BEFORE THE COMMISSIONERS APPOINTED ON BEHALF OF CENTRAL OTAGO DISTRICT COUNCIL

Under	The Resource Management Act 1991 (the **Act**)
In the Matter	of an application for Resource Consent to undertake a two-Lot subdivision around existing buildings and convert a consented traveller's accommodation to residential (RC250374)
Between	Central Otago District Council **Territorial Authority** And Mark and Imogene Sugrue **Applicant**

BRIEF OF EVIDENCE OF JAKE WOODWARD FOR MARK AND IMOGENE SUGRUE

DATED 26 JUNE 2026

May it please the Commissioners:

1. My name is Jake Woodward.

2. I am an independent resource management planning consultant and an associate member of the New Zealand Planning Institute. I have over 14 years resource management experience, with the previous nine years working as a consultant in the Central Otago and Southern Lakes Districts. Prior to this, I worked at both Auckland Council and Queenstown Lakes District Council in various resource management planning roles.

3. I hold a Bachelor of Social Sciences Majoring in Environmental Planning and a Post Graduate Diploma in Environmental Planning, both obtained from the University of Waikato.

4. Throughout my professional career, I have been involved in a range of resource consenting matters, particularly as it relates to subdivision in the Rural Resource Area of Central Otago. I have made numerous appearances in front of various district Councils both as the Council reporting officer and as an independent planning witness.

Background and Involvement

5. I have been engaged by Mark and Imogene Sugrue (the applicant) to apply for the necessary resource consent application to undertake a two-Lot subdivision of the site. I prepared the initial Assessment of Effects (AEE). I am very familiar with the site having undertaken multiple site visits. I am familiar with the wider Pearson's Road enclave having facilitated numerous resource consents applications and due diligence advice over the past several years.

Code of Conduct

6. Although this is not an Environment Court hearing, I have read and agree to comply with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2023). I confirm that the opinions that I express in this evidence are on matters within my expertise.

Scope of Evidence

7. My evidence will consider the following:

   (a) The Section 42A (s42A) report prepared by Ms Kim Banks;

   (b) The submissions received;

   (c) The proposed conditions as attached to the s42A Report.

8. I will briefly detail where my assessment differs to that of the s42A author, and respond to matters raised by the submitters specifically.

Proposal

9. As detailed in the AEE and summarised in the s42A report, this application seeks to:

   (a) Subdivide the 1.95 hectare property at 126 Pearson Road, Cromwell, into two Lots:

      (i) Lot 1 with a land area of 7,347m^2 (net) and 11,234m^2 (gross) and contains an existing two-storey dwelling; and

      (ii) Lot 2 with a land area of 8,266m^2 (net) and containing an existing four-bedroom dwelling and detached 4-bay shed.

   (b) The proposal also seeks land use consent to enable the use of a four-bedroom home on Lot 2 (currently consented for traveller's accommodation) to be utilised for permanent residential purposes.

10. For context, it is important for the Panel to note that the traveller's accommodation has over the years progressively been rented out for several months at a time to workers based out of the District. This includes most recently for workers from Wanaka that have been carrying out construction work on a nearby subdivision development.

Statutory Framework

11. Ms Banks and I agree that the proposal requires resource consent for the following reasons:

    (a) A **non-complying activity** pursuant to Rule 4.7.5(iii) where the proposed subdivision results in an average allotment area of less than 2 hectares across the subdivision. The proposal results in an average of 0.975 hectares.

    (b) As a **controlled activity** pursuant to Rule 4.7.2.i for a residential activity on a single Record of Title (Lot 2), following the approval of the subdivision consent; or

    (c) As a **discretionary activity** pursuant to 4.7.4(i) for a second residential activity on the site (separate to subdivision).

12. Ms Banks has identified the following additional District Plan breach:

    (a) A **discretionary activity** pursuant to Rule 4.7.4(iii)(d) where a subdivision involves land that is subject to or potentially subject to, the effects of any hazard as identified on the planning maps, or land that is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage, or inundation from any source.

13. On reflection, I agree with Ms Banks that Rule 4.7.4(iii)(d) is relevant given a small portion of the site is identified on the planning maps as being subject to a very small area of the “slippage or subsidence hazard” overlay. I consider this matter and the National Policy Statement for Natural Hazards (2025) later in my evidence. The application of Rule 4.7.4(iii)(d) does not alter the overall activity status of the proposal in any way.

14. The proposal is assessed overall, as a **non-complying activity.**

Assessment of effects

15. The s42A assesses the effects of the proposed subdivision and proposed residential and comes to the following conclusions:

    (a) Adverse effects associated with transport, access, servicing, reverse sensitivity and productive soils are considered to be **less than minor.** [1]

    (b) Adverse effects assisted with the proposed density of subdivision and second residential land use on open character and amenity of the rural resource area are considered to be **at least minor.** [2]

16. Overall, the s42A concludes that the effects on the environment are no more than minor and that the proposal passes the first limb of the s104D gateway test[3]. I agree with that conclusion.

17. However, the s42A report creates some confusion in that it concludes at paragraph 29 (my **emphasis** added):

> [29] For the reasons outlined above, it is considered that the proposed lot sizes and residential density is inappropriate, and the proposed density and **potential**

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[1] Para 59
[2] Para 60
[3] Para 85

> **additional domestication** has the **potential** for adverse effects on the open character and amenity of the landscape that are at least minor.

18. The rationale for this conclusion appears to stem from "*potential"* cumulative effects that may arise once the sites are subdivided as detailed in paragraphs 23 and 24 of the s42A report as follows:

> [23] the proposal has the potential to result in adverse effects associated with the density proposed, in addition to the potential future built form enabled on the additional lot. The proposal would allow two separate residential activities under separate ownership which can result in additional effects associated with the intensification of residential land use, increased numbers of persons, noise and ancillary external domestic activities such as outdoor storage, accessory buildings, vehicle parking and traffic.
>
> [24] Additional built form which could be enabled by the subdivision and creation of two "sites" includes, additional minor units on each site, workers accommodation units or additional controlled activities such as further travellers accommodation. It is considered the visual effects of this additional built form and ancillary domestic activities at this density are not consistent with rural amenity expectations, and may detract from the open space, landscape and natural character values of the rural residential resource area.

19. The concern identified in the s42A report is that subdivision may create opportunities for additional domestication and residential intensity, potentially resulting in adverse effects on the open character and amenity values of the Rural Resource Area. These concerns are founded on the logic that these future effects would not arise if subdivision was not pursued. The practical reality is that any of these activities (fencing, permitted sheds, outdoor storage etc) can all occur irrespective of whether the proposed subdivision occurred or not.

20. In assessing those concerns, it is important to consider the existing pattern of development and land use that has occurred on the site over an extended period. Of relevance:

(a) The principal dwelling has been established on the site since approximately 2007 and has functioned as an independent residential unit for almost two decades. Throughout that period the dwelling has maintained the level of residential domestication typically associated with a rural dwelling, including residential curtilage, access, landscaping, parking and associated residential activities. That domestication has remained largely confined to the immediate area surrounding the dwelling and has not resulted in a broader degradation of the open character or amenity values of the wider property that the s42A report suggest would result.

(b) The shed has existed since 2007 (it was built prior to the primary dwelling).

(c) The traveller's accommodation unit (built in 2018/2019) has historically functioned in a manner that is materially similar to a residential dwelling. While consented as traveller's accommodation, the unit is frequently occupied by workers on longer-term arrangements and operates in a manner that is largely indistinguishable from a residential activity. Such occupation is not precluded under the broader definition of traveller’s accommodation or the conditions of the underlying traveller’s accommodation consent.

21. The practical reality is that the site has accommodated two independently occupied dwellings for a considerable period of time. Accordingly, the anticipated effects identified in the s42A report are not purely theoretical. The site provides a real-world example of how two independently occupied residential units have functioned over an extended period and demonstrates that this pattern of occupation has not resulted in an unnecessary proliferation of domestication, fragmentation of the wider landscape, or any measurable degradation of rural amenity values.

22. The significance of this is that the proposal does not introduce a fundamentally new pattern of development. Rather, it seeks to regularise and formalise a pattern of occupation that has already existed on the site for at least two decades. The practical effects associated with two separately occupied residential units already exist.

23. While separate titles may provide a greater degree of ownership independence, there is little evidence to suggest that subdivision itself will materially alter the existing character of the site. A simple review of the aerial photograph (refer to the following figure) of the surrounding properties show that these sites are typically characterised by a single residence and a single detached shed. As such, it is not inconceivable that post subdivision, a shed could be reasonably contemplated on proposed Lot 1, noting that proposed Lot 2 would encompass the existing four bay shed. Even if a shed were to be constructed, the effects of this possible future built form would still be well-contained within the context of the existing domesticated character that has resulted from all of the surrounding rural lifestyle lots, which is again, evident in the aerial photograph in the following figure. I do not consider the provision of a shed, permitted by the Plan, located within the existing domesticated environment that is characterised by the site, would undermine open space values or amenity values that could be considered "at odds" with what is clearly evident of each and every adjoining property.

Figure 1: Extract of CODC GIS detailing extent of built form on adjacent properties.

24. In terms of minor residential units, the NES-DMRU is only applicable whereby the MRU achieves certain restrictions under the NES-DMRU, including setback requirements from principal dwellings and boundaries. A breach to any of the requirements under the NES-DMRU requires consideration under the District Plan of which this would be a fully discretionary activity under Rule 4.7.4(i). Should a landowner seek to go through the expense and time with constructing a MRU on their property, I do not consider the provision of a small, 70m^2 self-contained unit would generate a material adverse effect on open space values or rural amenity any more so than an unrestricted, permitted shed. In addition, the inherent domestication of a small MRU is unlikely to generate the level of traffic/domestic commotion that would materially detract from the receiving environment when recognising the prevailing domestic characteristics of the surrounding properties.

25. While traveller's accommodation in the Rural Residential Notation only requires a controlled activity consent under Rule 4.7.2(vii), that relies on compliance with a range of performance standards, including setbacks from all other residential activities of at least 50 metres. This

control alone significantly constrains the potential opportunity for further traveller's accommodation to occur via the Controlled Activity pathway.

26. The potential for future development opportunities is not unique to this application. It is an inherent characteristic of most subdivision consents. The relevant question is whether those future opportunities are a consequence of the subdivision consents being sought, and whether they are likely to result in adverse effects that are more than minor. I note that with the exception of a MRU, all of the potential scenarios resulting in additional built form as alluded to in the s42A report (sheds, worker's accommodation, or additional traveller's accommodation) can be sought irrespective of the subdivision. Likewise, this is the case for adjacent properties, yet I have not seen an unprecedented uptake/proliferation of MRU or similar structures on any adjacent properties. Not every landowner who seeks to reside in a Rural Residential context sees merit, nor has the desire to construct a MRU on their property.

27. In the event that the Panel considers that additional structures arises as a consequence of the subdivision consent being sought by this application, that have the potential to result in adverse cumulative effects, the simple solution is to manage that concern by imposing conditions.

28. To account for that possibility, I suggest a condition requiring all new building development to be within a building platform with associated consent notice, and restricting further development beyond the defined platform. I have attached a draft scheme plan denoting these platforms in **Appendix [A]** that illustrates the provision of building platforms around the existing structures, while allowing for one additional platform on Lot 1 for a hypothetical shed. While sheds are inherently permitted in this Zone, the provision of the platforms and a corresponding consent notice restriction, ensures that the resulting

outcome of subdivision continues to reflect the general vernacular and character of the built environment that is demonstrated within the immediate context of the site. The suggested Consent Notice conditions could read as follows:

> *[1] All buildings and structures shall be located within the approved residential building platform as registered on the Record of Title for Lots 1 and 2.*
>
> *[2] The "shed" platform on Lot 1 shall only be developed with a non-habitable shed.*

29. In considering all of the above, it is clear that the concern of the s42A author lies within the potential for future cumulative effects. However, those concerns are largely speculative and are not supported by the actual pattern of development and occupation that has occurred on the site, or even adjacent properties, over the past two decades.

30. The proposal demonstrates that the site has accommodated two independently occupied units for a considerable period of time. During that period, the level of domestication has remained generally confined to the immediate curtilage of each dwelling and has not resulted in the spread of development across the wider property and as such, there has been no erosion of open character, or any measurable degradation of rural amenity values that the s42A appears to be concerned with. In my opinion, the historical use of the site and that of the neighbouring properties provides a far more reliable indicator of future effects than hypothesising what may occur following subdivision.

31. Accordingly, I agree with the overall conclusion reached in the s42A report that the effects of the proposal are no more than minor. In my opinion, the evidence demonstrates that the proposal formalises an established pattern of development and occupation that has existed for many years and does not give rise to adverse cumulative effects of a scale or magnitude that would justify refusal of consent.

Precedent

32. Another key concern arising out of the s42A report is the potential precedent effects that may arise from the subdivision. This is despite the fact that Ms Bank's assessment concludes that the proposal in of itself will not generate any material adverse effects on the environment. The s42A report concludes at paragraph 77:

> [77] The granting of the subdivision and land use consent at the density proposed is considered likely to set a precedent for land elsewhere in the Rural Residential portion of the Rural Resource Area to be subdivided in a manner that fails to meet the 2-hectare average. Additionally, the granting of the land use consent alone, may set an expectation that the residential density proposed is appropriate for the zone and establish an expectation for the approval of a future subdivision. Additionally, the granting of a subdivision at this scale, in combination with the existing pattern of development in the immediate locality, has the potential to cumulatively undermine the anticipated outcomes of the District Plan.

33. I disagree with this conclusion. In my opinion, the concerns regarding precedent are overstated and are not supported by either the effects assessment undertaken within the report or the wider resource management framework.

34. The first difficulty with the conclusion is that it is inconsistent with the report's overall finding that the effects of the proposal are no more than minor. The s42A report concludes that adverse effects relating to transport, access, servicing, reverse sensitivity, productive soils and infrastructure are less than minor and ultimately finds that the proposal passes the first limb of the section 104D gateway test. If the proposal itself does not generate adverse environmental effects of any significance, it is difficult to understand how approval of the proposal would, in isolation, undermine the environmental outcomes anticipated by the District Plan.

35. The second difficulty is that resource consent decisions do not automatically imply that future subdivision of other sites is appropriate. Each application must be assessed on its own merits having regard to the characteristics of the site, the nature and scale of the proposal, the actual and potential effects on the environment and the relevant objectives and policies of the District Plan. Approval of the current application would not create an entitlement for other landowners to obtain consent in different circumstances, nor would it diminish Council's ability to decline future applications where adverse effects cannot be appropriately avoided, remedied or mitigated.

36. The third difficulty is that the conclusion assumes that any future application seeking a similar outcome would necessarily produce effects comparable to those anticipated by the current proposal. In reality, future applications would be assessed against their own environmental context. Matters such as landscape character, visibility, existing development patterns, servicing, access, productive land values and reverse sensitivity effects vary significantly between properties. The unique circumstance of this proposal is that there are already two lawfully established dwellings on the site. This is not an outcome that is commonly replicated in my experience.

37. I consider that the concern around precedent is overstated and misinterprets the purpose of the averaging rule. The purpose of the District Plan's averaging rule lies in the explanation to Policy 4.4.10 in relation to rural subdivision and development (my **emphasis** added):

> Council's duty under the Resource Management Act is to control the effects of activities. The creation of a new allotment on a plan has, in itself, no real direct effect on the environment. However, **the control of subdivision, particularly in respect of minimum (and average) allotment sizes, is a tool which assists in controlling the adverse effects of the land use that follows** thereby promoting sustainable management. Minimum allotment sizes for subdivision are considered to be the best practicable methods to control adverse effects. **In some instances adherence to an arbitrary minimum is**

not always the most appropriate approach. This is particularly true when subdivision for existing activities, network utilities, and reserves and heritage resources are considered. Furthermore, there is no difference in terms of effects on the environment between development on an 8 hectare property and the same development on property having a slightly lesser area. Because of these issues, subdivision in the Rural Resource Area is subject to a three tiered approach which will allow Council to assess the effect of the subdivision in terms of the objectives of the plan.

38. The key point is that the District Plan is not concerned with cadastral boundaries for their own sake. That is clearly articulated whereby the explanation confirms that there is no real difference in terms of effects on the environment between development on an 8 hectare property and the same development on properties having a slightly lesser area.

39. The concern is the intensity and pattern of *future* residential development. Future development is emphasised given the explanation for Policy 4.4.10 explicitly states that in some instances, adherence to an arbitrary minimum is not always the most appropriate approach. This is particularly true for subdivision around existing activities. The point of the explanation is that the provision of an averaging criteria is nothing more than a “tool” for managing adverse effects.

40. Policy 4.4.10 of the District Plan is as follows:

> To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:
>
> a. The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,
>
> b. The natural character and values of the District’s wetlands, lakes, rivers and their margins,
>
> c. The production and amenity values of neighbouring properties,
>
> d. The safety and efficiency of the roading network,
>
> e. The loss of soils with special qualities,

f. The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,

g. The heritage and cultural values of the District,

h. The water quality of the District's surface and groundwater resources, and

i. Public access to or along the rivers and lakes of the District,

particularly through the use of minimum (and average) allotment sizes.

41. Policy 4.4.10 is effectively seeking to ensure that "effects" of subdivision avoid, remedies or mitigates a suite of environmental concerns. The policy infers the provision of averaging as a means of achieving these outcomes. The policy **<u>does not say</u>** to maintain an average allotment of 2 hectares, or "avoid subdivision" if the density exceeds the zone. Instead, it identifies the environmental outcomes sought and then identifies minimum and average allotment sizes as a method (or in the case of the explanation, a tool) of achieving those outcomes.

42. Ms Banks' conclusion is that the effects of the proposed subdivision are no more than minor. As such, it is not clear how the proposal is inconsistent, let alone contrary, to the intent of Policy 4.4.10. In my opinion, the proposal is consistent with this policy because:

a. The proposal does not result in adverse effects on the open space, landscape or natural character values of the area that are greater than minor;

b. The proposal does not adversely affect wetlands, lakes, rivers or their margins;

c. The proposal does not adversely affect the production or amenity values of neighbouring properties;

d. The proposal does not adversely affect the safety or efficiency of the roading network;

e. The proposal does not result in the loss of soils with special qualities;

f. The proposal does not adversely affect significant indigenous vegetation or significant habitats of indigenous fauna;

g. The proposal does not adversely affect heritage or cultural values;

h. The proposal does not adversely affect surface water or groundwater quality; and

i. The proposal does not adversely affect public access to rivers or lakes.

43. These are the environmental outcomes that Policy 4.4.10 seeks to achieve. The policy expressly identifies minimum and average allotment sizes as nothing more than a “tool” to achieving those outcomes. In this regard, there is an important distinction between a proposal being contrary to a rule and a proposal being contrary to a policy. While the proposal does not comply with the 2 hectare averaging requirement, the relevant question is whether the proposal gives rise to the adverse effects that the policy seeks to avoid, remedy or mitigate. Ms Banks' assessment concludes that it does not.

44. The receiving environment is already characterised by an extensive array of sub-1-hectare properties, some of which were recently consented via the non-complying framework including (but not limited to):

(a) 157 Sandflat Road (RC210495) which was the subdivision of a 2.2 hectare property on the corner of Pearson Road and Sandflat Road into two Lots. I note this property is located in the Rural Resource Area as opposed to the Rural Residential Notation; and

(b) 76 Pearson Road (RC250257) which was the subdivision of a 1.95 hectare property into two-lots.

45. This proposal is not seeking an outcome that is inherently at odds with the receiving environment and the s42A report does not raise any concerns that this proposal cumulatively “tips the balance” such that a threshold would be exceeded. I do not consider the proposal represents an outcome that would cumulatively undermine the prevailing character of the area.

46. I therefore consider that the concern identified by Ms Banks’ is not a precedent effect arising from the proposal itself, but rather a concern regarding the administration of the averaging rule. In my view, the greatest potential risk associated with the averaging rule is not the creation of smaller allotments *per se*, but the ability for the rule to facilitate development patterns that may generate greater adverse effects on rural amenity and landscape values.

47. A subdivision may comply with the 2-hectare average through the creation of several smaller allotments offset by one or more large balance lots. While technically compliant, such an outcome may disperse residential development across a wider area of land, introduce multiple new building platforms, and increase the extent of domestication across an otherwise open rural landscape.

48. By way of example, it is conceivable that the adjoining property at 160 Pearson Road could be subdivided in a manner that complies with the 2-hectare averaging requirement while nevertheless resulting in a

greater degree of landscape modification, domestication and visual change than the current proposal. I illustrate this outcome in the following figure where 160 Pearson Road, which has an area of 4.2763 hectares, could be subdivided by way of a controlled activity, to establish a 2,763m^2 allotment (refer to the hypothetical Lot layout in the following figure) with a balance Lot of 4 hectares. Such a subdivision would introduce new residential opportunities into areas that are presently undeveloped, whereas the proposal before the Panel simply formalises an existing pattern of occupation.

Figure 2: Hypothetical subdivision arrangement of 160 Pearson Road resulting in one Lot of 2,763m^2 and a balance parcel of 4 hectares. This outcome is feasible subject to ensuring a 50-metre setback is achieved between dwellings (refer to inset).

49. This demonstrates why average allotment size should not be viewed as a proxy for environmental effects in every circumstance which the explanation to Policy 4.4.10 alludes to. The relevant issue is not whether a proposal complies with an average, but whether the resulting pattern of subdivision and development gives rise to adverse effects on the matters identified in Policy 4.4.10. In this case, the proposal maintains development within an already established

residential setting and does not generate adverse effects that are greater than minor.

50. For these reasons, I consider that strict reliance on the average allotment criteria risks elevating a method of control (the averaging rule itself) above the environmental outcomes that the District Plan seeks to achieve. In my opinion, greater weight should be placed on the actual effects of the proposal and the extent to which it achieves the purpose of Policy 4.4.10, rather than on compliance with the averaging rule alone.

51. Overall, I consider this proposal will not result in an adverse precedent effect.

Objectives and policies

Regional Policy Statements

52. I have traversed the relevant provisions of the Regional Policy Statements in detail, in the AEE and opt not to repeat that assessment here. Ms Banks and I agree that the proposal is consistent with the Partially Operative Otago Regional Policy Statement 2019, and the Proposed Regional Policy Statement 2021.

Central Otago District Plan

53. In relation to the policy framework of the CODP, the s42A is very broad brush in its assessment of the relevant objectives and policies. This is concerning because the s42A report concludes at paragraph 65:

> [65] It is considered the proposal is partly inconsistent with Objective 4.3.3, Policy 4.4.2 (Landscape and Amenity Values) and Policy 4.4.10 (Rural Subdivision and Development) as it will not maintain and enhance rural amenity values created by the open space values of the District's rural environment; and is not able to avoid or mitigate these effects at the density proposed.

54. It appears that the s42A report relies on an overall broad assessment that by being non-compliant with the averaging criteria, would suggest that the proposal is inconsistent with the District Plan. I consider that this is an incorrect application of the policy framework.

55. As I have assessed earlier in my evidence, I consider the proposal is consistent with Policy 4.4.10, which in my view, is key to assessing the appropriateness of development that breaches the density framework of the Rural Resource Area or Rural Residential Notation.

56. In terms of Objective 4.3.3, this Objective reads as follows

> To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

57. Objective 4.3.3 is focused on maintaining and, where practicable, enhancing rural amenity values arising from the open space, landscape, natural character and built environment values of the rural environment. The objective is effects-based in nature and seeks to achieve particular environmental outcomes. Relevant to this proposal is that the objective does not prescribe a particular allotment size, density threshold, or development pattern as an outcome in itself.

58. In my opinion, the assessment of Objective 4.3.3 requires consideration of whether the proposal will materially diminish the open space, landscape, natural character or built environment values of the rural environment. It is not sufficient to conclude that a proposal is inconsistent with the objective simply because it does not comply with an underlying subdivision standard.

59. The s42A report appears to adopt a broad proposition that because the proposal does not achieve the 2 hectare averaging requirement, it follows that the proposal is unable to maintain rural amenity values.

However, the report does not identify any specific adverse effects on open space, landscape, natural character or built environment values that would support such a conclusion. Rather, the s42A report concluded that the overall effects of the proposal are no more than minor.

60. The proposal does not seek approval for additional dwellings, significant earthworks, or any material expansion of the existing developed footprint. Rather, the status quo largely remains and therefore with the proposal largely formalising an existing pattern of development and occupation rather than creating a new one. The visual character of the site, the extent of domestication, the established building footprint and the existing pattern of residential activity will remain substantially unchanged following subdivision. For that reason, I do not consider that the proposal will materially diminish the open space or amenity values that Objective 4.3.3 seeks to maintain.

61. I also note that Objective 4.3.3 refers to maintaining amenity values created by the built environment of the rural area. In this case, the existing pattern of development, including the two established dwellings, already contributes to the character of the surrounding Rural Residential Notation. The proposal does not alter that established relationship between the built environment and the surrounding landscape.

62. For these reasons, I disagree with the conclusion reached by Ms Banks in relation to Objective 4.3.3. While the proposal does not comply with the averaging requirement, I do not consider that this automatically results in inconsistency with Objective 4.3.3. Rather, the proposal maintains the existing pattern of development, retains the established open space values of the site, and does not generate adverse effects on rural amenity values that are greater than minor. Accordingly, I consider that the proposal is generally consistent with Objective 4.3.3.

63. Policy 4.4.2 reads as follows:

> To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:
>
> a. The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,
>
> b. Development which is compatible with the surrounding environment including the amenity values of adjoining properties,
>
> c. The ability to adequately dispose of effluent on site,
>
> d. Controlling the generation of noise in back country areas,
>
> e. The location of tree planting, particularly in respect of landscape values, natural features and ecological values,
>
> f. Controlling the spread of wilding trees.
>
> g. Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.

64. Policy 4.4.2 seeks to manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated.

65. In my opinion, Policy 4.4.2 is fundamentally an effects-based policy. The policy is not directed toward achieving a particular allotment size or density outcome either. Rather, it seeks to ensure that adverse effects on rural character and amenity values are appropriately managed through matters such as the design and location of

structures, compatibility with the surrounding environment, servicing arrangements, noise management and the location of tree planting.

66. The policy therefore requires an assessment of the actual effects arising from the proposal rather than a simple assessment of whether the proposal complies with a particular subdivision standard. In this respect, I do not consider that non-compliance with the averaging rule automatically results in inconsistency with Policy 4.4.2.

67. Clause (a) seeks to manage adverse effects through the design and location of structures and works, particularly in relation to hills, ranges, skylines, prominent landforms and natural features. The proposal does not seek approval for additional dwellings, additional building platforms, significant earthworks or any change to the location of existing structures. The existing development pattern will remain substantially unchanged following subdivision. Accordingly, I do not identify any conflict with this aspect of the policy.

68. Clause (b) seeks to ensure that development is compatible with the surrounding environment, including the amenity values of adjoining properties. In my opinion, the proposal is compatible with the surrounding environment for several reasons.

    (a) Firstly, the surrounding area already exhibits a pattern of smaller rural residential allotments and established residential development.

    (b) Secondly, the site has accommodated two independently occupied residential-style units for many years.

    (c) Thirdly, the s42A report concludes that adverse effects associated with reverse sensitivity, access, servicing and productive land are less than minor. There is no evidence before the Hearing Panel demonstrating that the proposal will adversely affect the amenity values of adjoining properties.

69. Clause (c) relates to the disposal of effluent. I have attached to my evidence, confirmation from Wastewater Central Ltd that both sites can be serviced in accordance with the relevant standards. In addition, the s42A report, which relies on Council's engineering advice, identifies no adverse effects associated with effluent disposal. Accordingly, the proposal is consistent with this aspect of the policy.

70. Clauses (d), (e) and (f) relate respectively to noise generation, tree planting and the spread of wilding trees. I do not consider these matters are relevant here.

71. When the policy is considered as a whole, I find it difficult to identify any aspect of the proposal that is inconsistent with the outcomes sought by Policy 4.4.2. The proposal does not alter the established pattern of built development on the site, does not create additional visual prominence, does not introduce incompatible land uses, and does not generate adverse effects in relation to servicing, noise, vegetation or ecological matters.

72. The apparent basis for the s42A conclusion is that the proposal breaches the averaging rule and therefore represents a density outcome greater than anticipated by the Rural Residential Notation. However, Policy 4.4.2 is not directed toward the maintenance of a particular density threshold. Rather, it is directed toward the management of adverse effects on landscape, natural character and amenity values.

73. As discussed elsewhere in my evidence, the proposal largely formalises an established pattern of development and occupation that has existed on the site for many years. The s42A report ultimately concludes that the effects on the environment are no more than minor.

In those circumstances, I do not consider that the proposal gives rise to adverse effects on open space, landscape, natural character or amenity values that would render it inconsistent with Policy 4.4.2.

74. Accordingly, I consider that the proposal is generally consistent with both the purpose and intent of Policy 4.4.2.

75. Objective 16.3.4 - Amenity Values states:

> To ensure, where appropriate, that amenity values of the District created by the open space, landscape and natural character values, and areas of significant indigenous vegetation, significant habitat of statutorily managed sports fish and game are not adversely affected by subdivision.

76. As detailed throughout my evidence, the proposal as presented does not result in adverse effects on open space, landscape or natural character values. The issue lies in future activities which in my opinion, is unlikely to result in a material effect on these values, and if the Panel considered to the contrary, can be managed by way of building platforms.

77. In my opinion, I consider the proposal meets the second limb of the s104D gateway test.

National Policy Statement for Urban Development

78. It is considered that the subdivision will contribute the development capacity within the district, consistent with the National Policy Statement for Urban Development 2022, as it is consistent with Policy 2 and will contribute to improving housing affordability by supporting competitive land and development markets.

National Policy Statement for Natural Hazards

79. Recognising Ms Bank's identification of the Natural Hazards Rule under Rule 4.7.4(iii)(d), it is necessary to consider the provisions of the National Policy Statement for Natural Hazards 2025 (NPS-NH). I concur with Ms Bank's assessment in that despite the site having a very small area mapped as slippage or subsidence hazard on the planning maps, this is mapped over the river terrace edge and does not affect the proposed development, and no buildings or activity is proposed on this part of the site. As such, I agree with Ms Banks that proposed activity is consistent with the relevant objectives and policies of the NPS-HN, and in reference to the risk matrix in Appendix 1, the level of natural hazard risk is considered to be 'low'.

Submissions

80. The application was publicly notified on a volunteered basis. At the close of the submission period, five submissions were received, three in opposition and two being neutral.

81. Of the three opposing submissions, two of those submissions simply seeks for the refusal of the proposal unless an existing Right of Way is relinquished. The ROW in question is that of Area C on DP 356255[4] and Areas A, B and C on DP 311383[5]. Together, these easements provide pedestrian access from the subject site over parts of Lot 1 DP 356255, and Lots 1 and 2 DP 311383. An extract of these two ROWs is as illustrated in the following figure:

[4] Which is registered under Easement Instrument 6641566.6.
[5] Which is registered under Easement Instrument 5495509.5.

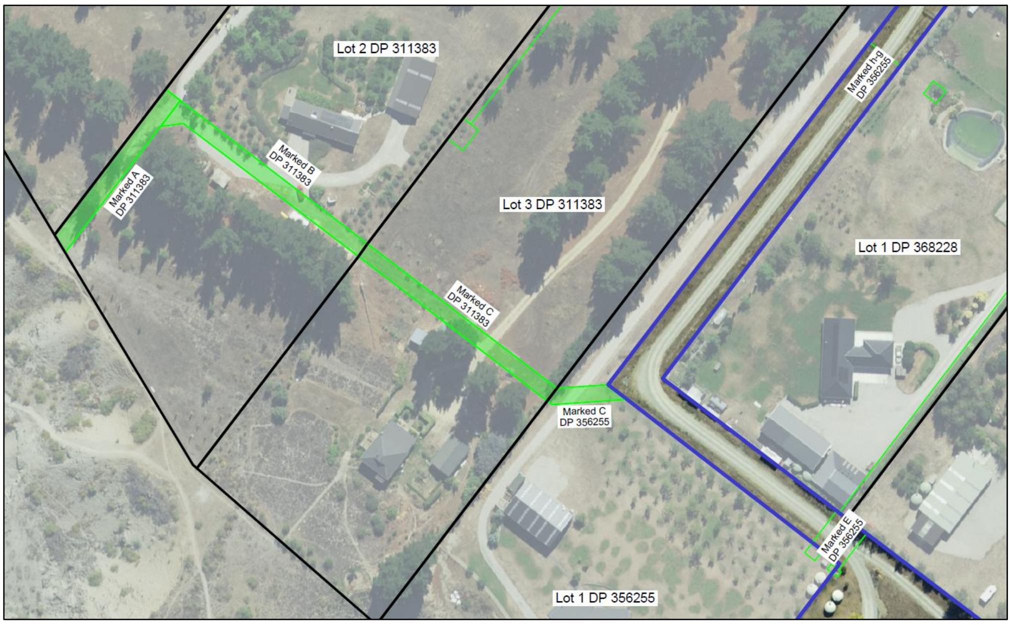

Figure 3: Location of Right of Way easements.

82. The applicant is agreeable to relinquishing the ROW as it relates to their property.

83. In order to relinquish the easement, the consent of various surrounding neighbours that have a legal interest in the ROW would be required. The easement traversing Lots 1 and 2 DP 311383 is registered on 7 other Titles. However, in terms of easement Area C DP 356255 the applicant is the sole benefiting party of this particular easement, and therefore the process for surrendering it is relatively straightforward. The surrender would only require the consent of the applicant and the owner of the burdened land, 124 Pearson Road (Lot 1 DP 356255), being the submitter requesting the relinquishment of the ROW. Please refer to the attached legal advice (in **Appendix [B]**) confirming this approach.

84. By extinguishing easement Area C DP 356255, the "link" to the wider ROW is effectively removed. This in effect renders the remainder of the ROW "inaccessible" from the subject site, and achieves the outcome sought by the two submitters. In order to achieve this outcome, the s42A report includes Condition 6(c) which requires Right of Way A, B,

C DP 311383 and C DP 356255 to be surrendered prior to the certification of the survey plan. Since it is only necessary, and reasonably straight forward, to relinquish Area C DP 356255, I recommend Condition 6(C) is amended to reflect this, so to avoid a scenario whereby those with a legal interest in Areas A, B and C DP 311383 withhold their approval at no reasonable cause.

85. The submission from Gillian Wilson and Raewyn Paviour raises concerns in relation to precedent and cumulative effects. Both of these points have been addressed by the relevant matters detailed in my evidence. In relation to visibility, I accept that the site is visible from neighbouring properties, public walkways and parts of the wider landscape. However, visibility alone does not equate to an adverse effect. The relevant consideration is whether the proposal would materially alter the visual character or amenity values of the landscape. As no additional dwellings or significant physical development are proposed, I do not consider that the subdivision itself will result in any appreciable visual change beyond the existing development that is already present and visible within the landscape.

86. The neutral submission from Norman Elder appears to oppose the subdivision on the basis of precedent, but support the change of traveller's accommodation to residential, provided dust effects from the access is mitigated. With regard to precedent, this matter is addressed elsewhere in my evidence. In terms of dust, the ROW will meet the requirements of Table 3.2 (a) of Council's July 2008 Addendum to NZS 4404:2004 as required by proposed Condition 7(h) in the s42A report. Notwithstanding this, I consider that the effects of dust will be no greater than what currently occurs, noting that the traveller's accommodation has been functioning in a manner that is consistent to residential scale development. As such, I do not consider that there will be a material increase in dust generation from this proposal.

87. The submission from Pearson Road Society Incorporated (PRSI) seeks specific measures to be implemented in receiving water from the scheme, including the provision of two water tanks on each Lot (Lot 1 already has two). The applicant is accepting of these requirements.

Conditions

88. I have reviewed the proposed draft conditions as detailed in the s42A Report. Overall, the proposed conditions are typical of an application of this nature and these are largely accepted subject to the following amendments, should the Panel be of a mind to grant consent:

(a) The provision of a reverse sensitivity condition is considered appropriate in light of Ms Bank's reference to the reverse sensitivity controls that were imposed under RC180151. It is proposed to simply replicate the reverse sensitivity condition as follows, which should be enshrined as a consent notice on the Titles of Lots 1 and 2.

> *The consent holder is/are aware of and will take all reasonable and appropriate steps to advise all guests, of the proximity of orchard and vineyard activities, whereon activities including, but not limited to, the following may be undertaken as permitted activities:*
>
> *a. The operation of bird deterrent devices*
>
> *b. The operation of mechanised equipment including vehicles and plant*
>
> *c. The operation of fans for frost fighting purposes.*

(b) The provision of conditions requiring the registration of the building platforms and a subsequent consent notice condition restricting all buildings to those platforms, should the Panel be of a mind to consider such an approach is necessary. I have suggested a consent notice condition earlier in this evidence requiring building to be within defined building platforms shown on a Plan. This is simply to address concerns raised by the 42A report.

89. It is considered that Condition 7(c), which requires the submission of a wastewater report prior to s224C, is no longer necessary, as I note later in my evidence, that a wastewater report has now been produced and appended to my evidence, confirming onsite wastewater is feasible.

90. Otherwise, all other conditions are accepted as drafted.

Part 2

91. I do not consider that there is any reason for direct reference to Part 2 of the Act. My understanding of the case law is that is only required where there is some omission or incompleteness in the operative Plan so that it does not give effect to Part 2. Although the Plan is old, I do not see a gap in the coverage that needs to be filled.

92. For completeness, because the 42A report refers to Part 2, I record my opinion on its relevance.

93. I disagree with Ms Banks conclusion that the proposal is inconsistent Part 2 of the RMA and maintain the conclusion that I reached in the AEE that the proposal represents sustainable management.

94. Section 5 of the RMA defines sustainable management as managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while sustaining resources for future generations, safeguarding the life-supporting capacity of air, water, soil and

ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

95. In my opinion, the proposal is entirely consistent with those principles. The proposal enables the continued use and occupation of two existing dwellings that have been established and operating on the site for many years. It provides a practical ownership arrangement that reflects the existing pattern of development and occupation while enabling the owners to provide for their social and economic wellbeing.

96. In addition, the proposal does not result in any significant adverse effects on the environment. The overall conclusion reached by the reporting planner is that the effects of the proposal on the environment are no more than minor and that the proposal passes the first limb of the section 104D gateway test.

97. The proposal will not result in the loss of significant landscape features, ecological values, productive soils, public access, infrastructure capacity or natural character values. Nor will it compromise the life-supporting capacity of air, water, soil or ecosystems. The evidence before the Hearing Panel demonstrates that the proposal can be appropriately serviced and that any environmental effects can be adequately avoided, remedied or mitigated.

98. For these reasons, I remain of the opinion that the proposal promotes the sustainable management of natural and physical resources as contemplated by section 5 of the RMA. The proposal appropriately provides for the wellbeing of present and future landowners while ensuring that any adverse environmental effects are avoided, remedied or mitigated. Accordingly, I consider the proposal to be consistent with the purpose and principles of the Resource Management Act 1991.

Other matters

99. Ms Banks queried for the provision of updated water testing[6]. I have reached out to the Pearson Road Society Incorporated (PRSI) for a copy of the latest test results. These are attached in **Appendix [C]** and are dated October 2025 and details compliance with the relevant standards. As per the correspondence from the PRSI, any exceedance to the relevant standards would be dealt with in accordance with the PRSI water safety plan, noting that PRSI is a registered water supplier with Taumata Arowai. For all intents and purposes, the water supply that is proposed for the subdivision is sourced from the same, registered drinking supply servicing all those existing residential properties that rely on the same scheme. The conditions of consent under 7(a) are considered appropriate in this instance.

100. Ms Banks considers that subject to the provision of an on-site wastewater assessment, the site of a sufficient size to enable compliance with required setbacks to waterbodies and existing bores[7]. A wastewater assessment has now been undertaken and is attached in **Appendix [D]** which confirms that both Lot s can be appropriately serviced for wastewater disposal. It is considered that Condition 7(c), which requires the submission of a wastewater report prior to s224C, is no longer necessary.

Summary

101. Overall, I consider the proposal meets both limbs of the s104D gateway test, and the granting of this consent would not result in an undesirable precedent nor undermine the integrity of the Plan. All effects on the environment are agreed to be no more than minor.

Dated: 26 June 2026

[6] Paragraph 42 of the s42A Report.
[7] Paragraph 21 of the s42A Report.

Jake Woodward

Schedule of Proposed Easements in Gross			
PURPOSE	SHOWN	BURDENED LAND	CREATING DOCUMENT
Right to Convey Irrigation Water	h-g	Lot 1 Hereon	EC946624.2
Right to Convey Telecommunications and Computer Media	B	Lot 1 Hereon	EI 6641566.6
Convey Water	E	Lot 1 Hereon	EI 6641566.7
Convey Electricity	E	Lot 1 Hereon	EI 6641566.9

Memorandum of Proposed Easements			
PURPOSE	SHOWN	BENEFFITTED LAND	BURDENED LAND
Right of Way	A, B,C & E	Lot 2 Hereon	Lot 1 Hereon

NOTES:

• HORIZONTAL DATUM:

New Zealand Geodetic Datum 2000 (NZGD 2000)
Lindis Peak 2000 Circuit

•Contours shown on this plan have been computed from a triangulated irregular network (tin) and may not represent the true ground level at any given point. accuracy will vary dependant on the terrain and proximity to spot heights

• SERVICES DATA

The location of underground services have been taken from the CODC GIS (accuracy is unknown)
Service providers should be consulted prior to undetaking any earthworks.

• PROPERTY DATA

Boundaries shown on this plan have been extracted from Land On Line and have not been confirmed by observation and measurement to old cadastral survey marks found in the vicinity.

Easements, covenants and other legal instruments pertaining to this site may not be represented on this plan. A full investigation of legal records should be undertaken.

No	DATE	REV'D	APP'D	AMENDMENT
A	25/06/26	CL	CL	Proposed Building Platforms added

TITLE:

Lots 1 & 2 Being a Proposed Subdivision of Lot 2 DP 356255 128 Pearson Road

	PROJECT No	DRAWING No	ADMT
Scale1: 1500	820	PLA_003	A

CLIENT Paddy Sugrue

PROJECT RC Application

DRAWN	APPROVED
CL	CL
DATE	SHEET No.
25/06/26	3 of 3

LATCHFORD SURVEYING
63 Dale Street, Albert Town, Wanaka
charlie@latchfordsurveying.co.nz
Ph: 021 275 6249

Date Plotted: Thu Jun 25 14:49:32 2026

Plotted Name: 820 128 Person Road 820-902-A-Lots 1 & 2 Being a Proposed Subdivision of Lot 2 DP 356255 with BP Location

Fyfe Karamaena Lawyers.

Directors
Grant Fyfe BA/LLB
Rebecca Karamaena BA/LLB (Hons)
Melissa McFarlane BA/LLB

Senior Associates
Alice Sanders LLB
Alex Boock BA/LLB

12 June 2026

Planning Department
Central Otago District Council
PO Box 122
Alexandra 9340

To whom it may concern

Re: Planning Application for Subdivision 126 Pearson Road, Cromwell – Surrender of Pedestrian ROW

I am writing to provide additional information in support of the planning application for the proposed subdivision of 126 Pearson Road, Cromwell.

We act for Imogene's Family Trust (the trustees are Mark Gerard (Paddy) Sugrue, Imogene Grace Sugrue and Dunmore Trustees Limited) which owns the property at 126 Pearson Road, Cromwell, legally known as Lot 2 Deposited Plan 356255 and being all of the land contained in Record of Title 229404.

We understand that the neighbours at 122 and 124 Pearson Road have expressed opposition to our client's proposed subdivision unless an easement providing pedestrian access to their land is relinquished. To address this concern and facilitate the subdivision, our client is willing to surrender the pedestrian right of way (ROW) easement over Area C on DP 356255.

Our client trust is the owner of the only benefiting land for the pedestrian ROW over Area C on DP 356255, which is registered under Easement Instrument 6641566.6. This easement provides pedestrian access over part of 124 Pearson Road (Lot 1 DP 356255, contained in Record of Title 229403), which as at the date of writing is owned by Marion Denise Etches and Kevin Mark Etches.

As our client is the sole benefiting party of this particular easement, the process for surrendering it is relatively straightforward. The surrender would only require the consent of our client and the owner of the burdened land, 124 Pearson Road (Lot 1 DP 356255). Our client is committed to working collaboratively with the burdened landowner to complete the necessary documentation and formalities to effectuate the surrender of this easement. This would also "break the chain" of access from our client's property across 124 Pearson Road to 122 Pearson Road.

We trust that this information will assist the Council in its consideration of our client's application for subdivision consent.

Yours faithfully
Fyfe Karamaena Law Limited

Jen Jelley
Senior Solicitor

Email: jenj@fyfeklaw.co.nz
1924/10 - 518925

Jake Woodward

From: raepav@xtra.co.nz
Sent: Wednesday, 10 June 2026 8:18 pm
To: Jake Woodward
Subject: RE: 126 Pearson Road - Water Test
Attachments: domestic ecoli 18.10.25.pdf; 2023 watertest.pdf

Hi Jake,

I hope the attached tests are helpful. As I said we are due to do a test this month. Our drinking water safety plan highlights a course of action should any tests ever come back with an unsatisfactory result.

Cheers, Gillian

From: Jake Woodward <jake@jakewoodward.co.nz>
Sent: Tuesday, 9 June 2026 3:05 pm
To: raepav@xtra.co.nz
Subject: 126 Pearson Road - Water Test

Hi Gillian

Thanks for taking my call, as discussed, may I please receive a copy of the latest water test results for the PRSI water supply as it relates to Paddy's property. I am wanting to produce evidence to Council that the proposed water supply for the proposed subdivision is indeed potable.

Thank you for your time.

Regards

Jake Woodward
Resource Management Planner
E: jake@jakewoodward.co.nz | P: 022 315 8370

JakeWoodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Certificate of Analysis

Client:	Pearson Road Irrigation Society	**Lab No:**	4010496 DWMAVPv1
Contact:	Gillian Wilson C/- Pearson Road Irrigation Society 176 Pearson Road RD 2 Cromwell 9384	**Date Received:**	17-Oct-2025
		Date Reported:	18-Oct-2025
		Quote No:	
		Order No:	
		Client Reference:	PRIS 2022 Test
		Submitted By:	Gillian Wilson

Sample Type: Drinking Water for DWSNZ Compliance

	Sample Name:	CRM0089003740 - Pearson Road 16-Oct-2025 10:30 am	**Maximum Acceptable Value**	**Outside Limits**
	Lab Number:	4010496.1		
Escherichia coli	MPN / 100mL	< 1	< 1	No

Note: The Maximum Acceptable Values (MAV) are taken from the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022', published under the authority of the New Zealand Government-2022. Copies of this publication are available from: https://www.legislation.govt.nz/regulation/public/2022/0168/latest/whole.html

The standards set limits for the concentration of determinands in drinking water. The Maximum Acceptable Values (MAVs) for any determinand must not be exceeded at any time.

Under Section 73 (2) of the Water Services Act 2021, the laboratory is required to report the results of any analysis or test carried out (for the purposes of testing for compliance with the Drinking Water Standards for New Zealand 2022) that indicates any non-compliance (transgression) with the Maximum Acceptable Values (MAVs) to Taumata Arowai, the water services regulator for Aotearoa.

Taumata Arowai also publishes 'Aesthetic Values for Drinking Water Notice 2022' which specifies or provides minimum or maximum values for substances and other characteristics that relate to the acceptability of drinking water to consumers (such as appearance, taste or odour). This report compares the results obtained with the Maximum Acceptable Values only.

Note that the units: g/m^3 are the same as mg/L and ppm.

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: Drinking Water for DWSNZ Compliance

Test	Method Description	Default Detection Limit	Sample No
E.coli Only		1 MPN / 100mL	1
Escherichia coli	MPN count using Colilert (Incubated at 35°C for 24 hours) and 97 wells. Analysed at Hill Laboratories - Microbiology; Unit 1, 17 Print Place, Middleton, Christchurch. APHA 9223 B : Online Edition.	1 MPN / 100mL	1

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

Testing was completed on 18-Oct-2025. 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.

Cassidy Weavers

Cassidy Weavers BSc PGDipSci
Laboratory Technician - Microbiology

ilac-MRA

ACCREDITED IANZ TESTING LABORATORY

This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised.
The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

Hill Laboratories
TRIED, TESTED AND TRUSTED

R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

T 0508 HILL LAB (44 555 22)
T +64 7 858 2000
E mail@hill-labs.co.nz
W www.hill-laboratories.com

Certificate of Analysis

Client:	Pearson Road Irrigation Society	**Lab No:**	3090058	DWMAVUPv1
Contact:	Gillian Wilson	**Date Received:**	11-May-2023	
	C/- Pearson Road Irrigation Society	**Date Reported:**	19-May-2023	
	176 Pearson Road	**Quote No:**		
	RD 2	**Order No:**		
	Cromwell 9384	**Client Reference:**	PRIS2022test	
		Submitted By:	Gillian Wilson	

Sample Type: Drinking Water for DWSNZ Compliance

	Sample Name:	Pearson Road 10-May-2023 3:10 pm	**Maximum Acceptable Value**	**Outside Limit**
	Lab Number:	3090058.1		
Routine Water + E.coli profile Kit				
Escherichia coli	MPN / 100mL	< 1	< 1	No
Routine Water Profile				
Turbidity	NTU	0.186 ± 0.037	-	-
pH	pH Units	8.0 ± 0.2	-	-
Total Alkalinity	g/m³ as $CaCO_3$	135.5 ± 5.5	-	-
Free Carbon Dioxide	g/m³ at 25°C	2.4 ± 1.2	-	-
Total Hardness	g/m³ as $CaCO_3$	131.4 ± 4.8	-	-
Electrical Conductivity (EC)	mS/m	26.3 ± 0.6	-	-
Electrical Conductivity (EC)	µS/cm	263 ± 6	-	-
Approx Total Dissolved Salts	g/m³	176.5 ± 3.6	-	-
Total Arsenic	g/m³	< 0.0011 ± 0.00074	0.01	No
Total Boron	g/m³	< 0.0053 ± 0.0036	2.4	No
Total Calcium	g/m³	44.6 ± 1.8	-	-
Total Copper	g/m³	0.00117 ± 0.00037	2	No
Total Iron	g/m³	< 0.021 ± 0.014	-	-
Total Lead	g/m³	0.000226 ± 0.000075	0.01	No
Total Magnesium	g/m³	4.86 ± 0.39	-	-
Total Manganese	g/m³	< 0.00053 ± 0.00036	0.4	No
Total Potassium	g/m³	1.408 ± 0.092	-	-
Total Sodium	g/m³	2.56 ± 0.16	-	-
Total Zinc	g/m³	0.0106 ± 0.0012	-	-
Chloride	g/m³	1.24 ± 0.34	-	-
Nitrate-N	g/m³	0.058 ± 0.034	11.3	No
Sulphate	g/m³	3.63 ± 0.42	-	-

Note: The Maximum Acceptable Values (MAV) are taken from the 'Water Services (Drinking Water Standards for New Zealand) Regulations 2022', published under the authority of the New Zealand Government-2022. Copies of this publication are available from: https://www.legislation.govt.nz/regulation/public/2022/0168/latest/whole.html

The standards set limits for the concentration of determinands in drinking water. The Maximum Acceptable Values (MAVs) for any determinand must not be exceeded at any time.

Under Section 73 (2) of the Water Services Act 2021, the laboratory is required to report the results of any analysis or test carried out (for the purposes of testing for compliance with the Drinking Water Standards for New Zealand 2022) that indicates any non-compliance (transgression) with the Maximum Acceptable Values (MAVs) to Taumata Arowai, the water services regulator for Aotearoa.

Taumata Arowai also publishes 'Aesthetic Values for Drinking Water Notice 2022' which specifies or provides minimum or maximum values for substances and other characteristics that relate to the acceptability of drinking water to consumers (such as appearance, taste or odour). This report compares the results obtained with the Maximum Acceptable Values only.

The reported uncertainty is an expanded uncertainty with a level of confidence of approximately 95 percent (i.e. two standard deviations, calculated using a coverage factor of 2). Reported uncertainties are calculated from the performance of typical matrices, and do not include variation due to sampling. For further information on uncertainty of measurement at Hill Laboratories, refer to the technical note on our website: www.hill-laboratories.com/files/Intro_To_UOM.pdf, or contact the laboratory.

Note that the units: g/m^3 are the same as mg/L and ppm.

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 Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Drinking Water for DWSNZ Compliance

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 Calcium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017.	0.053 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

Sample Type: Drinking Water for DWSNZ Compliance

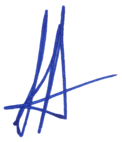
Test	Method Description	Default Detection Limit	Sample No
Total Manganese	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017 / US EPA 200.8.	0.00053 g/m^3	1
Total Potassium	Nitric acid digestion, ICP-MS, trace level. APHA 3125 B 23rd ed. 2017.	0.053 g/m^3	1
Total Sodium	Nitric acid 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
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
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 12-May-2023 and 19-May-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.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.



Ara Heron BSc (Tech)
Client Services Manager - Environmental

SUITABILITY
FOR ON-SITE WASTEWATER DISPOSAL

Site Description

Proprietor: Paddy Sugrue

Location Address: 126 Pearson Road, Cromwell

Legal Description: Lot 2, DP356255

Field Investigation Date: 11 June 2026

This report is using guidelines set out in NZS 1547 (2012), TP58 and GD06

District Council: Central Otago District Council
Regional Council: Otago

This report is to verify that wastewater disposal for proposed Lots 1 & 2 can be achieved in compliance with Clause 5.5 a) of Council's Addendum July 2008 to NZS 4404 in conjunction with Appendix C – AS/NZs 1547 – Site and soil evaluation for planning, rezoning and subdivision of land.

The report calculations are based on an existing 6-bedroom dwelling on proposed Lot 1 and an existing 4-bedroom dwelling on proposed Lot 2.

Our soil findings are based on a test pit on site

Potable water is supplied by a community scheme

Site Plan


Existing 4-bedroom dwelling
Location for new septic tank for existing 4-bedroom dwelling
Usable space for disposal field for proposed Lot 2
Existing shed
Lot
8,266m
Proposed boundary
C
E
Lot 1
7,347 m² Net
11,234m² Gross
Existing septic tank fully contained within the boundary of proposed Lot 1
Ext Water Toby
Existing 6-bedroom dwelling
Usable space for disposal field for proposed Lot 1
ot 1 DP 356255

Proposed Lot 1 – 11234m2

The soil structure and category observed on this Lot is:

0-200mm – sandy loams
200mm and below – free draining gravels and sands

There is adequate area for a reserve land disposal area

Proposed Lot 2 – 8266m2

The soil structure and category observed on this Lot is:

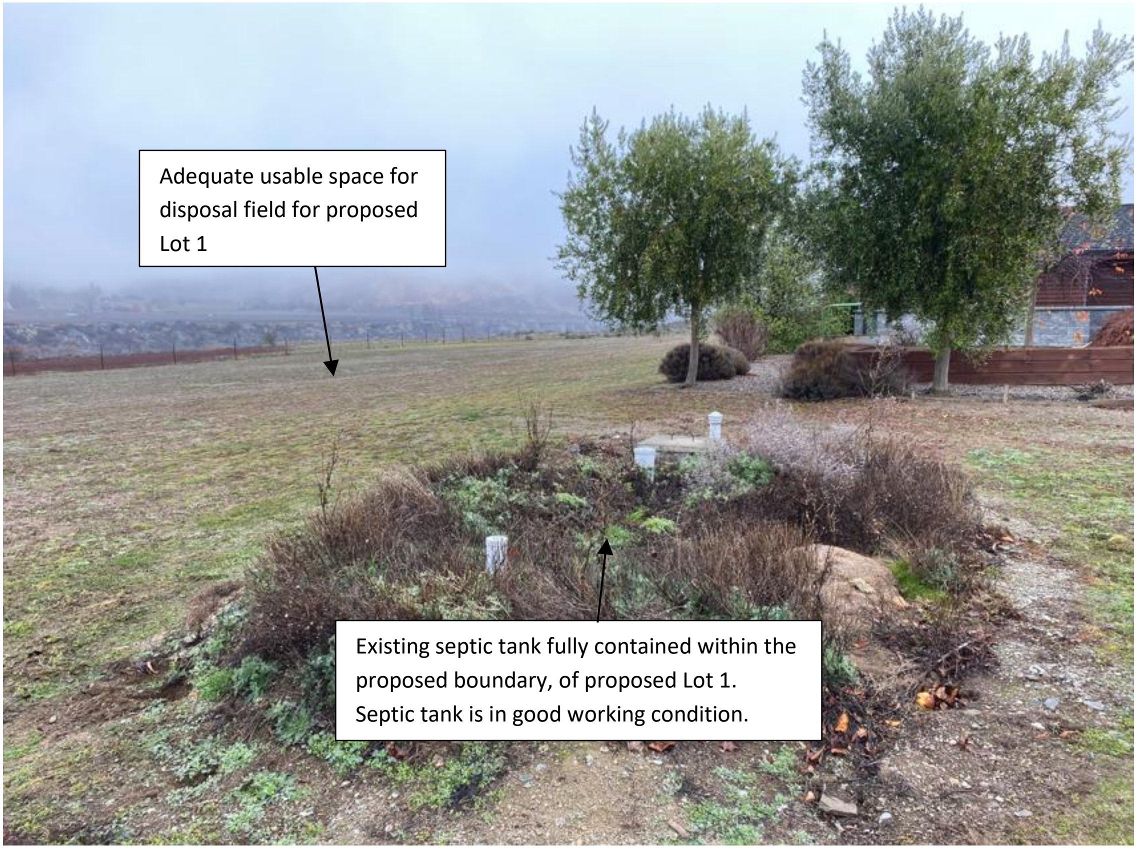
0-200mm – sandy loams
200mm and below – free draining gravels and sands

There is adequate area for a reserve land disposal area

WASTEWATER TREATMENT SYSTEMS

Both wastewater treatment systems will be designed by a suitably qualified person once subdivision has been granted.
These can also be completed by Wastewater Central Ltd if required.

Site Photos


Adequate usable space for disposal field for proposed Lot 1
Existing septic tank fully contained within the proposed boundary, of proposed Lot 1. Septic tank is in good working condition.


Existing 4-bedroom dwelling on proposed Lot 2

GENERAL COMMENTS

Climate – the climate has cold winters and warm summers. Rainfall is low and long frosty periods can occur in winter.

Water Supply – the water supply for these lots will be drawn from a community scheme.

Site Exposure – The site is relatively open to the weather from all directions.

The owners will be informed that the land disposal area may not be used for recreational or grazing areas, or for planting of vegetables for consumption.

Deep rooting plants should not be used near the land disposal area as invasive root systems can be attracted to the disposal effluent and eventually strangle the disposal system.

Stormwater and groundwater run-off is to be directed away from the land disposal area, the waste water treatment tank should be suitably sealed to prevent any ingress of groundwater.

Access to the area should be restricted, i.e vehicles should not be driven over the land application area or wastewater tank.

LIABILITY

Wastewater Central Ltd has assessed the site for the purpose of the suitability for onsite sewerage disposal for this property based on information requested by the letter from the CODC, information supplied by owner, and ORC.

I believe to the best of my knowledge that the information provided in this application is true and complete. I have the necessary experience and qualifications as defined in AS/NZ 1547:2012 to report on the above waste water system in accordance with the AS/NZS 1547:2012, TP58 & GD06

Wastewater Central Ltd
wastewatercentral@gmail.com
By: Jade Atherton, Certifying Plumber, Gasfitter & Drainlayer Reg. 18993
Producer Statement Author PSA/2016/1 Southern Building Controls Group
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Wastewater Central Ltd