

## Robyn Burns

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**From:** Philip McKay <Philip.McKay@mitchelldaysh.co.nz>  
**Sent:** Wednesday, 24 November 2021 10:27 pm  
**To:** Laura Bielby  
**Cc:** Robyn Burns; Jade Magrath  
**Subject:** FW: RM210103 Springhill Subdivision - Revised staging of lot 129  
**Attachments:** Springhill Subdivision - Response To PDP Assessment.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

FYI Laura,

E-mail below just received tonight providing a response to the PDP assessment and additional information regarding reverse sensitivity.

I have almost finished the notification report and will forward for review first thing in the morning. I have made references to this e-mail below in the notification report.

Kind Regards

Phil

 **Philip McKay**  
Associate

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**From:** Jason Kaye <jason.kaye@developmentnous.nz>  
**Sent:** Wednesday, 24 November 2021 9:19 PM  
**To:** Philip McKay <Philip.McKay@mitchelldaysh.co.nz>  
**Cc:** Robyn Burns <robyn.burns@chbdc.govt.nz>  
**Subject:** RE: RM210103 Springhill Subdivision - Revised staging of lot 129

Dear Phil,

Thank you for sharing the PDP report. We have taken the opportunity to review the report and the attached provides a response outlining concerns that we have identified with that assessment.

We note the conclusion within section 5.4 of the PDP report that the effects of nitrogen leaching from the site are assessed as being less than minor (albeit that the assessment scale is not specified and the intent or relationship of this classification to notification is not defined). The secondary suggestion that systems will not be operated as required, in terms of cut and carry, leading to the potential for greater effects is rather speculative. We can accept a condition and consent notice requirement for operation of cut and carry if this will make you feel more comfortable, with the associated legal presumption that conditions will be complied with.

We note the conclusion that microbial leaching is assessed as having less than minor effects.

As set out in the attached assessment, we are concerned that the potential for effects arising from phosphorous loading have been overstated in the PDP assessment.

We also note the recommendations for restriction of future wastewater systems. While we appreciate the intent and approach of PDP, and we are willing to discuss this further, it would appear that the assessment confirms that the individual systems would be classified as permitted activities by the Regional Resource Management Plan. It is expected that this is sufficient confirmation of acceptability for the purposes of the CHBDC subdivision consent.

Separately, we have received a representation from a neighbouring orchard property in respect of their concerns that their frost fan array will cause detrimental effects on the noise environment of future occupiers. Given the proximity of these fans to an existing house on the application site, it is likely that these fans exist contrary to the requirements of s16 of the Act (and consequently the allowances of Performance Standard 4.9.11 of the CHB district plan).

Matthew Lawson of Lawson Robinson is working with the representative of this neighbouring property to offer restrictions on house placement and design to limit the potential for future occupiers to experience adverse noise effects. The potential for conflict with living conditions is reduced in the first instance given the pattern of frost fan use, generally being on cold mornings when house windows are closed for obvious reasons. We will update on that discussion as it progresses, but it is likely that the existing Waka Kotahi derived noise attenuation condition (requiring 40 dB L Aeq (24) internal environment within 70m of edge of state highway seal) will provide suitable mitigation to protect living standards.

Kind regards,

Jason Kaye  
Development Nous Limited  
Phone +64 6 876 2159  
Mobile +64 220 880 360

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**From:** Philip McKay <[Philip.McKay@mitchelldaysh.co.nz](mailto:Philip.McKay@mitchelldaysh.co.nz)>  
**Sent:** Tuesday, 16 November 2021 1:23 pm  
**To:** Jason Kaye <[jason.kaye@developmentnous.nz](mailto:jason.kaye@developmentnous.nz)>  
**Cc:** 'Robyn Burns' <[robyn.burns@chbdc.govt.nz](mailto:robyn.burns@chbdc.govt.nz)>  
**Subject:** RE: RM210103 Springhill Subdivision - Revised staging of lot 129

Hi Jason,  
Please find attached the PDP Cumulative Wastewater Effects Peer Review. Please advise of any comments that you wish to make on the findings of that report.  
In the meantime I am currently working my way through the notification assessment report, which as you will appreciate is likely to come under scrutiny regardless of its findings.  
Regards  
Phil

 **Philip McKay**  
Associate

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**From:** Jason Kaye <[jason.kaye@developmentnous.nz](mailto:jason.kaye@developmentnous.nz)>  
**Sent:** Tuesday, 9 November 2021 12:45 PM  
**To:** Philip McKay <[Philip.McKay@mitchelldaysh.co.nz](mailto:Philip.McKay@mitchelldaysh.co.nz)>  
**Subject:** RM210103 Springhill Subdivision - Revised staging of lot 129

Dear Phil,

On the basis of your advice, we were anticipating the PDP review being completed early last week. Can you please advise of the status of that work.

Separately, our Applicant would like to introduce a minor staging revision to enable incorporation of the existing northern house on proposed lot 129 into the scope of Stage 1 (accompanying the southern house within Stage 1 at proposed lot 26). This revision enables the house to be transferred from the development entity to the farming entity, avoiding complication around continued use of the house by the farm.

The attached revised staged scheme plans address this revision.

Kind regards

Jason Kaye  
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