

Before the Hearing Panel

Under the Resource Management Act 1991

In the matter of applications by Cromwell Certified Concrete Limited to the Otago Regional Council and Central Otago District Council for discharge permits, a water permit and a land use consent relating to expansion of an existing quarry at 1248 Luggate-Cromwell Road

Statement of Evidence of Malcolm Little

For the Hayden Little Family Trust, Nicola and Bryson Clark, and Amisfield Orchard Limited

8 December 2021

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**anderson
lloyd.**

Introduction

- 1 My full name is Malcolm James Little. I currently reside at 84 Felton Rd RD 2 Cromwell.
- 2 In preparing this evidence, I have reviewed the respective applications for resource consent and the supplementary information provided by the Applicant. I have also reviewed the Submitters' submissions¹, evidence and corresponding photos and videos.
- 3 I have reviewed the following evidence from the Applicant:
 - (a) Ruth Underwood (horticultural); and
 - (b) Fraser Colegrave (economic effects).
- 4 I have visited the Site and its surrounds and on numerous occasions since 2016
- 5 While I have significant expertise in horticultural matters discussed in this evidence, I have not presented this evidence as an expert given my close relationship to the Submitters.

Qualifications and Experience

- 6 I hold a Bachelor of Agricultural Science majoring in Farm Management and Rural Valuation from Massey University. I am a retired Registered Valuer but retain my New Zealand Property Institute membership.
- 7 I have five years' experience with the Rural Banking Corp and 30 years' experience as the General Manager of Agribusiness at SBS Bank. In this role, I was responsible for the management of the Agribusiness Division's lending and investments with staff and clients throughout New Zealand. I have expansive background in Agribusiness both industry wise and practical management. In particular SBS Bank funded more than 40 orchard and vineyard operations in Central Otago involving ongoing financial and management reviews of existing clients and analysis of new proposals.
- 8 I left banking 8 years ago and until July this year, was the managing director of Parkburn Management Ltd which contract managed 14 cherry orchards. I have personal rural experience and investments in sheep and beef farming and forestry in Southland. Over the past 20yrs I have owned and/or

¹ For the Hayden Little Family Trust, Nicola and Bryson Clark, and Amisfield Orchard Limited

developed 10 cherry orchards, an export cherry packhouse, and one vineyard

- 9 I now work as a self-employed cherry orchardist and oversee family orchards. I am a shareholder director of Pure Pac Ltd, an integrated packhouse and export marketing company formed by seven passionate cherry growers based in Cromwell, Otago.
- 10 I no longer have an ownership interest in the Submitters' properties. However, I drafted the Amisfield Orchard Ltd (**AOL**) and Hayden Little Family Trust (**HLFT**) submissions on the Applications. please note the HLFT land is now owned in a partnership, being Hayden and his partner Tessa Nyhon

Executive Summary

- 11 The long term highest and best use of the expansion site and its surrounding landholdings is for horticultural uses. As discussed in Mr Weaver's evidence, cherry growing in these locations can derive significant investment returns, and this is an industry activity which is iconic to this region / New Zealand. The mining of this small expansion area is comparatively very short term (approx 6 yrs at max annual output) and will render the sites next to useless for horticulture, which is an infinite use of valuable food producing land.
- 12 Neighbouring properties commenced their business plans a few years before the expansion area was purchased by the Applicant and have every right to implement their development plans without suffering adverse effects from the proposed expansion by the Applicant. The existing consented quarry has a limited economic life and the neighbouring sites invested and planned for that to be a tolerable outcome (other than receiving considerable dust beyond which it considers to be within conditions of consent).
- 13 Apart from an initial meeting with affected parties to provide an incomplete draft of their expansion proposal, there has been no attempt to meet and understand our business plan which includes a dwelling, seasonal workers accommodation (camps) and significant crop protection structures on their door step. We conveyed all our concerns by email and received no meaningful dialogue in response.
- 14 The Applicant has conducted a hive of activity recently to get its house in order after significant neglect of bunds, trees, pests (rabbit infestation), dust containment, a major breach of their consent (including encroachment onto HLFT land) and failing to complete boundary fencing and tree planting RC

conditions. Attached as **Appendix A** are photos of the bunds demonstrating their neglect and the damage following the rabbit infestation taken on 22 May 2021. Attached as **Appendix B** is an email chain regarding the encroachment onto HLFT Land.

- 15 In respect of this encroachment, the Applicant had to be trespassed from the encroached land as it conducted unauthorised quarrying activity. Attached as **Appendix C** are photos of the encroachment area taken 12 November 2021.
- 16 The clock should be 'reset to zero' given this application is for an almost 3 fold increase in production and an expansion beside developed properties. The minimalistic 2015 consent is being replaced so the existing site should also be assessed and subject to the same scrutiny as a start-up application.
- 17 The proposed expansion area is, by comparison to other large scale quarry operations, a relatively minor extractive site and with adequate setbacks from neighbours, effectively no quarrying would be possible.
- 18 Significantly increased outputs and minimal setbacks (25m) proposed by the Applicant from the existing and expansion area (other than now 50m to Clark boundary), are very likely to subject houses, businesses, horticulture structures, seasonal accommodation and people to dust nuisance, adverse air quality and health effects, and continual machinery noise. These adverse effects will adversely affect productivity of a high quality and premium regional product.
- 19 In the recent Fulton Hogan, Templeton resource consent, two commissioners imposed a 200m quarrying set back from houses and 500m from crushing plant. The Applicant proposes 25m in our dryer, winder and mountainous location with existing/proposed dwellings, storage business and export cherry orchards on its boundary. I suggest that a similar approach to that case should be applied in this instance, to ensure existing sensitive activities are protected.
- 20 The proposal will result in economic losses due to the effect of dust on adjacent crops and protective infrastructure, coupled with added cost of maintenance, which could be substantial.
- 21 There is no ongoing best practice rehabilitation proposed, and as per the existing site the vast majority of the quarry will be exposed surfaces. AOL and HLFT have no doubt the self-monitored measures proposed to confine dust within 25m of active surfaces will fail. A sudden >50 km/hr wind at 2am on Sunday morning would require an entire site automated irrigation system.

- 22 The subdivision of this land was to accommodate horticulture /viticulture /lifestyle for the benefit of the region and CCCL's application to quarry amongst the now developed titles with virtually no setback shows no consideration or understanding of the adverse effects on horticulture and neighbours.
- 23 Proposed landscaping bunds are minimalistic with dryland native weeds, no long term irrigation or tree screening (see **Appendix A** showing current examples of such 'mitigation' on the Applicant's south boundary). I consider that these proposed bunds will create a frost environment on receiving nearby residential / lifestyle properties, which will significantly reduce horticultural capabilities; hence the highest and best use income will be compromised and therefore adversely affect property values.
- 24 AOL and HLFT'S view is this additional land should never have been purchased for quarry expansion because the Applicants were never going to be able to reduce the effects on neighbours to less than minor, without acceptable setbacks. Other quarry resource consent decisions support this view. The Applicant is living in the past and did not conduct adequate due diligence on the effects on neighbours.

Existing cherry orchard business

- 25 I have been involved in the development and growth of cherry orchards on the AOL Land and the H&T Partnership land since 2016, and on other orchards over the past 20 years.
- 26 These Submitters' orchards together now supply premium cherries to both the national and international market. Ongoing development of the land to allow for increased production and capacity is planned, including through the provision of seasonal worker accommodation onsite (further detailed below).
- 27 The size and nature of these extensions have been carefully considered, balancing site suitability and constraints, as well as business and economic considerations. These will also ensure cash-flow to support the significant investment required, mitigate the risks of producing a crop that is highly susceptible to a range of climatic events, and sustain the business until the new trees become productive.
- 28 Successful commercial growing of cherries requires very specific growing conditions. They require a temperate climate, with a mix of cold winters (to assist fruit set for the coming crop). The trees need approximately 1000 hours at a chilled temperature of below 7°C to maintain winter dormancy. Insufficient 'chilled units' can significantly cause delayed and prolonged bud

burst. Cherries also require hot, dry summers to ensure full size growth, ripening and production of high sugar levels. The best sites need to be free-draining, cherries do not like wet feet so prefer rich, fertile, alluvial soils and not heavy, compacted soils. Sites are preferably protected from seasonal frosts, (particularly during spring and summer) and limited summer rainfall. Any prolonged soil saturation and/or moisture on the cherry surface causes osmotic fruit swelling, drawn in by high sugar content during ripening, swelling the skin and causing cracks, increasing susceptibility to pest and disease infiltration. Access to water for irrigation during summer fruit ripening and harvest is also critical for fruit maturity and maintenance of general tree health.

- 29 Ideal growing conditions would provide protections from:
- (a) frost particularly any severe events causing tissue damage and from bud burst through to mature ripe fruit. Mitigate by site selection and frost fans
 - (b) wind, (by shelter from natural landscape, wind breaks and netting);
 - (c) Pests - protection from natural predators like birds (achieved by complete bird netting cover); and
 - (d) Rain - free draining soils to reduce excessive water uptake causing fruit cracking, use of helicopters to dry fruit and rain covers to shield the fruit and move rain from the root zone.
- 30 The Submitters' cherry orchard sites were selected for these very qualities. I also consider that the proposed expansion area for the quarry exhibits similar factors, ideal for further cherry orchard expansion.
- 31 The Submitters' blocks are expected to produce over 130 metric tonnes of cherries each season once in full canopy and employ 3 full time equivalent employees and 30-40 seasonal staff.
- 32 Fruit is sorted and packed in a part owned packhouse employing over 70 seasonal staff plus 5 full time management/admin and sales/marketing staff on a local orchard site contributing further to the local economy.
- 33 We currently supply the following markets – NZ domestic, Taiwan, China, Vietnam, Thailand, USA, Hong Kong, Europe, Pacific.
- 34 There is current significant market opportunity for growth. Currently the global cherry fruit demand exceeds New Zealand fruit supply. The New Zealand cherry industry has doubled its annual production in the last five

years and with planned new orchard developments is expected to double again in a further six to eight years' time.

- 35 Development of worker accommodation is however a limiting factor. One of the widely acknowledged constraints for horticulture is access to seasonal labour, and as our operation grows, so too does this challenge. A key contributor to this restraint is access to suitable seasonal worker accommodation, at a justifiable capital cost. Recent growth of residential development within the wider Cromwell township / basin has seen seasonal accommodation facilities close and the land used for property development. Further adding to this dilemma is a community-driven restriction and ultimately ban, on freedom camping (particularly around Lake Dunstan). The H&T and AOL proposal for accommodation detailed in my evidence further below includes making a significant investment in an onsite solution.
- 36 RSE workers are required to be housed under a roof not in camps while kiwis and backpackers are typically accommodated in seasonal workers camps (ablutions, kitchen/dining, huts, glamping tents, caravans in powered and unpowered sites Accommodating these people away from the Cromwell township takes some of the concerns out of the local township, while continuing to benefit from the retail spending on food and other essential services. As indicated above, the accommodation will also support other horticultural and viticultural operations which can utilise the workers' accommodation outside of the cherry picking season.
- 37 In order to retain its premium position in the international market, the local cherry industry must retain a focus on high value fruit, which requires growers to rely on the District Plan to uphold their right to lawfully operate and to ensure sufficient land is managed and protected for economic production.

Land use in the Pisa area

- 38 Land use in the Pisa area is comprised of a range of rural production and other uses. Rural production activities include orchards (predominantly cherries but also other summerfruit – apricots, peaches, nectarines, plums, apples and pears, viticulture, and pastoral farming, as well as packing and processing activities to support horticulture and viticulture.
- 39 This area is characterised by a number of reasonable sized fruit shops and summerfruit orchards. These are 'quintessential' to the Central Otago brand.
- 40 As discussed in Mr Weaver's evidence, productive capacity is based on a range of factors and the requirements of different crops, and is not limited

to high-class soils as defined in the LUC system. The Site and its surrounds (including already used for orchards) are suitable for high value crops for which Cromwell is known (including cherries).

- 41 Quarrying on the expansion land would be a wastage of good agricultural soils, as well as affecting existing orchards and future planned orchards adjacent to the quarry, due to off-site quarrying effects.
- 42 I consider that it is of the utmost importance to the Region's identity and economy to promote retention of the primary productive capacity of these soils and avoiding uses that remove or undermine their role in that capacity. Productive land is under threat and we have a duty to cherish and protect it for future generations. We have already lost a lot of this precious resource. What we give up today is lost forever. If healthy soil resources are lost, they are not renewable in a human lifetime

Adverse effects of quarry dust on adjoining orchards

- 43 As stated in Ms Underwood's evidence, there is little information on acceptable levels of dust on cherry or other crops. I would add to this that there is also no precedent from other quarry resource consent or plan change applications that proposed such a limited setback on the boundary of a modern export cherry orchard in NZ.
- 44 Ms Underwood's estimate of dust travel has no research or trials to back it up. The dust trapping capabilities of bird nets is unknown. The orchards are on terraces below the quarry and intensive planting systems, and have trees almost half the size of the traditional trees – these aspects seem to have been missed on the guesstimate of dust travel. All of these factors I believe further contribute to increased dust effects beyond those which the Applicant has considered will be created.
- 45 Reference however can be made to a thesis on this issue by P R McCrea 1990 Lincoln University - specifically Chapter 2. This confirms the effects of road dust on horticulture but not specific quantum.
https://rcaforum.org.nz/sites/public_files/images/Effects%20of%20road%20dust-McCrea-1990.pdf

History of site development

- 46 The quarry expansion title was purchased after the development of the adjoining Amisfield Orchard Ltd (AOL) which commenced over 4 yrs ago. The protection structures are largely completed with the final stages of the project to be completed before peak production in year 6 OR 7 namely a seasonal accommodation camp and rain covers (end poles/screw anchors

etc to handle the wind load are already in place to accommodate rain covers)

- 47 For AOL the only non-orchard environment to locate a seasonal workers camp is on the terrace boundary with the proposed quarry expansion with the orchard 30m from the expansion title (being the width of the terrace). A transformer is close by. AOL has no existing dwellings on this site, contrary to evidence by Travis Allison.
- 48 Hayden Little Family Trust (now H&T partnership) has a base comprising a 2 bay workshop and 2 bay storage staff amenities shed, ablution block, and unattached huts/containers (all under 30m²). H&T has formed a horticultural management company and this site will become a contractor's base. It has already developed land and planned to move staff facilities/structures to a seasonal workers camp by the stream on the south boundary of the existing quarry – the rest of this title is planted in 4ha of 2-3yr old cherry trees so as per AOL this is the only non-orchard environment with adequate scope to accommodate seasonal workers. The balance (approx. 2ha) will be planted in cherries with irrigation/potable water lines in place. A transformer for this site is less than 150m away on a paper road.
- 49 Under the CODC district plan Section 4 RRA 4.7.3(viii) seasonal workers accommodation to accommodate up to 60 persons is a discretionary (restricted) activity but Council shall restrict the exercise of its discretion to 6 matters. The matters of discretion are attached as **Appendix D**. Having made application and been successful on a number of seasonal worker's camps, I consider it very realistic / likely these requirements will be met such that consent will be granted.
- 50 Excluding the encroached land being inside the quarry, the H&T property is on the quarry boundary and the existing cherry orchard is 75m from the active existing quarry and the stage 2 planting will be on the boundary; 25m from existing active quarry which is proposing to increase production by almost three fold but not mitigating the adverse effects.
- 51 When considering the cherry development in 2016, the existing quarry had limited economic life so the adverse effects were considered tolerable given relief from dust was not far away and peak production not reached until 2024/25.
- 52 The Applicant has now, after all of this development, sought new consents to increase its output by 2-3 times with corresponding increase in activities from production machinery and trucks/diggers etc.

Dust effects exacerbated

- 53 Both the AOL and H&T Partnership blocks will receive dust from either the westerly or northerly quarters being the two most prevailing winds and downwind of the quarry.
- 54 Both orchards are on terraces below the quarry so particles will be dropping and settling from above unless very strong winds carry 200m and reach the neighbours (I refer to Ms Clark's evidence in respect of her photos/videos showing these occurrences). Attached as **Appendix E** are photos of the quarry site taken 5 December 2021 in 30-40km/hr wind gusts.
- 55 The winds raise quickly in mountain terrain, often exceeding 50km/hr, which means that proposed conditions for 'real time monitoring' in the dust management plan are unlikely to effectively mitigate these adverse effects on very sensitive neighbours. Response time especially at night to prevent dust via water trucks appears very unlikely and in our view would require a total area reticulated irrigation system.
- 56 There are large areas of active surfaces in this quarry due to limited rehabilitation.
- 57 The area is characterised by very low rainfall (<500mm) with Harvest.com sites and other on-line sources showing less rain in winter with heavy falls in warmer months and long periods of hot dry periods in between. The Applicant's dust experts have used incorrect data to say the opposite.
- 58 The setback distance from the existing and proposed quarry is minimal much less compared to other recently consented quarries nearby to lifestyle uses (200m for Fulton Hogan Templeton quarry).
- 59 There is no specific research on the quantum of the effect of dust on a modern cherry orchard. Taking into account the above, it is logical to assume the existing orchards and any future orchards neighbouring this quarry will be subject to adverse effects including:
 - (a) Bird nets being the first layer are 16mm quad/ 4 micro strand rough surface synthetic fibers that will act as a dust collector. Directly under the bird net are retractable plastic film rain covers, in the case of Amisfield Orchard that's 50,000m². When folded they will also collect dust but most will fall on the trees and irrigation micro sprinklers for 10mths of the year. The dust layer on the plastic covers will logically reduce photosynthesis effecting ripening time which could mean missing key markets such as pre-Xmas. Sugar levels are reduced

effecting quality. The ability to clean the structures and surfaces, and what this will cost has not been accounted for.

- (b) Dust on plant material will also reduce photosynthesis with similar effects as per above (no rain washing as covers are rolled out). Orchard micro sprinklers spin is reduced due to dust hence irrigation is affected unless cleaned via labour. Again, this cost has not been factored in.
- (c) Orchards are sprayed over 15 times a year with foliar nutrients, insecticides, growth regulators and fungicides – dust will absorb the chemicals and reduce effectiveness. Consequences include loss of fruit quality and quantity. The detection of a single moth can close a NZ export market.
- (d) Crops have to be picked particularly before rain is forecast normally after a strong northwesterly – staff have already been forced off the orchard during tree planting due to intolerable dust. Loss of production and best market returns are possible.

60 These effects causing reduction or cessation in operations will not just directly affect owners and staff, but the wider economies of Cromwell and Central Otago, in what is a very unique and iconic industry.

Loss of Property Values

61 The Bunds proposed on the western boundary of the expansion land will block the frost flow off the Clark and Davis properties creating a frost load, especially around the Clark's dwelling and storage business.

62 The Clark and Davis properties will be significantly affected if the planned (and permitted) ability to diversify for horticultural uses is compromised. As discussed in the evidence of Mr Weaver, it is estimated that profits for cherry orchards are over \$80,000/ha vs <\$1,500/ha irrigated pasture.

63 Horticultural land sells for >\$100,000/ha compared to pastoral <\$50,000/ha.

64 Valuation of rural land is based on comparable sales and/or the capitalisation of income approach of the 'highest and best' use.

65 Attached as **Appendix F** is a copy of the complaint to ORC dated 16 May 2021.

66 Attached as **Appendix G** is a copy of the approved building platform plans for the HLFT and AOL sites.

Dated this 8th day of December 2021

Malcolm Little

Appendix A – Photos of bunds taken 22 May 2021





Appendix B – CODC emails re encroachment issues

From: Tim Read <Tim.Read@codc.govt.nz>

Date: 28 October 2021 at 11:56:07 AM NZDT

To: Malcolm <malcolm.little@xtra.co.nz>

Cc: hayden.little@hotmail.com

Subject: RE: Boundary fence / encroachment/cherry investment

Hi Malcolm,

I've had a chance to speak with Lee Webster, the regulatory services manager and Oli McIntosh, the senior planner, about the encroachment onto 1286 Luggate-Cromwell Road (SH6) caused by Amisfield Quarry at 1248 Luggate Cromwell Road (SH6).

I explained to Lee and Oli your concerns around the expansion of the quarry and what you want to remedy the encroachment. I explained that you wanted the quarry to remove the covenants restricting the number of households for works accommodation and your desire for additional compensation. Based on those discussions, I have an update for you.

While nothing is stopping you from pursuing the removal of the covenants and compensation via civil action, the council wouldn't have the authority to require the quarry to address these parts of your desired remediation. The encroachment breaches the scope of the 2015 resource consent, which give the council the authority to require the quarry to address the encroachment by restoring the land to its original condition. Because the encroachment is long-standing, it is hard to know what exactly the original condition was, but the restoration plan put forward by Travis Allison would be enough to remedy the breach of the 2015 resource consent.

For reference, the proposed plan includes

- Removing the stockpiles from the encroachment area, bring so the ground level matches that of 1286 Luggate-Cromwell Road (SH6)
- Restoring the topsoil within the encroachment area
- Removing any trees within the encroachment that the quarry has planted, assuming you want them removed
- Grassing the encroachment area down with a razing grass of your choice
- Having a deer fence installed along the boundary of the encroachment area

Before moving forward with this plan, the quarry will need to submit a resource consent to manage the remediation due to the scale of the encroachment. While you can object to the resource consent, if the resource consent provides a way to remedy the breach of the 2015

resource consent, it could be granted but not given effect. This is where it would sit until the hearing for the proposed quarry expansion, which is set to happen in mid-December. I've sent an email to Matt Curran explaining that the council needs to see an application for the proposed remediation on November 1st 2021, it's a tight deadline, but the council believes it's warranted as this issue has been going on for some time.

I've also spoken to Duncan Whyte, providing him with an update on our current standing.

Given your plans for the cherry orchard, I can understand your concerns about the quarry expansion and your desire for compensation and the removal of the covenants restricting residential activity. But, because the covenants and compensation are ultimately a civil matter, they couldn't be included in the proposed remediation for the encroachment. And for your concerns about the quarry expansion, the best place to raise and address these concerns is in the hearings for the proposed expansion.

I hope this email has helped explain where we're at regarding the encroachment; if you have any questions about this email or the encroachment itself, please give me a call on 021 365 956. Alternatively, you can reply to this email.

Kind regards

TIM READ

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FOLLOW US ON

If you have received this email and any attachments to it in error, please take no action based on it, copy it or show it to anyone. Please advise the sender and delete your copy. Thank you.

From: Malcolm <malcolm.little@xtra.co.nz>

Sent: Saturday, 23 October 2021 11:51 am

To: Tim Read <Tim.Read@codc.govt.nz>

Cc: Hayden <hayden.little@hotmail.com>; Landpro Matt <matt@landpro.co.nz>; Duncan Whyte <duncan.whyte@4sight.co.nz>; Amisfield Quarry <info@amisfieldquarry.co.nz>; Murray L <murray.little@cplaw.co.nz>; tess.nyhon@hotmail.co.nz

Subject: Fwd: Boundary fence / encroachment/cherry investment

Hi

Thanks for the meeting yesterday - Hayden's sends his apology as was called away to an urgent work matter so I was acting for the H+T partnership (Hayden and Tessa Nyhon have purchased the property from Hayden's trust outright)

Below is the email thread in regard to the encroachment and breach of consents outlining the trusts position which is not necessarily the partnerships position (this may of changed)

It has taken some time to get any acknowledgment on the consent breaches from CODC and is disappointing it is only now being addressed due to the expansion RC application by the quarry.

This is a clear example of under funding in local govt monitoring and enforcement making a mockery of consent conditions (with neighbours wearing the effects of non complying activities)

Since the last email the quarry entered our property with a 20t digger and started ripping up large volumes of earth without our consent or agreement (after our email below that clearly stated our position)

Luckily our surveyor was there with a drone and alerted us to the activity (the footage is great evidence and making of a good 'current affairs' article)

They were trespassing as they have no regard to neighbours property rights, consent conditions and local govt rules.

As discussed at yesterday's meeting CCCL rejected our proposal to remedy this situation via removal of the covenant condition on the number of house sites.

The orchards commenced a 6 year development plan in anticipation the quarries economic life under its consent was coming to an end.

This was well before the expansion purchase.

One of the objectives for the cherry orchards is to supply seasonal workers accommodation to RSE standards (govt regulation is housing not camps)

We understand a boundary adjustment as part of the solution wasn't possible due to the OIC rules this foreign owned company must operate under including conditions on the purchased land (I believe they may have breached conditions on this purchase unless they have got extensions?)

We were surprised our offer was rejected as the Covenant has little effect in the future or on the pending RC as :

- we can complain about adverse effects from the purchased land
- we can complain about dust from the existing quarry as they have quarried our land
- the orchards can establish seasonal workers accommodation on the boundaries of the quarry for up to 60 people per title/site - that's 120. We would prefer dwellings that have to be set back which appears more palatable with lesser effects to mitigate than camps.

I am sure the partnership is open to a solution but I understand from the partnership the very minimum is the unconditional release or amendment of the covenant in regard to the number of houses on the titles along with an agreed restoration (maybe boundary adjustment if possible) and fair compensation.

Now that the CODC has acknowledged the consent breach it is likely the partnership will commence its own action at the appropriate time but after the planners report is received.

The ball is in the court of CCCL in the first instance to 'right the wrong' with the partnership before CODC /ORC Commissioners/ Environment Court come into the picture

The effected parties have no knowledge of what has been happening between the council planner and the quarry since the RC was lodged so we remain disadvantaged mushrooms (sitting in the dark)

Regards

Malcolm Little (for the H+T partnership)

Sent from my iPhone

Begin forwarded message:

From: Malcolm <malcolm.little@xtra.co.nz>

Date: 15 May 2021 at 10:02:31 AM NZST

To: "Dominic Sutton (Firth)" <Dominic.Sutton@firth.co.nz>

Cc: Amisfield Quarry <info@amisfieldquarry.co.nz>, Oli McIntosh <oli.mcintosh@codc.govt.nz>, Sarah.Davidson@orc.govt.nz, Murray L <murray.little@cplaw.co.nz>, Hayden Little <hayden.little@hotmail.com>, Landpro Matt <matt@landpro.co.nz>

Subject: Re: Boundary fence / encroachment/cherry investment

A bit creative to suggest encroachment from the trust. If you don't fence your boundary it doesn't mean your neighbour has encroached or in control of the land (in contrast to mining a neighbours land without consent from CODC or the land owner)

CCCLs responsibility to define your boundaries especially when mining

Good to hear you intend to fence your land - you don't need our input if just inside the boundary however we will need to see the plan on this if propose to erect on the boundary due to the topography (bluff and creek bed) given suspect difficulties in construction and potential disturbances

The trust expects full restoration of its land to its original state given the trust intends to establish a seasonal workers accommodation nearby (this valuable elevated land is critical to our export cherry business plan)

We also plan, given the regular dust emissions from the quarry to establish a dust monitoring station on the site to protect our staff (refer previous videos and photos sent of the thick silica dust crossing our land)

Please send us the rehabilitation plan so we can assess and forward to our solicitor - it will need to be more detailed and exact than the RC application rehabilitation plan. We have yet to get advice on compensation but that will depend on the restoration

Given your own plans show the trusts land is part of the 'active quarry area' and shows material has been removed from the original state (Landpro aerial site plan) your statement about not mining and only bunding appears incorrect

The entire CCCL expansion RC is flawed and should be re submitted due to this issue and CCCL not understanding or addressing the adverse effects on neighbours

I don't recall any meeting or conversation with CCCL on our export cherry business plans to the extent nothing was included in your RC about the adverse effects on critical areas namely cherry rain covers, bird nets, seasonal accommodation, staff etc

Amisfield Orchard Ltd is not a party to this issue and will deal on its own with CCCL on any RC issues

Accordingly if CCCL is now going to fence the boundary and completing full restoration the trust land to its original state by the end of July the issue is now about this process being completed to our satisfaction and without adverse effects on the trust

Our business plan timelines precludes any further procrastination on roofed staff accommodation that require covenant amendments from CCCL so the trust will be proceeding with seasonal workers accommodation/ huts etc in lieu.

It will be decided what approved dwelling site will be utilised shortly with housing plans completed and Building consent next to be lodged

Accordingly there is no further progress / discussion necessary at this time on building covenants

We await the fencing and restoration plans however this illegal non consented mining is still a major issue in regard to the expansion RC application as it hasn't been addressed in the application as it stands and not likely to be given the indicative time lines unless the Environment Court is necessary

Regards

Malcolm Little (trustee)

Sent from my iPhone

On 13/05/2021, at 10:05 AM, Dominic Sutton (Firth) <Dominic.Sutton@firth.co.nz> wrote:

Dear Malcolm,

We write further to your email below.

We consider that there are two matters to address.

The first is in relation to the boundary encroachment by CCCL of approx. 7,416 sqm into the land in the legal ownership of the Hayden Little Family Trust (located on the southern boundary of the CCCL property that borders the Hayden Little Family Trust land – refer attached plan). This has previously been acknowledged by CCCL and as far as we are aware is the result of a historic encroachment which predates your ownership of the land in Record of Title 772770. There had historically been a misunderstanding of the legal boundary line between the two properties and there are encroachments on the parts of both parties albeit by CCCL to a greater extent. We have been investigating our quarry operations and taking legal advice on our wider legislative and regulatory obligations and on balance rather than pursue a formal boundary adjustment of the encroached areas (as has to date been discussed with you) CCCL will undertake works to realign the fence line to accord with the correct legal boundary and ensure that the encroached area is returned to your control. Such work will involve the removal of the overburden and bunding that has been constructed on the Hayden Little Family Trust land and which CCCL has encroached onto but for the avoidance of doubt CCCL has not quarried any part of such land. CCCL anticipates it will take several weeks to arrange for the fencing works and other works to return the encroached area to your control and from speaking with contractors we would hope to have this completed by the end of July. We would be happy to discuss these works with you as contractors will require access onto the encroached area.

There is also the issue of the part of CCCL's land which the Little Family Trust land has encroached into (due to the location of the fence line and accompanying shelter belt). CCCL will require this land to be returned to CCCL's control and we welcome your comments on also resolving this encroachment so that the correct legal boundary is adhered to along the full extent of the boundary between the two properties.

The second issue you allude to is in respect of the resource consent application CCCL has lodged to seek consent to quarry the expansion land contained in Record of Title 5965. We have endeavoured to discuss with you the potential effects on the land owned by the Hayden Little Family Trust and also Amisfield Orchard Limited and indeed made a proposal last year in the form of an agreement which would see a relaxation of the 2001 restrictive covenant over your land to enable a larger number of dwellings to be constructed (noting that at present the covenant only permits one dwelling on the combined land owned by both the Hayden Little Family Trust and Amisfield Orchard). We acknowledge that you have sought consent for additional building platforms on the land owned by both the Little Family Trust and Amisfield Orchard in the event you can obtain a variation of the existing restrictive covenant. In the absence of reaching agreement with you over such matters CCCL has lodged its consent application with a view to progressing this in accordance with the due process set out by and under the Resource Management Act 1991.

As ever we would be very happy to arrange a meeting with you to discuss any of these matters.

Kind regards,

Dominic Sutton

(Director) Cromwell Certified Concrete Ltd

Travis Allison

(Quarry Manager) Cromwell Certified Concrete Ltd

From: Malcolm <malcolm.little@extra.co.nz>

Sent: Saturday, 8 May 2021 4:57 PM

To: Dominic Sutton (Firth) <Dominic.Sutton@firth.co.nz>

Cc: Amisfield Quarry <info@amisfieldquarry.co.nz>; Oli McIntosh <oli.mcintosh@codc.govt.nz>; sarah.davidson@orc.govt.nz; Murray L <murray.little@cplaw.co.nz>; Hayden Little <hayden.little@hotmail.com>; Landpro Matt <matt@landpro.co.nz>

Subject: Re: Boundary fence / encroachment/cherry investment

Re RC 150052 CODC and RM 16.108.01 / 02 ORC application

We have recently received the RC notification of Cromwell Certified Concretes (CCC) intention to expand the quarry operation in both size and depth

Going by the content in this RC application it is clear CCC have no intention of mitigating or compensating for quarrying Hayden Little Family trust land as your consent is compromised by additional dwellings for our horticultural operations

The CODC, ORC and our solicitor are copied in so they can see the issues around this and to show the extent of the interaction to date which is no compensation or any remedy has been agreed and no progress made on this since the Jan 2020 email below (15 mths ago)

Legal advice and action for restoration and compensation will be instigated including how this encroachment has been considered in the CCC RC application

Further we request the CODC and the ORC take action on the breach of CCCs existing consent conditions and the quarrying of land without consent (as you readily would with a farmer who dug a large hole without consent)

We also request the information herein be considered in relation to the CCC RC application as our land is clearly shown as part of their mining operation and question the validity and acceptance of the CCC application given there is no consideration given to the mining of a neighbours land (appears you can just about do anything with no action taken as is the case with ORC dust complaints)

Please outline what action CODC and ORC intend to do as we are very concerned about our H+S liability after seeking advice and believe the first action on this non consented activity is to seek an abatement notices etc from the councils

Await a response ASAP from both councils as require it for our submission due 25/5 and for consideration as to further action on H+S, RC hearings etc

Regards

Malcolm Little (trustee)

Hayden Little Family Trust

Sent from my iPhone

On 31/03/2021, at 6:41 PM, Malcolm <malcolm.little@xtra.co.nz> wrote:

Hi

Clarification

1) Your RC (which we haven't seen and understand is incomplete) will have to stand on its merits and we consider this a separate issue that existed before your expansion aspirations

2) Hayden Family trust has not encroached on any land as your land is simply outside the fence because it is a steep siding that goes down into the creek - very difficult to fence so the fence was put on the top of the ridge many years ago. It is of no use to us and not being sort other than practicality of the boundary fence.

No issue with us if wish to fence it / keep it

however it may be an advantage for OIC approval to do a boundary adjustment where similar land areas are swapped

3) in contrast the trust land has been physically quarried

4) to compensate we only require a simple amendment to the covenant to allow one building site per title to put in RSE workers accommodation which has to be a dwelling structure to get an allocation under the scheme (can't put them in a camp)

If can't do that will have to do a camp type facilities for kiwis and backpackers which can do of right up to 60 people and equally an issue for your RC application either way

Appears you still need to get OIC clarification if minor areas are still considered a full application - comments at meeting was this was going to be addressed by Govt

Otherwise if able and happy to proceed as we propose then you will at least mitigate both the physical encroachment and current RC condition breach which in return may assist with your RC expansion application

We await your response as per below and if affirmative can meet to sort any finer detail if necessary

Regards

Mal

Sent from my iPhone

On 31/03/2021, at 4:02 PM, Dominic Sutton (Firth) <Dominic.Sutton@firth.co.nz> wrote:

Hi Malcolm,

Thank you for your email of 28 March 2021. We are currently seeking some legal advice and input to your proposals and will come back to you as soon as we can.

Just to summarise our initial thoughts, we are more than happy to rectify the boundary situation. To do this, we understand that we need formal approval from the Overseas Investment Office. This is particularly what we are looking into at the moment, to understand the extent and timeframe for getting that approval. Also, as you have indicated in your email there will need to be a sale and purchase agreement between the parties to cover off the process for surveying the areas of the encroachments and then managing the necessary boundary adjustments and changes to the titles that will follow.

As to the consideration for the boundary adjustments (noting of course that the quarry operation has encroached into your land to a greater extent than your land into ours) this would of course normally be a matter of valuing the separate parcels and calculating a \$rate per square metre for the purchase of the land. I note instead you propose that in consideration for the transfer of your land to the quarry title that we remove the 2001 building covenant from your title.

We understand the current covenant states that no more than one dwelling may be erected or placed on any part of your property. However, from your email it appears you intend on establishing further accommodation. If you would like to revisit our offer of redrafting the existing covenant to accommodate your future requirements for the land, we would welcome discussing this with you as part of the discussion over the consideration for the encroached land as well as seeking your support for our current resource consent application.

I note also that you have offered to drive the process to tidy up the encroachments. We would be more than happy for you to take charge of drafting the necessary contract documents for our review and/or getting the survey work underway and of course we would be happy to cover such reasonable costs if we can get an understanding from you as to what these might likely be.

Please let us know if you would like to discuss this further and we can arrange a meeting. In the interim, we will await feedback from Legal on the next steps, timeframes and costs, particularly in relation to the Overseas Investment Office's requirements.

Regards

Dom Sutton

(Director, Cromwell Certified Concrete Ltd)

<image001.jpg>

Dominic Sutton | Head of Southern

D: +64 27 283 7188

PO Box 20038, Bishopdale, Christchurch 8543

Dominic.Sutton@firth.co.nz | www.firth.co.nz

<image002.jpg>

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From: Malcolm <malcolm.little@xtra.co.nz>

Date: 28 March 2021 at 10:04:02 AM NZDT

To: info@amisfieldquarry.co.nz

Subject: Re: Boundary fence / encroachment/cherry investment

Hi

The trust has had no response to this email other than a comment at our consent meeting that this was held up due to OIC rules but these have now been changed in regard to minor land areas

At the time of this email the quarry's economic life was coming to an end under the existing consent

The proposed new resource consent is a concern as you propose to go deeper and continue operating the quarry for a number of years accordingly we have concerns in regard to this encroachment on our Health and Safety liability etc

It would appear to be of benefit to resolve this before any resource consent is applied for

as you are illegally operating a quarry on our land so are in breach of numerous consent conditions until it's resolved

We are also entitled to complain about dust etc because it's our land

Accordingly we require the proposal below be agreed to and the necessary documentation signed to action the solution within 15 working days or the trust will have no option but to take legal action and escalate this issue with CODC and ORC

In the meantime we request you stop all activities on our land until this is resolved

Secondly in regard to both the Hayden Little Family Trust and Amisfield Orchards Ltd we understand that you have been requested to mitigate the quarry effects on:

- 1) our cherry orchards trees and rain / bird cover structures
- 2) approved building site

We also give notice that Amisfield Orchard intends to establish a seasonal workers camp including amenities/huts etc along our west boundary and a transportable dwelling is being looked at

Accordingly we would expect to have a discussion with you on this to understand the intended developments and the effects your proposed quarry expansion will have on them.

(otherwise it's difficult to see how you could report effectively on this issue to local councils)

Regards

Malcolm Little (trustee)

Sent from my iPhone

On 21/01/2020, at 4:03 PM, info@amisfieldquarry.co.nz wrote:

Hi Malcolm

This is out of my hands and have forwarded it on to the appropriate people for consideration.

Ether myself or someone else will be in contact with you.

Regards,

Travis Allison

Quarry Manager

Amisfield Quarry

03 445 1492

0272 480 192

From: Malcolm <malcolm.little@extra.co.nz>

Sent: Tuesday, 21 January 2020 12:20 PM

To: info@amisfieldquarry.co.nz

Cc: hayden little <hayden.little@hotmail.com>

Subject: Re: Boundary fence / encroachment/cherry investment

Hi

Now the fencing is completed we would like to progress the boundary adjustment to correct the encroachment / loss of the terrace land

We propose a new boundary following the existing new fence

This will create new titles - have just done one at Bannochburn and while not an issue for approval as minor we still have the Surveyor/LINZ etc. Still effectively a subdivision process

We are happy for the compensation to be the removal of the building covenant on the new title being of little consequence to yourselves but potentially a help for us to build seasonal workers accommodation

Imagine this tidied up will assist in any new resource applications

I am happy to drive this given I can get it done a lot cheaper than most people

First thing is to get a basic subdivision plan done on the new fence line and S+P agreements to buy and sell the land

Please confirm if you wish me to proceed as above to tidy this up

Regards

Mal

Sent from my iPhone

On 9/08/2019, at 5:20 PM, Malcolm Little <malcolm.little@xtra.co.nz> wrote:

Hi

Please see attached invoice for the boundary fencing as agreed

Regards

Mal

On 28 May 2019 at 09:32 Malcolm Little <malcolm.little@xtra.co.nz> wrote:

Giddy

QUOTE re sth/east quarry boundary fence - approx 700m. Excluding GST

Posts 60 @ 19	\$680
Strainers/stays 5 @ 80	\$400
Netting 3.50/m	\$2,450
Rabbit net 3.20/m	\$2,240
80 Hrs @25/hr	\$2,000
Total	\$7,770 \$11/m

Own gear - not charged.

\$11/m is half the contract rate

Regards

Mal

On 27 May 2019 at 09:24 info@amisfieldquarry.co.nz wrote:

Hi Malcolm

Thank you for sending that through I have passed it on to Brian McNulty for him to view and consider.

If you could supply a quote for the boundary fence would be great and I will pass this on also.

Brian or myself will be in contact within the week.

Regards,

Travis Allison

Quarry Manager

Amisfield Quarry

03 445 1492

0272 480 192

From: Malcolm Little <malcolm.little@xtra.co.nz>

Sent: Monday, 27 May 2019 8:51 AM

To: info@amisfieldquarry.co.nz

Subject: Boundary fence / encroachment/cherry investment

Gidday

Three issues to go over

1) Boundary fence - as you may know the quarry consent conditions are to rabbit fence and plant out the east/south boundary with our property. We have been ripping up Haydens block to develop into paddocks and cherries. RVC will get the discing done next week at which time visits from your furry tenants are going to cause some issues. Of course you can't easily fence/plant the boundary due to the encroachment without some serious work.

Accordingly we propose to fix up and rabbit fence the existing fence which is on both our properties rather than request one on the exact boundary and reverse the encroachment.

Due to the fence being partially buried, likelihood we will graze valuable bloodstock on these paddocks and with the historical rabbit shooting by all and sundry, we also propose to put some deer posts/top up netting along these boundaries (with signs).

We propose you cover the costs given the issues with this boundary are not of our making - if in agreement will send you a quote on this work (will do ourselves so wont be significant)

2) Encroachment - I know the vendor was not happy when discovered (the sale to us was in question due to this issue). It is a major breach of consent not to mention the legal issues. As discussed at the meeting it was the only high building site possibility down that end of the property - it is difficult to visualise what it would have looked like in original state and the quarry back the required headland / tree plantings.

Whatever the encroachment will have reduced the property value. We need to discuss this issue/options but not as pressing as the above

3) Expression of interest in the Amisfield Orchard block sale next door.

We are offering this to cherry investors and/or people looking for lakeside living

The proposal is with or without packhouse shares / Orchard management company shares (most buyers aren't equipped to be orchardists). It is likely we would redo the boundary to go straight down from the gate to the lake particularly if you bought it given your ambition to quarry above it (approx area 5.75ha)

The value is broken down as follows :

4 ha of cherry orchard at \$450k/ha - \$1,800,000 (usually \$500k/ha but needs bird nets at \$30k/ha and will only be first small crop)

Lakeside building site / balance - 500,000

Total excludng shares \$2,300,000

Orchard Management Shares 80,000 - estimate subject to plant valuation

Pure Pac Shares 320,000 - 5% of shares subject any changes in company position

Total \$2,700,000

Attached is a cashflow budget for the proposal. We can support this with the results of our two lakeside properies to the south that returned a net profit of \$80,000/ha. We benefit from selling direct to Chinese buyers under our own Packhouse brands - no middleman

Accordingly we expect to net \$270,000/year from 2022/23 on this cherry block - in excess of a 12% return on orchard value (excluding the house site / share values).

Packhouse is budgeted to return >15% or an additional \$48k return on this shareholding however the company goal is to repay the debt so no dividend is envisaged (\$2m debt/ >\$6m value).

The Orchard Management company doesnt make profits but provides cost effective management.

Summary

1) please inform you are happy for us to quote the boundary fence as above - we would like to get onto this in about a weeks time

2) indicate if your company wants to consider further the purchase of the cherry orchard / shares - the above gives you an adequate broad overview. Note the other shareholder (solicitor uncle) would have to agree to sell but has been briefed

Regards

Malcolm Little

Hayden Little

Appendix C – Photos of encroachment area taken 12 November 2021

Peg indicates boundary with quarry



Taken from above - recent digging
leading to trespassing



Taken from above



Appendix D - RRA 4.7.3(viii) seasonal workers accommodation matters of restricted discretion

4.7.3 (viii) Seasonal Workers Accommodation Seasonal workers accommodation to accommodate a maximum of 60 persons is a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the following matters:

- 1. Visual effects.*
- 2. Management of the adverse effects of noise.*
- 3. Management of the adverse effects of activities conducted on site that are incidental to the seasonal workers accommodation.*
- 4. The effect on the safe and efficient operation of the roading network and the provision of parking.*
- 5. The management regime for the operation of the seasonal workers accommodation.*
- 6. The provision of water, wastewater, electricity and telecommunication services.*

**Appendix E – photos of quarry site taken 5 December 2021 in 30-40km/hr
wind gusts**







Appendix F –ORC complaint

From: Joseph Fraser <Joseph.Fraser@orc.govt.nz>

Date: 17 May 2021 at 8:45:16 AM NZST

To: hayden little <hayden.little@hotmail.com>, Pollution <Pollution@orc.govt.nz>

Cc: Maggie Dodd <Maggie.Dodd@orc.govt.nz>, Legal <legal@orc.govt.nz>

Subject: RE: I've shared a folder with you on OneDrive CCCL dust pollution

Hi Hayden,

Thanks for your email and detailing your concerns. As discussed, we will review your queries and respond in due course.

Regards,

Joseph.

From: hayden little <hayden.little@hotmail.com>

Sent: Sunday, 16 May 2021 10:00 p.m.

To: Joseph Fraser <Joseph.Fraser@orc.govt.nz>; Pollution <Pollution@orc.govt.nz>

Subject: I've shared a folder with you on OneDrive CCCL dust pollution

To who this may concern

Good afternoon,

Background info.

Address: 1286 Luggate Cromwell road.

I own a cherry orchard on south and east boundary of CCCL (Cromwell Certified Concrete Limited) quarry.

Approx 3.8 ha, 3800 trees and 4ha of irrigated pastoral land within 30m of quarry activity on the south end. To the east there is 5 ha 4500 trees and workers accomodation, accomodating up to 60 workers on both titles.

Since established, there has been ongoing effects to my orchard in the form of fine dust settling into my sprinklers and minimised foliar fertiliser absorbing rate, decreased disease control and decreased photosynthesis.

Due to this there has been extra labour costs and tree deaths due to the above causes, not to mention the adverse health affect of RCS dust on stock, contractors, myself and my family.

Attached are some dust videos and pictures to help you understand the major problem occurring.

Can you please answer the following

Under the OIA (official information act)

1. Can I please have the report from which Joseph came and took gps location and pictures of sprinklers not working pictures off dust on foliar from dust contamination that come from CCCL quarry?

2. On the third time ORC pollution control came out to the property they seen first hand the dust pollution onto my irrigated pastoral land, stock and cherry block. ORC took more photos for proof or evidence.

How come the result was unsatisfactory of an infringement notice to CCCL?

3. The response I got when I asked ORC how they got on was..let me quote "when I stood in your orchard I could not feel or see any dust landing on me or your trees" how is this sufficient when RSC dust is less than 15 microns, my understanding of that would mean you would need a microscope to see the dust on the leaves or yourself and the dust particles are to light for the human nervous system to feel when these particle land on you. How was this an effective way to measure dust pollution on to productive land?

4. When the last email was sent(I have forward it in to email) why no reply?

5. What measures are you taking to date?

6. Does the current on site manager of CCCL hold the correct quarry mangers certificate?

7. How come ORC have not given an infringement notice to CCCL?

8. I Have recorded at-least 4 complaints against CCCL majority have been made through the ORC hotline and might be under other names like MCnualty quarry, Amisfield quarry can I please have all the recorded complaints from ORC against CCCL.

The covenants are void due to CCCL mining and working on our land.

To view my folder, click this link:

<https://1drv.ms/f/s!AhkZbAqF74VVjzWJ0Rgd4JcdMnFN>

Looking forward to hearing back from ORC

Cheers Hayden

Sent from my iPhone

Begin forwarded message:

From: hayden little <hayden.little@hotmail.com>

Date: 22 April 2021 at 12:27:27 PM NZST

To: joseph.fraser@orc.govt.nz

Subject: Quarry infringement

Hey.

Getting in contact on how you are going with your investigation with quarry and orc infringement notice too the quarry. spoken to you 2 weeks ago at my 1286 Luggate cromwell highway property, Where you gatherd evidence to proceed with infringement. Also too your and orc disposal for evidence are all the neighbours photos and videos dating back at-least 6 months. The best ones have been already sent too orc with complaint dating back 6 months

Have attached my animal photos from last dust event.



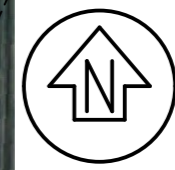
Sent from my iPhone

To view my folder, click this link:

<https://1drv.ms/f/s!AhkZbAqF74VVjzWJ0Rgd4JcdMnFN>

Sent from my iPhone

Appendix G –approved building platform plans



- NOTES:
- Proposed platform extents shown with yellow lines, existing site boundaries shown with thick black lines, & existing easements shown with green lines.
 - Vineyard shown over Lot 1 DP 508108 has been replaced with cherry orchard.
 - Background aerial photo obtained from CODC Intramaps.

APPROVED 21/09/2020
RC200251

D. Mackay

Planning Officer

REVISION	AMENDMENTS	DATE

C. HUGHES & ASSOCIATES LTD
 Surveying and Resource Management • Central Otago

CROMWELL 17A MURRAY TERRACE P.O. BOX 51 03 445 0376	WANAKA LEVEL 3, 80 ARDMORE ST P.O. BOX 599 03 443 5052	
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www.chasurveyors.co.nz

Project:

Lots 1 and 2 DP 508108
 1286 Luggate-Cromwell Road
 Hayden Little Family Trust

Title:

Proposed Residential
 Building Platforms

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 The Contractor shall verify all dimensions on site.

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Scale: 1:1500 (A3)

Job No: 5669	Drawn By: CRH	Datum: -
Drawing No: C1489	Sheet No: 1 of 1	Revision: -
		Date Created: August 2020

Location Plan

Created Date: 17/08/2020
Created Time: 5:12 PM
Created By: anonymous



Scale: 1:7500
Original Sheet Size A3

Projection: NZTM2000
Bounds: 1304568.21520653,5016209.56037958
1307111.29682227,5017693.73628561

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