

RESOURCE CONSENT APPLICATION

U180078

Lee Alexander, Dawn, Perry Mason and Stephanie Mary Gilbert

203 & 207 Wither Road, Dry Hills

Submissions Close 5.00 pm Tuesday 27 March 2018

Bea Gregory-5252

From: MDC

Sent: Wednesday, 10 January 2018 2:59 p.m.

To: RCInbox

Subject: Application for Resource Consent: REF180104803

Attachments: REF180104803.pdf

A application for a Resource Consent has been received. Application lodgement number is REF180104803.

Submission details are attached.



PO Box 443, Blenheim 7240 Tel 03 520 7400 / Fax 03 520 7496

Email mdc@marlborough.govt.nz / www.marlborough.govt.nz

This e-mail message has been scanned by SEG Cloud

Marlborough District Council 15 Seymour Street Blenheim 7201 PO Box 443 New Zealand Telephone 00 64 3 520 7400 Fascimile 00 64 3 520 7496 Email mdc@marlborough.govt.nz Website www.marlborough.govt.nz GST No. 50-430-960



Reference Number:	REF180104803	
Submitted On:	10/01/2018 14:58	
Submitted By:	Perry Gilbert	

Important Information

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

Please provide all details relevant to your proposal. Feel free to discuss any aspect of your proposal or the application process with Council's duty planner, who is here to help. Duty planner hours are 9.00 am to 3.00 pm Monday to Friday.

This application will be checked before formal acceptance. If the application is incomplete, we are unable to accept it for processing and it will be returned to you.

If this activity requires more than one consent type, (eg both land use and discharge) you may apply for all within this application.

Applicant Details

Select as many as are applicable

Is the applicant • An individual

First name Lee Alexander

Last name Gilbert
First name Dawn
Last name Gilbert

First name Perry Mason

Last name Gilbert

First name Stephanie Mary

Last name Gilbert

Is the applicant

Is the applicant

Main applicant name PM Gilbert

Main applicant electronic (email) address for service perry@gilberthaymes.co.nz

Main applicant mailing address 203 Wither Road, Witherlea, Blenheim 7201

Main contact number 027 309 2365
Alternative contact number Not answered

Is there an agent working on behalf of the applicant?

Application Details

Types of resource consent applied for

The location to which the application relates is

Brief description of the activity

Water Permit

208 Oakwood Lane (Extraction Point) 203 &207 Wither Road (Vineyard)

To take surface water from Lot 5 DP 12244 at a maximum rate of 26 cubic metres per day To use water to irrigate grapes on Lots 1 - 4 DP

315959

I attach, in accordance with Schedule Four of the Resource Management Act 1991, an assessment of environmental effects in a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment. (Applications now also have to include consideration of the provisions of the Resource Management Act 1991 and other relevant planning documents)

I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

I attach an assessment of the proposed activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991, including the information required by Clause 2(2) of Schedule 4 of the Resource Management Act 1991.

Please upload assessment

AEE and Report.pdf(49269 bytes)

Irrigation Requirements.pdf(350653 bytes)

Please upload plans (e.g. site plan, elevation plans, scheme plan etc) of the locality and activity points. Describe the location in a manner that 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 the application may relate, proximity to any well known landmark, DP number, valuation number, property number

Site/location plan • Location Plan.pdf(406513 bytes)

Scheme plan No files uploaded
Forest harvest plan No files uploaded
Building plans No files uploaded

Dam design drawings No files uploaded

Certificate(s) of Title and legal documents • CFR 62546 diag.pdf(135293 bytes)

*CFR 62546.pdf(88761 bytes)
*CFR 62547.pdf(86218 bytes)
*CFR 62548.pdf(88733 bytes)
*CFR 62549.pdf(87504 bytes)
*MB6C-757.pdf(87865 bytes)

•MB6C-757diag.pdf(130913 bytes)

Supplementary Forms

Please indicate which supplementary forms you are adding • Water permits

Type of permit required • Take surface water

Do you currently hold a water permit that is due to expire? Yes

What is the water permit number?

Purpose for which water is required? Irrigation of grapes

Source of water Dungies drain

Maximum quantity of take

Litres per second 2

Cubic metres per day 26

Cubic metres per week 182

Surface Water

Abstraction Method Intake gallery to sump

Number of pumps to be used 1

Rate of flow for pump 2

Delivery pipe diameter 40

Water use purpose

Use Type Irrigation Crop type Grapes Area 2.3 Application Rate 11.3 Quantity 26 •Jan • Feb Mar Irrigation Period Apr Oct • Nov •Dec Method Trickle

Technical Reports

Do you wish to upload any technical reports to be included in the application by the relevant Resource Management Plan, Act or regulations?

No

Benthic report No files uploaded Cultural effects assessment No files uploaded Dam construction report No files uploaded DSI No files uploaded Ecology report No files uploaded Economic report(s) No files uploaded Engineering report No files uploaded Erosion and sediment management plan No files uploaded Geotechnical report No files uploaded Landscape report No files uploaded PSI No files uploaded RAP No files uploaded Wastewater report No files uploaded Any other report not covered in the list above No files uploaded

Written Approvals

Please provide the names and addresses of the owner and occupier of the land (other than the applicant)

E &S Harris 208 Oakwood Lane Blenheim

Please attach any written approval(s) that may have been obtained from **No files uploaded** affected parties/adjoining property owners and occupiers

Note: 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 why you have not below

Brief reason for not consulting with neighbours

Existing consent / no official complaints / anticipated public notification

Other Details

Are additional resource consents required in relation to this proposal?

Are there other activities which are part of the proposal to which the activity relates, for example permitted activities, or building consents

etc?

If the application is affected by Section 124 or 165ZH(1)(c) of the Resource Management Act 1991 (which relate to existing resource consents), the value of the investment of hte existing consent to the consent holder. (This assessment should include more than stating a monetary value.)

No

Nο

Refer AEE and report attached

The applicable lodgement (base) fee is to be paid at the time of lodging this application. If payment is made into Council's bank account 02-0600-0202861-02, please record applicant name and either property number or consent type as a reference.

The final cost of processing the application will be based on actual time and costs in accordance with Council's charging policy. If actual costs exceed the lodgement fee, an invoice will be issued (if actual costs are less, a refund will be made). Council may stop processing an application until an overdue invoice is paid in full. Council charges interest on overdue invoices at 15% per annum from the date of issue to the date of payment. In the event of non-payment, legal and other costs of recovery will also be charged.

Do you require a GST receipt for a bank payment? Yes

The application lodgement fee Is yet to be paid

Notes Not answered

I confirm that the information provided in this application and the

attachments are accurate

Yes

Authorised by (your full name) Perry Mason Gilbert

You may apply for two or more resource consents that are needed for the same activity on the same form. You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991 (if any).

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 made corrections to your details, please contact Council.

If you lodge the application with the Environmental Protection Authority, you must also lodge a notice in form 16A at the same time. If your application is to the Environmental Protection Authority, you may be required to pay actual and reasonable costs incurred in dealing with this matter (see section 149ZD of the Resource Management Act 1991).

An electronic address for service must be provided if you are applying for a Fast Track consent. Under the Fast Track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the council opts out of that process at the time of lodgement.

A Fast Track application may cease to be a Fast Track application under Section 87AAC(2) of the Resource Management Act 1991.

Marlborough District Council PO Box 443 Blenheim 7240

Application for Resource Consent – LA & D & PM & SM Gilbert Right to Take Surface Water from Lot 5 DP 12244 Right to Use Water for Vineyard Irrigation on Lots 1 – 4 DP 315959

Background and Proposal

The applicants own, live and have a small vineyard on Lots 1 – 4 DP 315959 addressed 203 and 207 Wither Road. Irrigation for the vineyard has an extraction point to take surface water from Lot 5 DP 12244, addressed 208 Oakwood Lane. Both the take (of 26m³ / day) and use of water is consented under U071237, due to expire on 1 March 2018. Note this existing consent is under the name of LA & D Gilbert only and it is desired to expand this to include PM & SM Gilbert who co-own and actually manage the vineyard.

The applicants wish to renew this consent, no change of crop type or area is proposed. A consent duration of 10 years is requested, with an expiry date of 1 March 2028.

The Irricalc website calculates an appropriate volume of 51m³ / day, being approximately double the amount allowed for in the existing consent and again requested. Ground conditions and cropping rates have proven the existing 26m³ / day to be sufficient.

Existing Site Characteristics

Address / Legal Description Vineyard: 203 and 207 Wither Road, Lots 1 – 4 DP 315959

Address / Legal Description Extraction Point: 208 Oakwood Lane, Lot 5 DP 12244

Vineyard: 2.3 hectares of mature vines having been planted in 2004.

Extraction Point: From an open drain alongside the access way of 208 Oakwood Lane, being continually fed by flowing water. The drain is now some 50 metres long providing an ample reservoir at time of pumping from the electric pump. 5401458mN / 1681458mE

Resource Consents Required

Wairau Awatere Resource Management Plan (WARMP): the site is zoned Rural Residential.

27.1.2.3.1: Abstractions between 10 and 500m³ / day / site from a water resource other than the Wairau Aquifer,

being a discretionary activity

<u>Proposed Marlborough Environment Plan (MEP)</u>: notification and submissions have taken place and thus the region wide rules have legal effect.

Rule 2.5.2: Any take of water not provided for as a Permitted Activity or Controlled Activity, or limited as a Prohibited Activity,

being a discretionary activity.

No other consents are required.

Assessment of Effects on the Environment

Possible effects on instream flora and fauna:

As shown over the last 10 years, the abstraction amount is only a small percentage of the natural average inflow into the drain and the levels alter only in a minor way. An historic existing weir is utilised to raise the water level by only 200mm during irrigation season, this level having been lowered some 12 months ago when it was noted that a higher level was not needed. Once the irrigation season is over the weir is unblocked and water level allowed to revert back to its original / natural level.

During the last ten years several eels have been noted in the drain, indeed these seem to benefit from the slightly higher water level in the irrigation season. The irrigation pumping has shown to reduce the water level down by only a small margin and as such it is assessed the irrigation system actually is of benefit to the eels providing a haven in the drier months.

Possible Effect on Surround Wells

The nearest extraction well is some 100m to the south, this being up-stream of the applicant's extraction point and therefore not being effected by the take.

The drain from which the extraction takes place is the first significant surface water in the flow, the water then going directly via Council drains to the Coop Drain. Consequently the applicants are the last commercial user before the Council drainage system, thereby having no effect on any other takes.

Possible effect of Immediate Neighbours

Originally prior to 2004 the extraction point was used for pasture irrigation for the surrounding farm. The applicants placed an electric pump totally enclosed to reduce the noise effect and provide reliability. It was noted that if the water level is allowed to rise too high it seems to have an effect on the immediate parts of land to the west, the water seemingly following up the irrigation pipe alignment. Given this, the level of the water during the last irrigation season has been lowered by approx. 0.3m to ensure there is no adverse effect.

Any land away from the artificial lines is considered not physically affected by the water level as the heavy soils of the area do not allow water to permeate through. Levels have been taken on the water levels at the differing seasons and also at ground level at the neighbours place (Lot 1 DP 12244 / Fisher), resulting in the following:

Invert of pipe through small dam – 14.66m Water level outside irrigation season – 14.78m (average) Water Level irrigation season (summer) – 14.97m Ground level at neighbour's boundary – 15.22m

Given this it is assessed that there should be no unacceptable adverse effect on surrounding properties. Furthermore, to ensure that the water level does not pose an unacceptable adverse effect on the neighbours, the applicant volunteers a condition that the water level in the drain not be artificially restricted to more than 15.0m (Blenheim Borough Datum) in normal flow conditions. This is basically holding the status quo that has existed over the last irrigation season.

Telemetry Data-Logging

Presently the application is checked by way of the applicants manually logging in readings from the water meter. It is anticipated that Council will require a telemetric data logger to be installed.

Investment Value

It is estimated that the pipes and infrastructure have a value of around \$15,000 It is estimated that the established vineyard has a value of around \$750,000 (exclusive of residential dwellings)

The applicants have a long term contract with Mahi Wines, the block being the source of a single vineyard hand pick wine for the last 11 years. Without irrigation water there will be a loss of investment by the applicants and a loss of economic activity for the Marlborough economy.

<u>Wairau Awatere Resource Management Plan</u> Assessment against Objectives and Policies

Section 6.2.1 Objective 1 and supporting policy is concerned with providing abstraction but limiting the rate to protect the life supporting capacity of the water resource. In this regard the minor take requested, and from a source having no commercial effect on any other user, results in negligible effects on the water resource.

Objective 3 and supporting policy are concerned with protecting the Mauri of fresh water. In this regard it is assessed the small increase in water level during the dry season helps the water flora and fauna and it is accepted lwi will be part of the determination process for any significant application.

Section 6.3.1 objectives and policies outline the management regime. In this regard the Irricalc software and its related abstraction limitation result in a mathematical allowance of significantly greater volume than is applied for under this consent. In addition it is anticipated there will be the usual conditions allowing for review of consent conditions if so required in the future.

Marlborough Environment Plan Assessment against Objectives and Policies

Objective 5.1 is concerned with water allocation and use. Management regimes and conditions reflect hydrological and environmental conditions within each water resource.

Objective 5.2 is concerned with safeguarding the life supporting capacity of freshwater resources by retaining sufficient flows and / or levels for the natural and human use values supported by water bodies.

In this regard the small drain is fed year round by a constant spring flow that has continued consistently for the last 13 years, and likely for many more than that. Given the consistent flow and water level encouraged, it is assessed that the application will continue to provide a positive habitat.

Property files have been checked and there is no record of official complaint relating to past water takes from this source.

The matters detailed in the MEP objective and policies are addressed by a combination of Council exercising its decision making powers for the granting of a conditional water permit, along with the compliance of a consent holder with the terms of the consent.

National Policy Statement for Freshwater Management 2014

Both the WARMP and MEP have been established against the requirement not to be contrary to the national policy statements and thus assessment against the WARMP and MEP results in assessment against the relevant national statements and regulations. In this regard the minor effect shows compliance with the overall intent of the NPS.

Assessment against Part 2 of Resource Management Act

Part 2 sets out the aims of the act including:

- 1) Promote sustainable management of natural and physical resources. The application as presented is assessed to meet this aim in that it has minimal adverse effect while helping provide the owners for their social and economic wellbeing and providing for the economic wellbeing of the Marlborough region.
- 2) <u>Items of National Importance.</u> It is assessed there are no matters of national importance relative to this application.

Yours faithfully

Perry Gilbert

Surveyor / Director

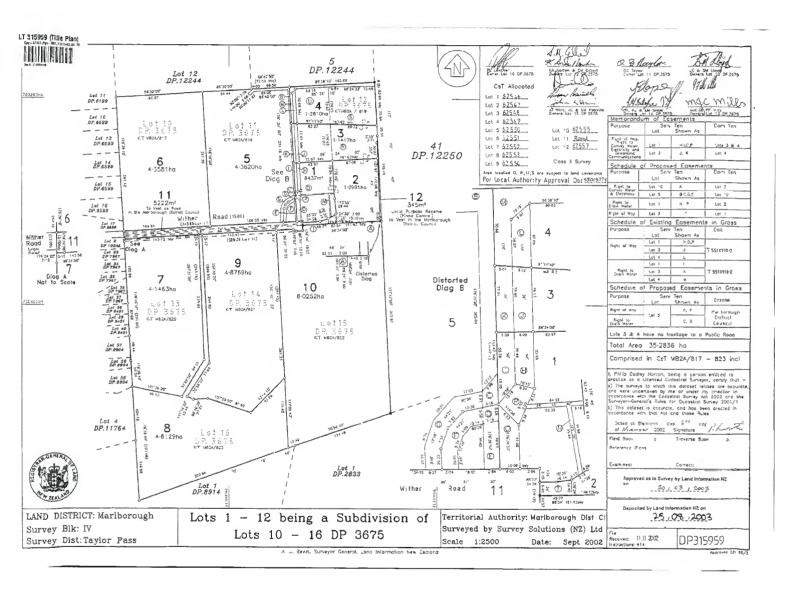
J.M.M.



The accompanying malerial has been released by Council from its information repostories. Council does not accept any responsibility for the initial and ongoing accuracy to the malerial. It is the responsibility of the recipient to make such checks as the recipient considers appropriate to ensure accuracy. Services layers are schematic only and actual positions and level should be confirmed from Councils's hard copy records.



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Identifier

62546

Land Registration District Marlborough

Date Issued

25 August 2003

Prior References

MB2A/819

Estate

Fee Simple

Area

8437 square metres more or less

Legal Description Lot 1 Deposited Plan 315959

Proprietors

Lee Alexander Gilbert and Dawn Gilbert as to a 1/2 share

Perry Mason Gilbert, Stephanie Mary Gilbert and Dew & Company Trustee Services Limited as to a 1/2 share

Interests

Subject to a right of way in gross over part herein marked H, O and P and a right to drain water in gross over part marked I both on DP 315959 in favour of the Marlborough District Council created by Transfer 5510910.2 -7.3.2003 at 9:00 am

5704037.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.8.2003 at 9:00 am 5704037.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 (DP 315959) - 25.8.2003 at 9:00 am

Subject to a right of way and right to convey water, electricity and telephonic communications over part marked H, I, O and P and a right to drain water over part marked N and P all on DP 315959 created by Easement Instrument 5704037.11 - 25.8.2003 at 9:00 am

Appurtenant hereto is a right of way created by Easement Instrument 5704037.11 - 25.8.2003 at 9:00 am Some of the easements created by Easement Instrument 5704037.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 5769496.2 - 20.10.2003 at 9:00 am





Search Copy

Identifier

62547

Land Registration District Marlborough

Date Issued

25 August 2003

Prior References

MB2A/819

Estate

Fee Simple

Area

1.0991 hectares more or less

Legal Description Lot 2 Deposited Plan 315959

Proprietors

Perry Mason Gilbert, Stephanie Mary Gilbert and Dew & Company Trustee Services Limited

Interests

Subject to a right of way over part marked T DP 315959 created by Easement Instrument 5704037.11 - 25.8.2003 at 9:00 am

Appurtenant hereto is a right to drain water created by Easement Instrument 5704037.11 - 25.8.2003 at 9:00 am Land Covenant in Easement Instrument 5769496.2 - 20.10.2003 at 9:00 am 5873290.2 Mortgage to The National Bank of New Zealand Limited - 23.1.2004 at 9:00 am





Search Copy

Identifier

62549

Land Registration District Marlborough

Date Issued

25 August 2003

Prior References

MB2A/819

Estate

Fee Simple

Area

1.2610 hectares more or less

Legal Description Lot 4 Deposited Plan 315959

Proprietors

Lee Alexander Gilbert and Dawn Gilbert

Interests

Subject to a right of way in gross over part herein marked L and a right to drain water in gross over part marked M both on DP 315959 in favour of the Marlborough District Council created by Transfer 5510910.2 - 7.3.2003 at

5704037.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.8.2003 at 9:00 am 5704037.2 Certificate pursuant to Section 321(3)(c) Local Government Act 1974 (DP 315959) - 25.8.2003 at 9:00 am

Appurtenant hereto is a right of way and right to convey water, electricity and telephonic communications created by Easement Instrument 5704037.11 - 25.8.2003 at 9:00 am

The easements created by Easement Instrument 5704037.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 5769496.2 - 20.10.2003 at 9:00 am

5769496.4 Mortgage to (now) Westpac New Zealand Limited - 20.10.2003 at 9:00 am





Search Copy

Identifier

Date Issued

MB6C/757 Land Registration District Marlborough

20 February 2002

Prior References

MB2A/816

Estate

Fee Simple

Area

2.0480 hectares more or less

Legal Description Lot 5 Deposited Plan 12244

Proprietors

Edwin Mabin Headley Harris and Susan Mary Campbell Harris

Interests

5157744.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.2.2002 at 9:00 am Subject to a right of way, right to convey electricity, telephonic communications and water over part marked R DP 12244 specified in Easement Certificate 5157744.25 - 20.2.2002 at 9:00 am

Appurtenant hereto is a right to drain water, right to convey electricity and water specified in Easement Certificate 5157744.25 - 20.2.2002 at 9:00 am

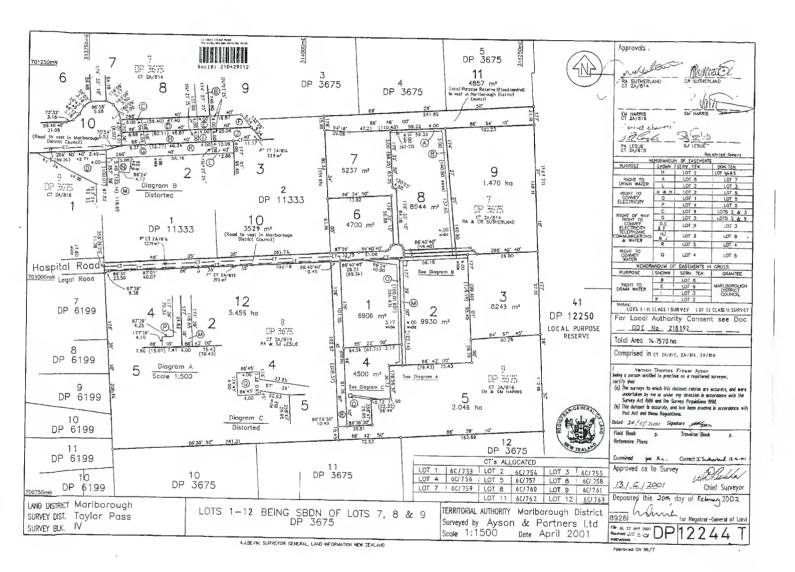
The easements specified in Easement Certificate 5157744.25 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way in gross over part herein marked A on DP 304699 to The Marlborough District Council created by Transfer 5713109.1 - 2.9.2003 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked B on DP 376256 in favour of Marlborough Lines Limited created by Easement Instrument 7198196.1 - 22.1.2007 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked D on DP 364725 in favour of Marlborough Lines Limited created by Easement Instrument 8165168.1 - 18.5.2009 at 9:00 am

10568627.1 Mortgage to Bank of New Zealand - 23.9.2016 at 12:02 pm



To: Marlborough District Council PO Box 443
Blenheim 7240



Document Number: RAF0010-CI1921

SUBMISSION ON APPLICATION FOR A RESOURCE CONSENT

1.	Submitter Details			
Name	e of Submitter(s) in full			
Electi	ronic Address for Service (email a	address)		
	al Address for Service <i>(or alternat</i> od of service under section 352 o			
Prima	ary Address for Service (must tick	one)		
Electi	ronic Address (email, as above)		or, Postal Address (as above)	
Telep	hone (day)	Mobile	Facsimile	
Conta if appli	act Person (name and designation, icable)			
2.	Application Details			
	Application Details		U	
Applio			U	
Applio Name	cation Number			
Applio Name Applio	cation Number e of Applicant (state full name)			
Applio Name Applio	cation Number e of Applicant (state full name) cation Site Address			
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Applie Name Applie Descri	cation Number e of Applicant (state full name) cation Site Address ription of Proposal			
Applie Name Applie Descri 3.	cation Number e of Applicant (state full name) cation Site Address ription of Proposal Submission Details (please tic	on		

I am a trade competitor for the purposes of section 308B of the Resource Management Act 1991 I am directly affected by an effect of the subject matter of the submission that: a) adversely affects the environment; and b) does not to relate to trade competition or the effects of trade competition I am NOT directly affected by an effect of the subject matter of the submission that: a) adversely affects the environment; and b) does not to relate to trade competition or the effects of trade competition I am NOT a trade competitor for the purposes of section 308B of the Resource Management Act 1991 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. Heard in Support of 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. Siç	gnature		
Signature		Date	
Signature		Date	

6. Important Information

- Council must receive this completed submission before the closing date and time for receiving submissions for this application. The completed submission may be emailed to mdc@marlborough.govt.nz.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- Only those submitters who indicate that they wish to speak at the hearing will be sent a copy of the section 42A hearing report.
- If you are making a submission to the Environmental Protection Authority, you should use form 16B.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A
 of the Resource Management Act 1991.
- If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5
 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings
 commissioner or commissioners. You may not make a request under section 100A of the Resource Management Act 1991
 in relation to an application for a coastal permit to carry out on activity that a regional coastal plan describes as a restricted
 coastal activity.
- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who
 is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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.