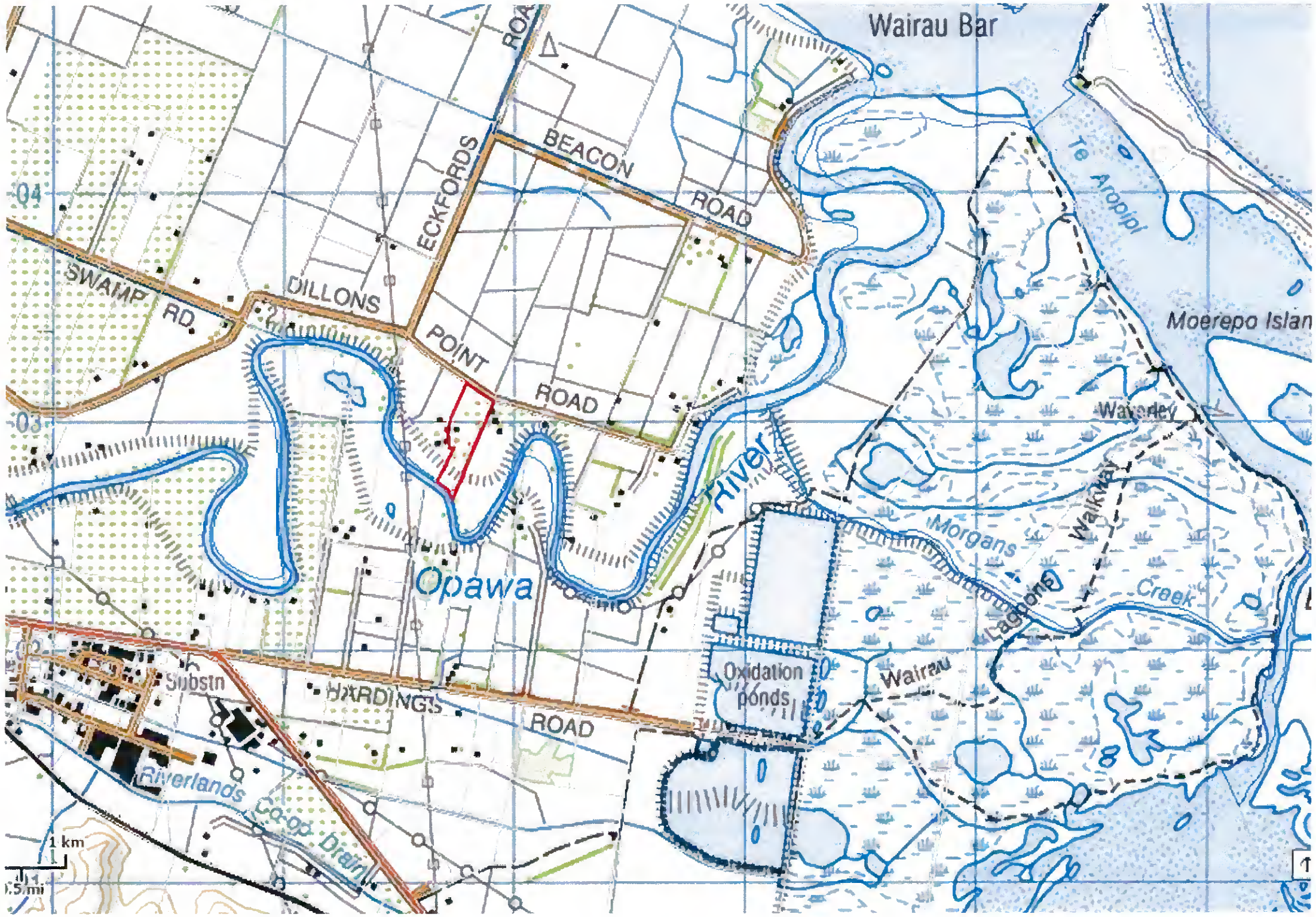
Upon the successful granting of this application, resource consent U081133 will be surrendered.

Any associated potential effects on the environment can be appropriately avoided, remedied or mitigated through the imposition of conditions of consent.

The proposal is consistent with the relevant provisions of Part 2 of the Act, the National Policy Statement for Freshwater Management 2014, the Marlborough Regional Policy Statement and the Wairau Awaere Resource Management Plan.

Accordingly resource consent should be granted to this proposal.

Appendix 1 – Location Plan



Appendix 2 – Detailed Site Plan



P28w/4738

626

P28w/4781

Abstraction
location

633

Vineyard

P28w/0718

P28w/0716

660

P28w/3226

P28w/3942

POINT ROAD

P28w/4837

P28w/4339

P28w/1148

P28w/1913

P28w/4359

Appendix 3 – Certificate of Title



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier MB6A/1442
Land Registration District Marlborough
Date Issued 29 March 1999

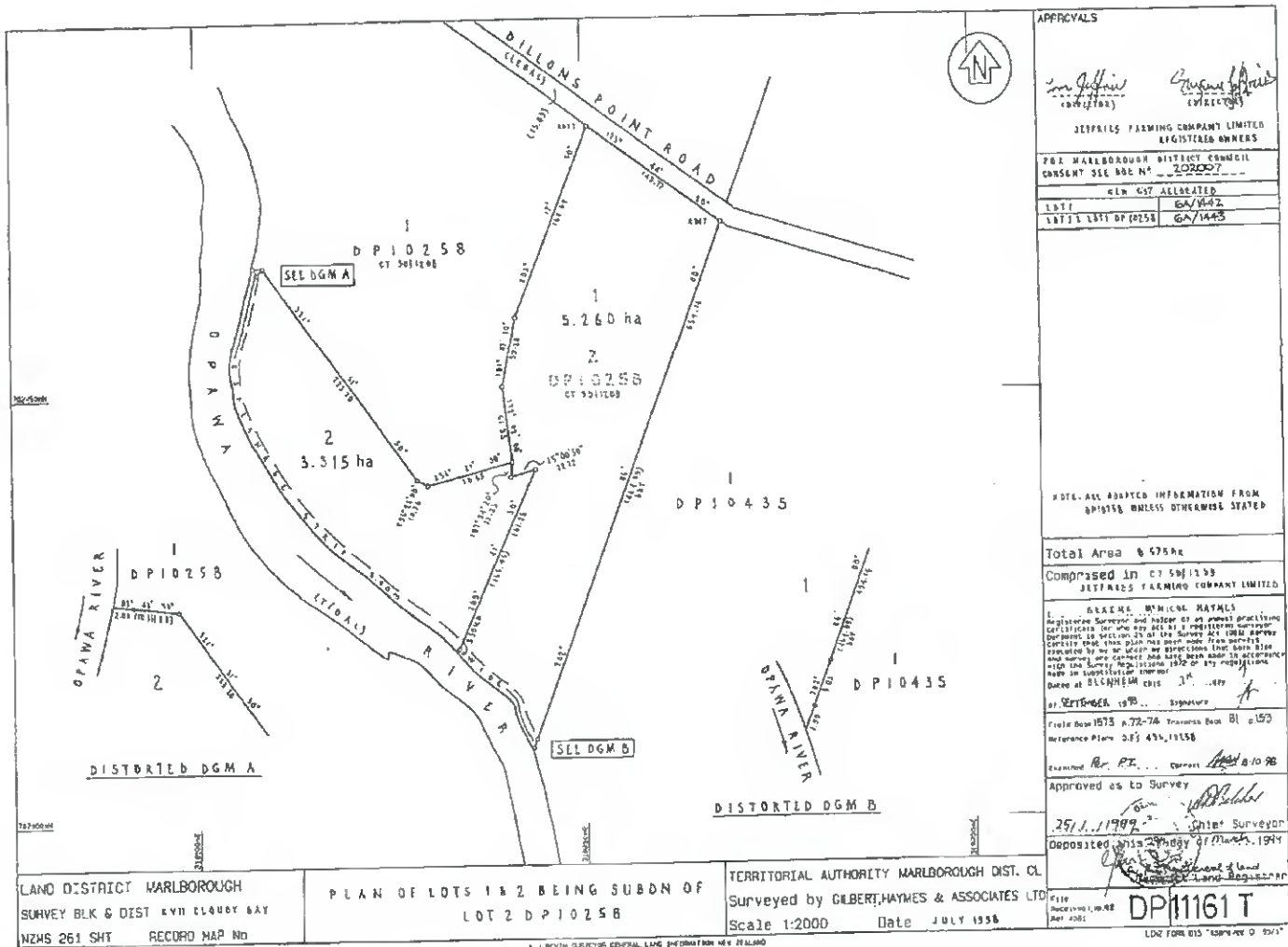
Prior References
MB5D/1209

Estate Fee Simple
Area 5.2600 hectares more or less
Legal Description Lot 1 Deposited Plan 11161

Proprietors
Jeffries Farming Co Limited

Interests

191459.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - 24.6.1997 at 12.25 pm
203645.4 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 29.3.1999 at 10.25 am
6780540.1 Mortgage to ANZ National Bank Limited - 9.3.2006 at 9:00 am
7067085.4 Encumbrance to Marlborough District Council - 12.10.2006 at 9:00 am
Subject to a right (in gross) to convey electricity over part marked A and B on DP 415347 in favour of Marlborough Lines Limited created by Easement Instrument 8259372.1 - 26.8.2009 at 1:45 pm



MARLBOROUGH DISTRICT COUNCIL

CONSENT NOTICE

PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

CONO 191459.2 Consent

Cpy - 01/01, Pgs - 003, 13/12/00, 16:00



DocID 211821857

IN THE MATTER

of Section 4 Wairau West
Registration District being part of
the land shown on DP 496 and
being all of the land comprised in
Certificate of Title 1A/545
(Marlborough Registry)

AND

IN THE MATTER

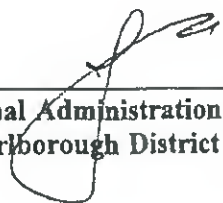
of Subdivision Consent pursuant
to Sections 104, 105, 108, 220
and 221 of the Resource
Management Act 1991

Pursuant to Section 220(1)(c) and (d) of the Resource Management Act 1991 the Marlborough District Council imposed the following condition in the Subdivision Consent for the subdivision of that parcel of land containing 61.9169 hectares more or less being Section 4 Wairau West Registration District and being part of the land shown on DP 496 and being all of the land comprised in Certificate of Title 1A/545 (Marlborough Registry).

The following condition is to apply to Lot 2 on DP: 10258

*"That no building shall be permitted on or any Building
Consent issued over that portion of Lot 2 hereon situated
between the stopbank and the Opawa River"*

DATED at Blenheim this 11th day of MARCH 1997


Principal Administration Officer
for Marlborough District Council

MARLBOROUGH DISTRICT COUNCIL

MDC REF: U960135

Correct for the purposes of the
Land Transfer Act 1952:

JEFFRIES FARMING COMPANY LIMITED

Registered Proprietor



Solicitor for Council

CONSENT NOTICE

Pursuant to Section 221
Resource Management Act 1991

Particulars entered in the Registers as shown in the
Schedule of Land herein on the date and at the time
stamped below:

Assistant/District Land Registrar of the District of:

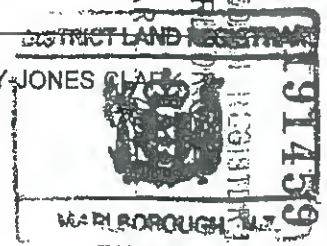
12.25 24 JUN 97
PARTICULARS ENTERED
LAND REGISTRY MARLBOROUGH
ASST. LAND REGISTRAR
GP/1209

RADICH DWYER HARDY JONES CLARK
SOLICITORS
76 HIGH STREET
PO BOX 646
BLENHEIM

TEL: (03) 578 5339

FAX: (03) 578 0323

m25.jc11.yw
4 March 1997



To: Marlborough District Council
PO Box 443
Blenheim 7240



**MARLBOROUGH
DISTRICT COUNCIL**

ISO 9001:2008
Document Number:
RAF0010-CI1220

SUBMISSION ON APPLICATION FOR A RESOURCE CONSENT

1. Submitter Details

Name of Submitter(s) in full

Address for Service *(include post code)*

Email

Telephone *(day)*

Mobile

Facsimile

Contact Person *(name and designation, if applicable)*

2. Application Details

Application Number

U

Name of Applicant *(state full name)*

Application Site Address

Description of Proposal

3. Submission Details *(please tick one)*

I/we support all or part of the application

☐

I/we oppose all or part of the application

☐

I/we are neutral to all or part of the application

☐

The specific parts of the application that my/our submission relates to are *(give details, using additional pages if required)*



The reasons for my/our submission are *(use additional pages if required)*

The decision I/we would like the Council to make is *(give details including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought. Use additional pages if required)*

4. Submission at the Hearing

I/we wish to speak in support of my/our submission

☐

I/we do not wish to speak in support of my/our submission

☐

OPTIONAL: Pursuant to section 100A of the Resource Management Act 1991 I/we request that the Council delegate its functions, powers, and duties required to hear and decide the application to one or more hearings commissioners who are not members of the Council. *(Please note that if you make such a request you may be liable to meet or contribute to the costs of commissioner(s). Requests can also be made separately in writing no later than 5 working days after the close of submissions.)*

☐

5. Signature

Signature	_____	Date	_____
Signature	_____	Date	_____

6. Important Information

- Council must receive this completed submission before the closing date and time for submission for this application. The completed submission may be emailed to mdc@marlborough.govt.nz
- You must also send a copy of this submission to the applicant as soon as reasonably practicable, at the applicant's address for service.
- Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the hearing report.

7. Privacy Information

The information you have provided on this form is required so that your submission can be processed under the Resource Management Act 1991. The information will be stored on a public file held by Council. The details may also be available to the public on Council's website. If you wish to request access to, or correction of, your details, please contact Council.