



Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 03 477 4000 | www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application details

I/We Lochend Limited (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☒ Land Use Consent ☐ Subdivision Consent

I opt out/do not opt out (delete one) of the fast-track consent process (only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity: _____
The applicants are seeking consent to use of the property as a venue for weddings or other special occasions. See attached AEE

Have you applied for a Building Consent? ☐ Yes, Building Consent Number ABA _____ ☒ No

Site location/description

I am/We are the: ☒ owner ☐ occupier ☐ lessee ☐ prospective purchaser of the site (tick one)

Street Address of Site: 261 Tomahawk Road, Ocean Grove

Legal Description: PT SEC 21 BLK VII SO 1 ANDERSONS BAY SD, PT SEC 22 BLK VII SO 1 ANDERSONS BAY SD, PT SEC 3 BLK III SO 1332 T

Certificate of Title: OT500037

Contact details

Name: Allan Cubitt, as agent (applicant/agent (delete one))

Address: 4 Norfolk Street Saint Clair, Dunedin Postcode: 9012

Phone (daytime): 0272083181 Email: allan@cubittconsulting.co.nz

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service: ☒ email ☐ post ☐ other _____ (tick one)

Address for invoices or refunds (if different from above)

Name: Mark and Julie Caldwell

Address: Lochend, 61 Tomahawk Road, Ocean Grove

Bank details for refunds

Bank Account Name: _____

Account Number:

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Bank Branch Account Number Suffix

Ownership of the site

Who is the current owner of the site? the applicants, Lochend Limited

If the applicant is not the site owner, please provide the site owner's contact details:

Address: _____ Postcode: _____

Phone (daytime): _____ Email: _____

Occupation of the site

Please list the full name and address of each occupier of the site: _____

the applicants

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

_____ (month and year)

Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

See attached AEE

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

See attached AEE

_____ (Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? Rural

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

The site is located within "Peninsula Coast Outstanding Natural Landscape".

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

The activity is a controlled activity pursuant to Rule 6.5.4(ii).

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name: _____

Address: _____

Name: _____

Address: _____

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect, i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

See attached AEE

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have/have not (delete one) been applied for:

☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☒ Not applicable

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Allan Cubitt as agent

1/05/2018

Signature of Applicant/Agent (delete one): _____ Date: _____

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- ☐ Avoid unreasonably prejudicing your commercial position
- ☐ Protect information you have supplied to Council in confidence
- ☐ Avoid serious offence to tikanga Maori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email development.contributions@dcc.govt.nz.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

In Writing: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

In Person: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

By Phone: (03) 477 4000, Fax: (03) 474 3451

By Email: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

Information requirements (two copies required)

- ☐ Completed and Signed Application Form
- ☐ Description of Activity and Assessment of Effects
- ☐ Site Plan, Floor Plan and Elevations (where relevant)
- ☐ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☐ Written Approvals
- ☐ Forms and plans and any other relevant documentation signed and dated by Affected Persons
- ☐ Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)
- ☐ Bank account details for refunds

In addition, subdivision applications also need the following information

- ☐ Number of existing lots.
- ☐ Number of proposed lots.
- ☐ Total area of subdivision.
- ☐ The position of all new boundaries.

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information and adequate assessment of effects)?

☐ Yes ☒ No

Application: ☐ Received ☐ Rejected

Received by: ☐ Counter ☐ Post ☐ Courier ☐ Other: _____

Comments: _____

(Include reasons for rejection and/or notes to handling officer)

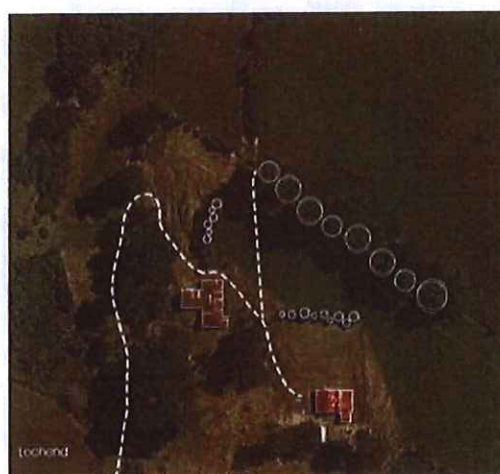
Planning Officer: _____ Date: _____

DESIGN REPORT – LOCHEND, TOMAHAWK RD DUNEDIN

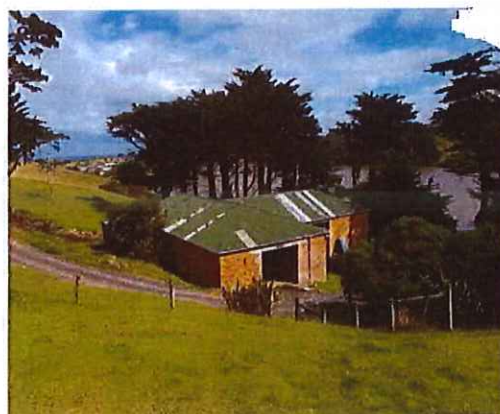
The Client's Vision

Lochend is a modest sized Farm, located between the West and East Tomahawk Lagoons accessed off Tomahawk Road, Ocean Grove, Dunedin. It has been, and still is, a working farm located within the Dunedin City boundary.

Near the existing Lochend homestead, facing the shores of the West Tomahawk Lagoon, is situated an existing single storied brick and corrugated iron roofed utilities shed. The shed has had various uses in the past, including storage and sheep shearing, for example. The current owners of Lochend are wanting to change the use of this shed into a Wedding Venue building, capable of functions of approx. 150 people. The client also wishes to keep the character of the existing shed, that is to say retain the existing brick walls and corrugated iron roof as a vernacular to the farm buildings.



Architectural Design Statement

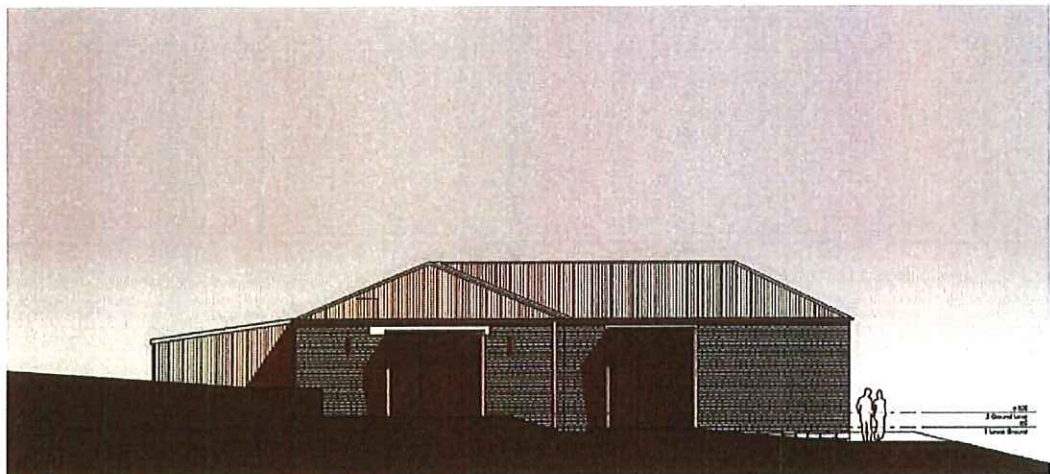
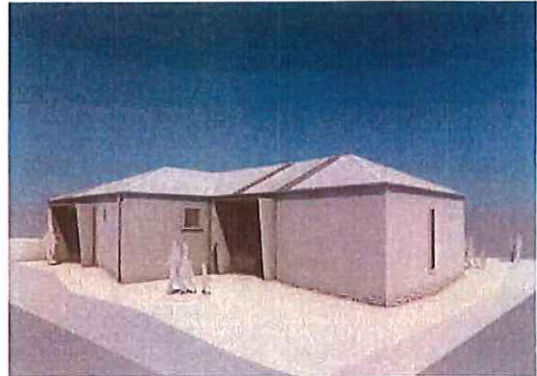


McAuliffe Stevens

Registered Architects

We wish to create a simple 'shed' that maintains the existing personality within the place, responding to the vernacular, that functions well as a Wedding Venue, is cost effective and still gives occupants a sense of being on the farm.

To capture the client's vision of retaining the character of the existing brick and corrugated iron roofed shed, we have generally kept the external brick walls untouched, apart from introducing fully glazed openings framed with steel shelter/shade elements, to the mainly



existing openings. The remaining windows will be refurbished to a level commensurate with the building itself – a basic level as not to distinguish the 'perfect juxtaposed with the old'. We want the new large glazed windows to be effectively 'invisible', thus frameless in their nature. The shelter/shade elements will be in raw/sealed steel, contrasting the brick and providing a practical function for the users of the building.

The internal wall finish of the Lounge and Reception Area will be the as per the existing brick walls to the interior, however lightly sand-blasted and sealed to leave a historical patina of sorts. The existing roof trusses would be painted to somewhat disguise that these are rather contemporary, being modern gang-nail type trusses that replaced the original roof framing only in the last 20 years or so. Thus, the existing corrugated roofing would remain, and it is our deliberate intention as to not introduce new lining or sarking to the roof – it is to remain as it is, rust spots and all.

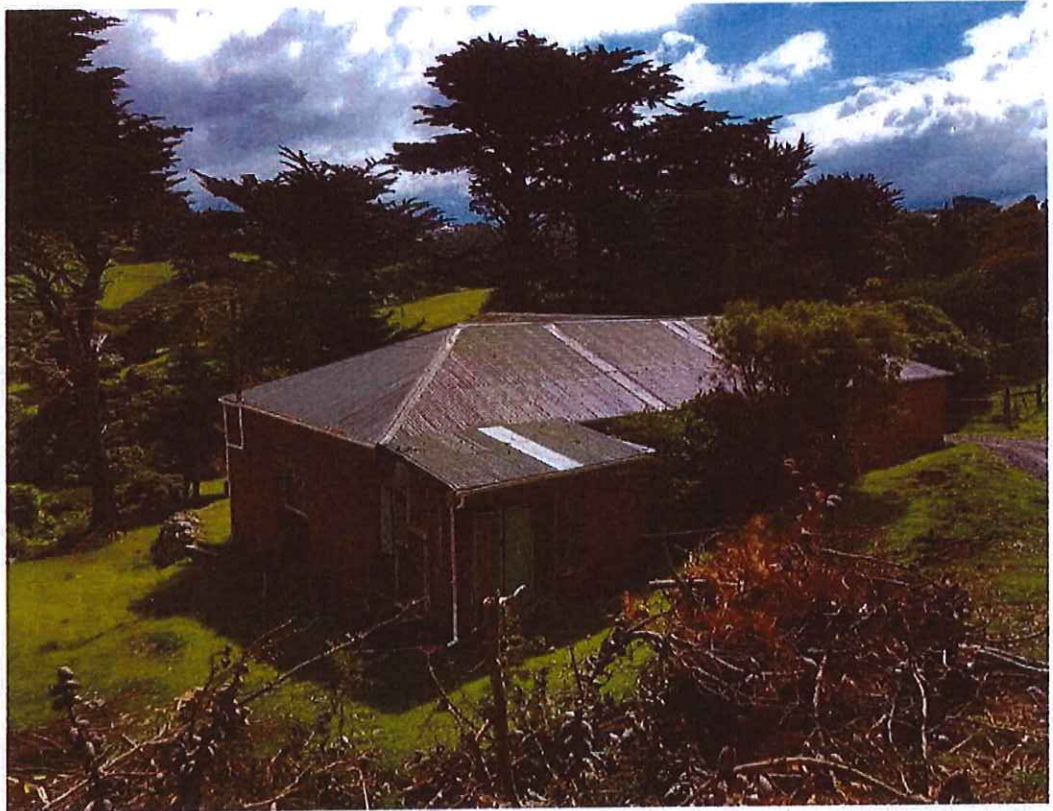
The philosophy of not introducing new linings to the interior of existing brick walls and existing corrugated iron roofing means we cannot introduce any form of thermal insulation to the walls or roof. While this uninsulated envelope is not ideal, it is proposed that the heating will be required only when a function is on, thus very periodically, and that the heating will be via a new boiler unit, fuelled by on-site wood. If you can appreciate how many large Macrocarpa trees there are on the property, you will understand this method is rather self-sufficient, and simple in its concept. It is also intended the boiler will serve the existing house, and be isolated from the Wedding venue building, connected by insulated pipework to a new insulated concrete slab, which is proposed to be poured over the entire Wedding Venue building footprint.



McAuliffe Stevens

Registered Architects

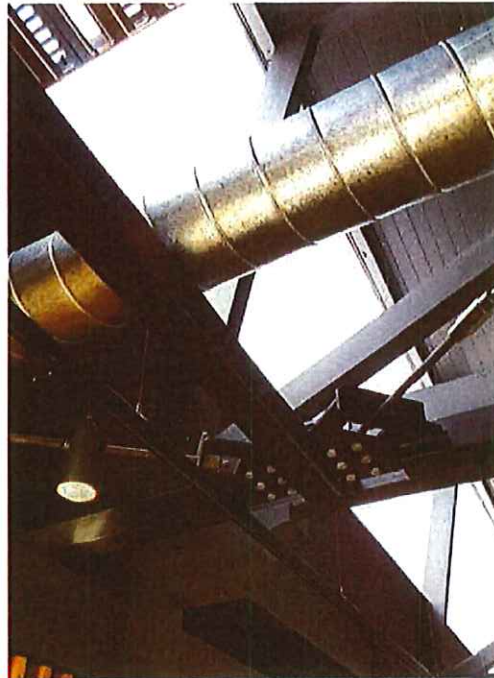
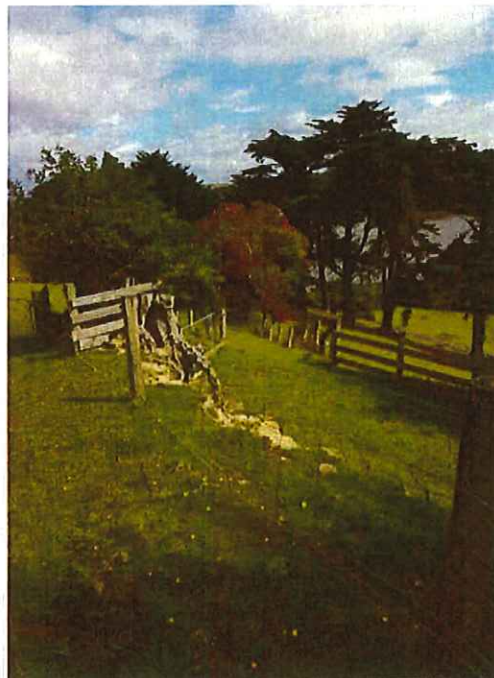
There is a very rundown existing corrugated iron lean-to store located on the south west corner of the existing shed, which we are proposing to demolish and replace with a 'new' corrugated iron lean-to, of larger dimensions to accommodate the proposed kitchen and toilet facilities. Our proposal would be to use second-hand corrugated iron as cladding to the roof and external cladding to walls, if available, for this new lean-to, to maintain the existing character of the existing shed.



Access to the building will be formed by the provision of new metaled parking areas adjacent to the Wedding Venue building. We anticipate these areas will be accessed at grade for wheelchair users, and via a meandering path to an open larger car parking area as shown on the drawings.

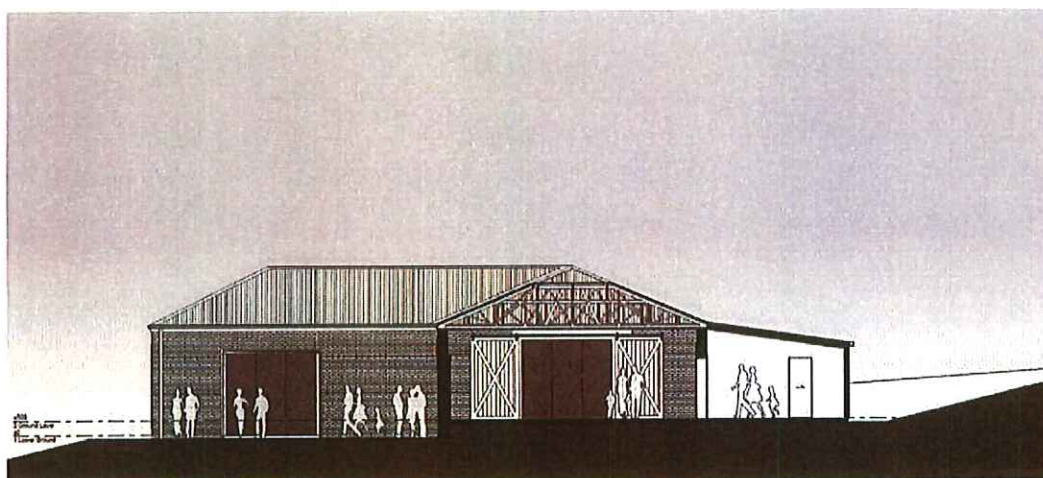


McAuliffe Stevens
Registered Architects



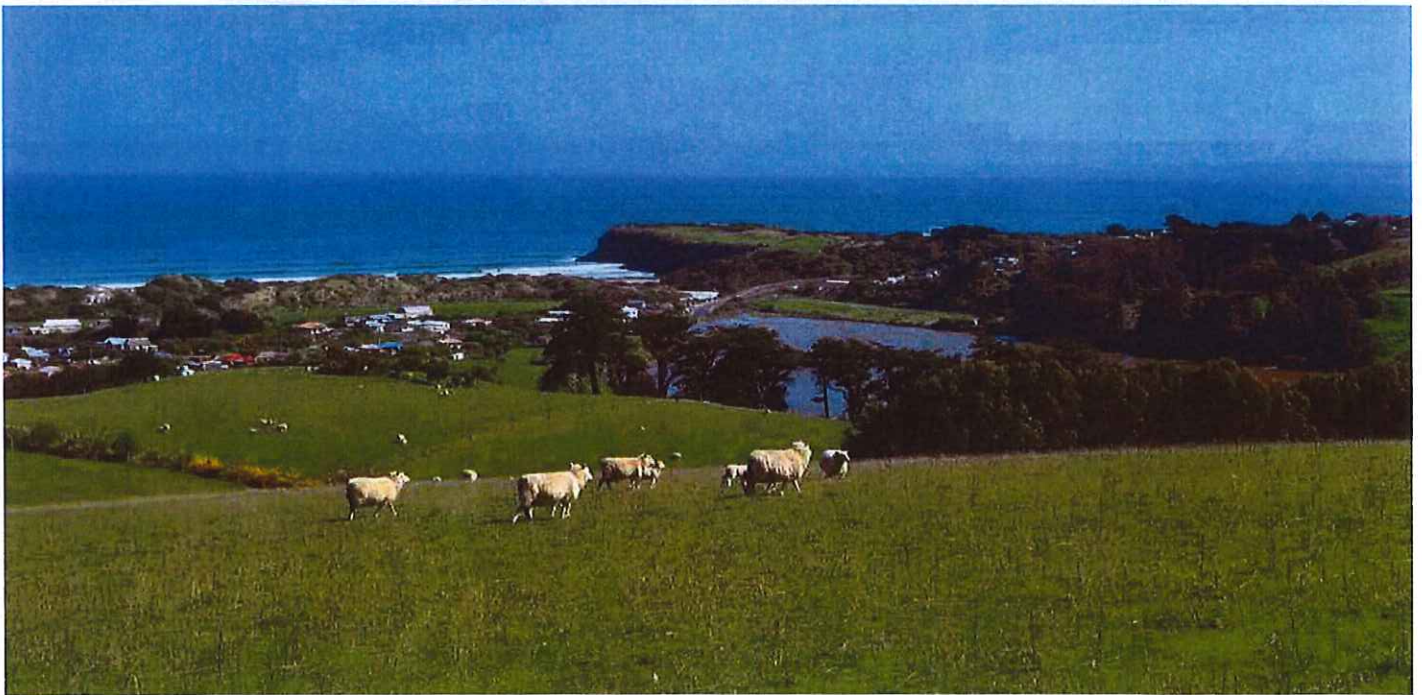
Earthquake strengthening has not been finalised as yet, however early indications from the a structural engineer suggest lateral bracing at existing truss bottom chord level will likely be required. We anticipate this will form a featured steel bracing element that will attach to the existing truss chords

The outcome of the design will be the creation of Wedding Venue for the client that responds to the farm surrounding and retains the existing building's character as much as possible, while inserting practical design-lead solutions for a successful building.



Dunedin | 261 Tomahawk Road
Very Special Indeed - Lochend Farm


Farmlands
Real Estate





Kevin Duggan

Farmlands Real Estate Dunedin

kevin.duggan@farmlands.co.nz

0275 343 042



Brenda Agnew

Farmlands Real Estate Dunedin

brenda.agnew@farmlands.co.nz

021 485 884

***Source: Property Guru, Wikipedia**

This Information Compilation has been compiled primarily by the collection, classification and summarisation of records, documents, representations, and financial information ("Compilation") supplied by the Vendor or the Vendor's agents. Accordingly Farmlands Real Estate Limited is merely passing over the information supplied to us by the Vendor or the Vendor's agents.



Farmlands
Real Estate

Licensed under REAA 2008

Very Special Indeed - Lochend Farm

41.0807 Hectares

Literally minutes from the city centre, this uniquely positioned, private and peaceful small rural holding offers a lifestyle rarely found. With street address its entrance runs along the waters edges of both Tomahawk Lagoons, a sanctuary for numerous species of birdlife, before turning uphill past the historic 1860's treble brick barn (in great condition) and arriving at a very old disused farm house.

QE Trust reserves have protected and enhanced native plantings around the property and provide an aesthetic backdrop to numerous options for a potential new house site.

Well subdivided into a dozen easily contoured paddocks, the property has run over 300 breeding ewes, but currently a few less for ease of management.

Now offered for sale due to pending retirement, this well balanced superbly handy and most attractive big little farm is one you just must see. Character plus and close to nature! Highly recommended.

Deadline Sale Closing

12 Noon, Wednesday
21 December 2016
(unless sold prior)

Property ID

DU2466

Contact

Kevin Duggan 0275 343 042
Brenda Agnew 021 485 884

Location

Farmlands
Real Estate



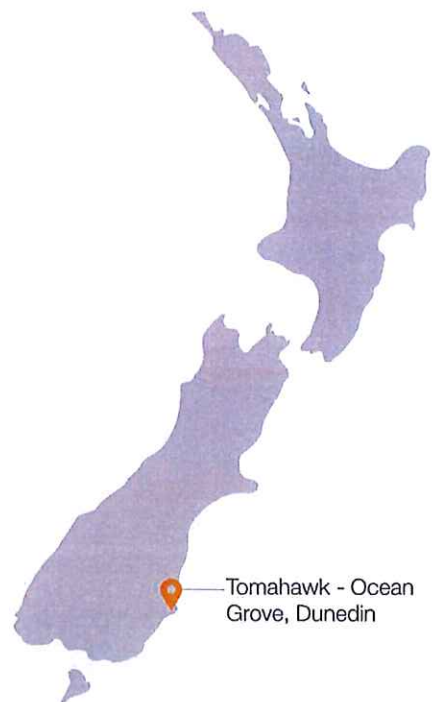
Location

Ocean Grove - Tomahawk, Dunedin

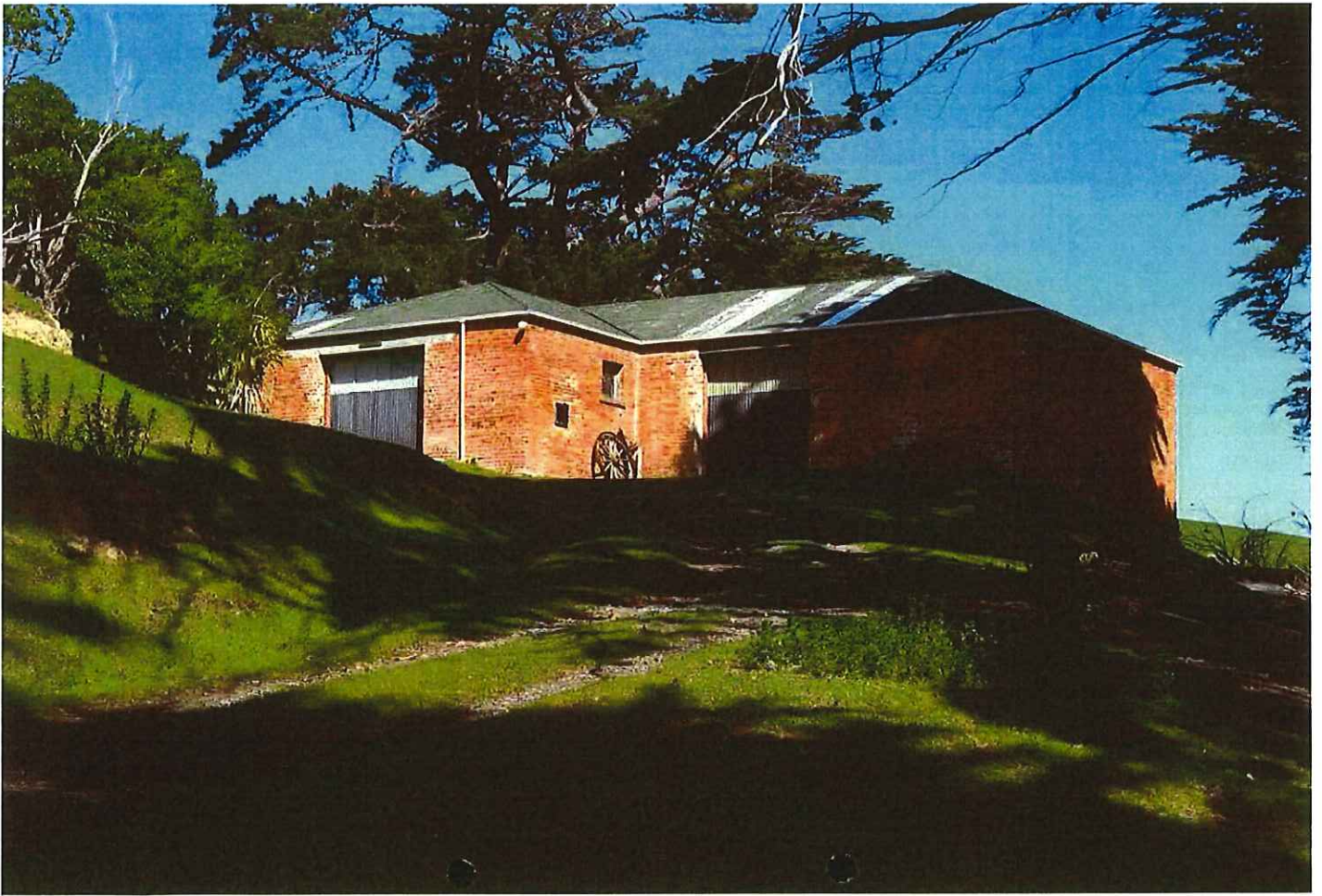
Ocean Grove, also known as Tomahawk, is a suburb in the southeast of the New Zealand city of Dunedin. A semi-rural residential suburb on the Pacific coast at the southwestern end of the Otago Peninsula, Ocean Grove is located 6.5 kilometres (4.0 mi) southeast of Dunedin city centre.

The suburb is isolated from much of the city by the bluff of Lawyer's Head, which rises immediately to the west of the suburb and the Andersons Bay Cemetery, and as such has the feel of a separate community. The suburb lies close to the banks of the Tomahawk Lagoon, a twin-lobed lagoon noted for its bird life. The inner lobe is a wildlife reserve. Tomahawk Lagoon is separated from the sea at low tide by Tomahawk Beach, which runs east from the Lagoon's mouth for about 1 kilometre (0.62 mi). A smaller beach, Small's Beach, lies further to the east, beyond which is the outcrop of Maori Head, 2 kilometres (1.2 mi) from the lagoon's mouth. A rocky reef and the small Bird island lie close to the headland.

The suburb was known as Tomahawk until the 1930s, the name not being a reference to the weapon, but rather possibly an anglicised form of the Maori words tomo haka, meaning "dance by a gravesite". The suburb became part of Dunedin City in 1968. The suburb has one main road, Tomahawk Road, which runs roughly parallel with the coast and links with the suburbs of Andersons Bay and Tainui in the west. In the east, it becomes the rural Centre Road, which climbs to the ridge at the centre of the Otago peninsula before joining with Highcliff Road, the ridge road which runs between Shiel Hill and Portobello.



Tomahawk - Ocean
Grove, Dunedin



Property Information

Property Address

261 Tomahawk Road, Ocean Grove, Dunedin

Rateable Value

\$549,000

Area

41.0807 hectares freehold

Land Value

\$518,000

Legal Description

Section 5 Block VII Otago Peninsula Survey District and
Section 19-23 Block VII Andersons Bay Survey District
and Section 3, 5 and 7 Block III Tomahawk Survey
District

Improvements Value

\$31,000

Valuation Date

1 July 2016

Certificate Of Title

500037

Rates

\$1,381.84 per annum - DCC

\$ 116.85 per annum - ORC

Tenure

Freehold

Zoning

Current District Plan

Rural

Proposed 2GP

Rural: Peninsula Coast

Council

Dunedin City Council

Viewing

Inspection strictly by appointment

GST

Our vendor is **NOT** registered for GST

The property will be sold inclusive of GST (if any)

Possession

Negotiable

Overseas Purchasers

Intending purchasers who do not hold
New Zealand Citizenship should contact:
Overseas Investment Commission, Wellington
Phone 64 4 460 0110
www.linz.govt.nz/overseas-investment



Property Information

Present Condition

Currently running 220 mixed aged breeding ewes, lambing 130% with baleage harvested for winter supplement.

Contour

Rising from edge of both the Upper and Lower Tomahawk Lagoons (at sea level), the property rises through steeper foot slopes to more easily contoured undulating to easy rolling pastures.

Access

Following the subdivision of the vendors residential home and lifestyle acreage from the balance of the farm in 2009, access to the property is now along an unnamed 'paper' road, which the vendor has upgraded. The road commences at Tomahawk Road and continues inland to a gateway. Access to the property then crosses a small area of land owned by the Department of Conservation, for which an easement has been granted (a copy of which is attached) before continuing within the boundaries of the land offered for sale.

Cover

Predominately older pastures with several exotic shelter plantings and a small woodlot of macrocarpa and eucalyptus. Gully margins and slopes bordering the Lagoon have been retained in native bush, over which QE II Trust covenants have been registered. These cover an area of approximately 3.8 hectares, which has been excluded from DCC rating purposes.

Dwelling

Old, early century villa styled homestead which has been extended over periods of time. Currently in fair condition only having been tenanted several years ago. Old septic tank, RCD switch board and landline phone.

Farm Buildings

Triple brick barn built approximately 1860's. 280m² with 3 phase electricity supply. Currently used as shearing shed (holds 160 ewes). All plant to remain including woolpress, shearing machine, grinder, dropsaw and electric fence unit.

Other

Sheep yards and load out ramp.

Water

A good natural spring within the gully above the barn provides supply, together with Bruntons Creek in the northern corner of the property.

Deadline Sale Closing

12 Noon, Wednesday 21 December 2016 at the offices of Farmlands Real Estate, 84 Cumberland Street, Dunedin. (Unless sold prior)

Inspection

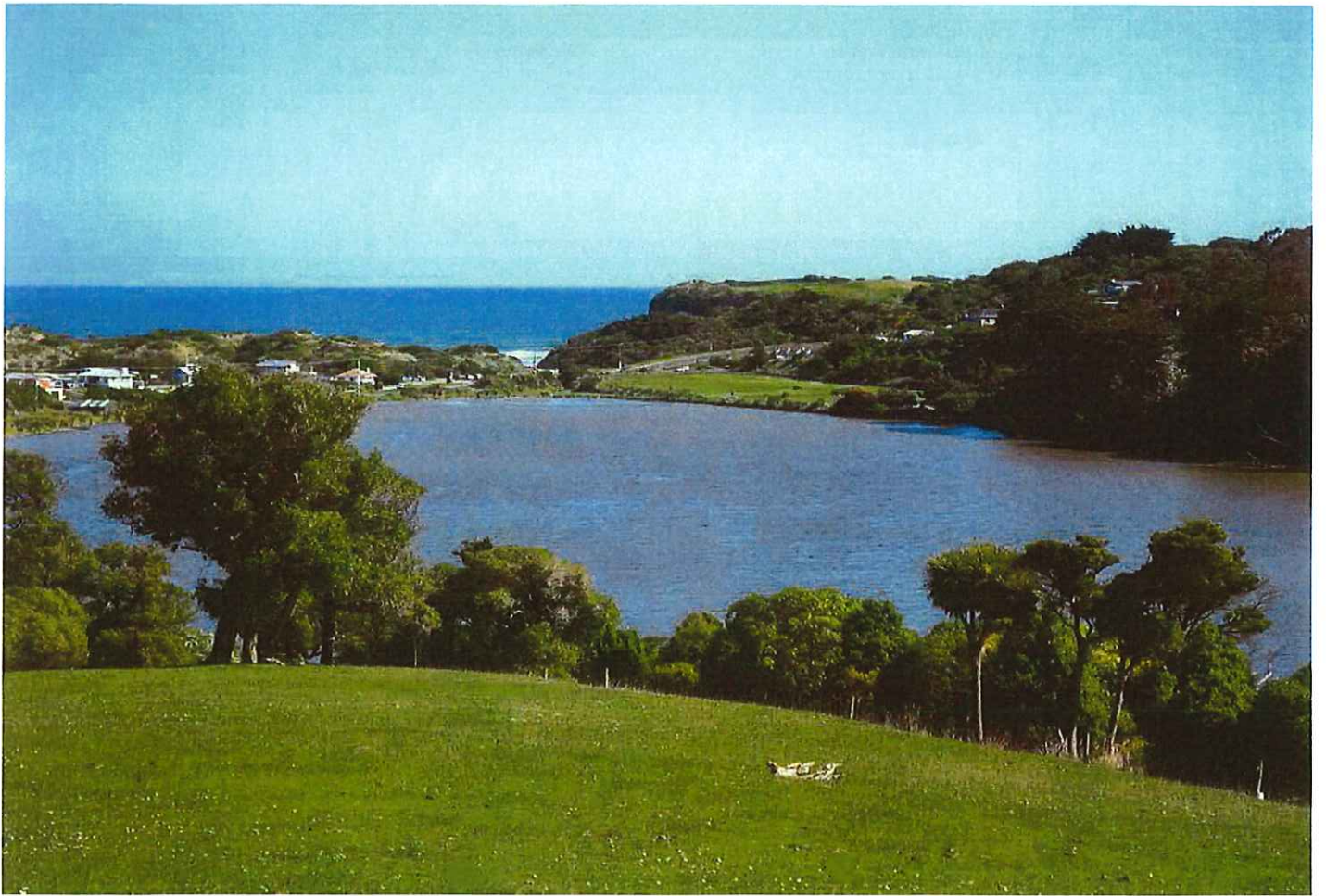
By appointment with the vendors Sole Agent.

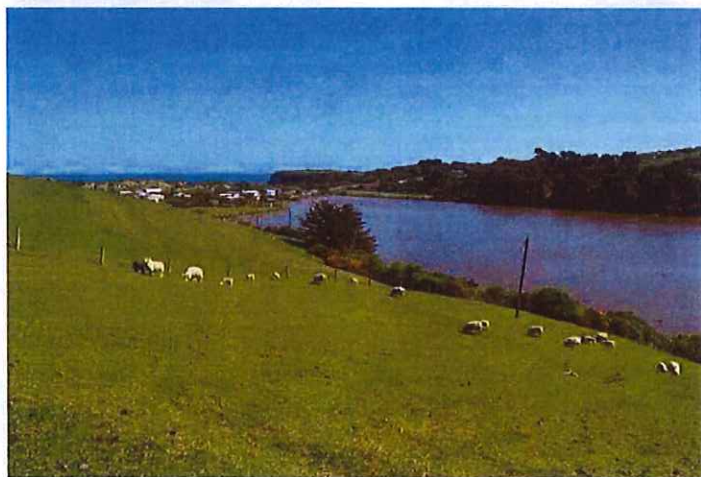
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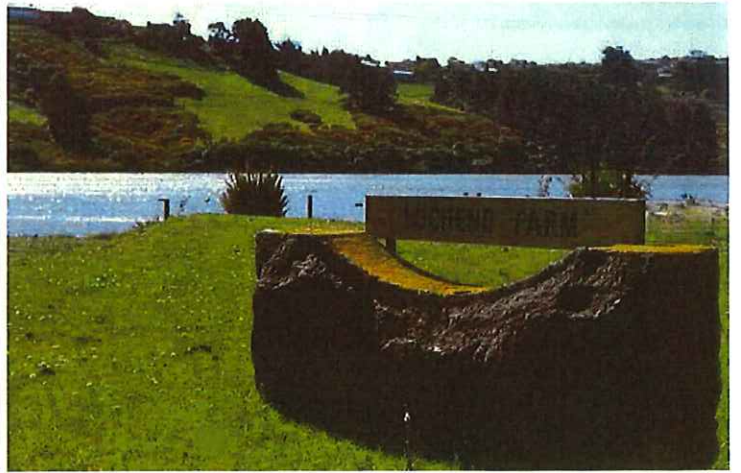
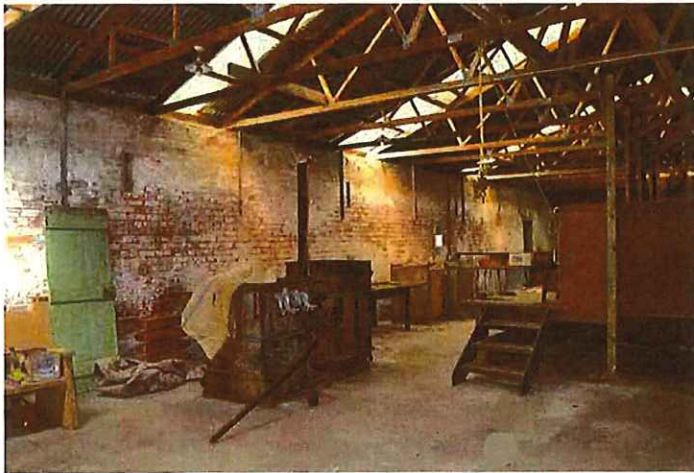
DU2466

Deadline Sale Documents

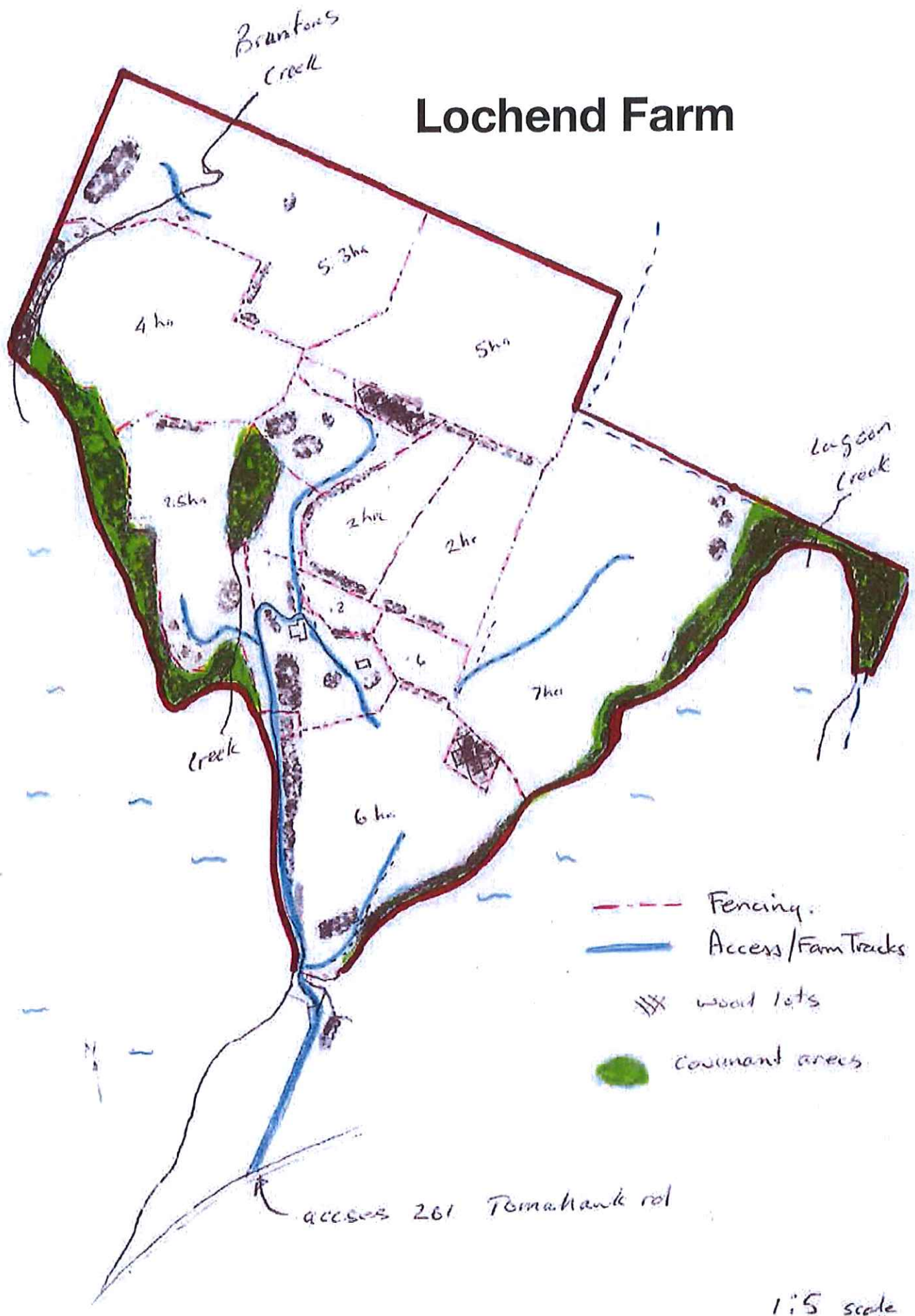
Available on request from the vendors Sole Agent







Lochend Farm







**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels




R.W. Muir
Registrar-General
of Land

Search Copy

Identifier 500037
Land Registration District Otago
Date Issued 23 December 2009

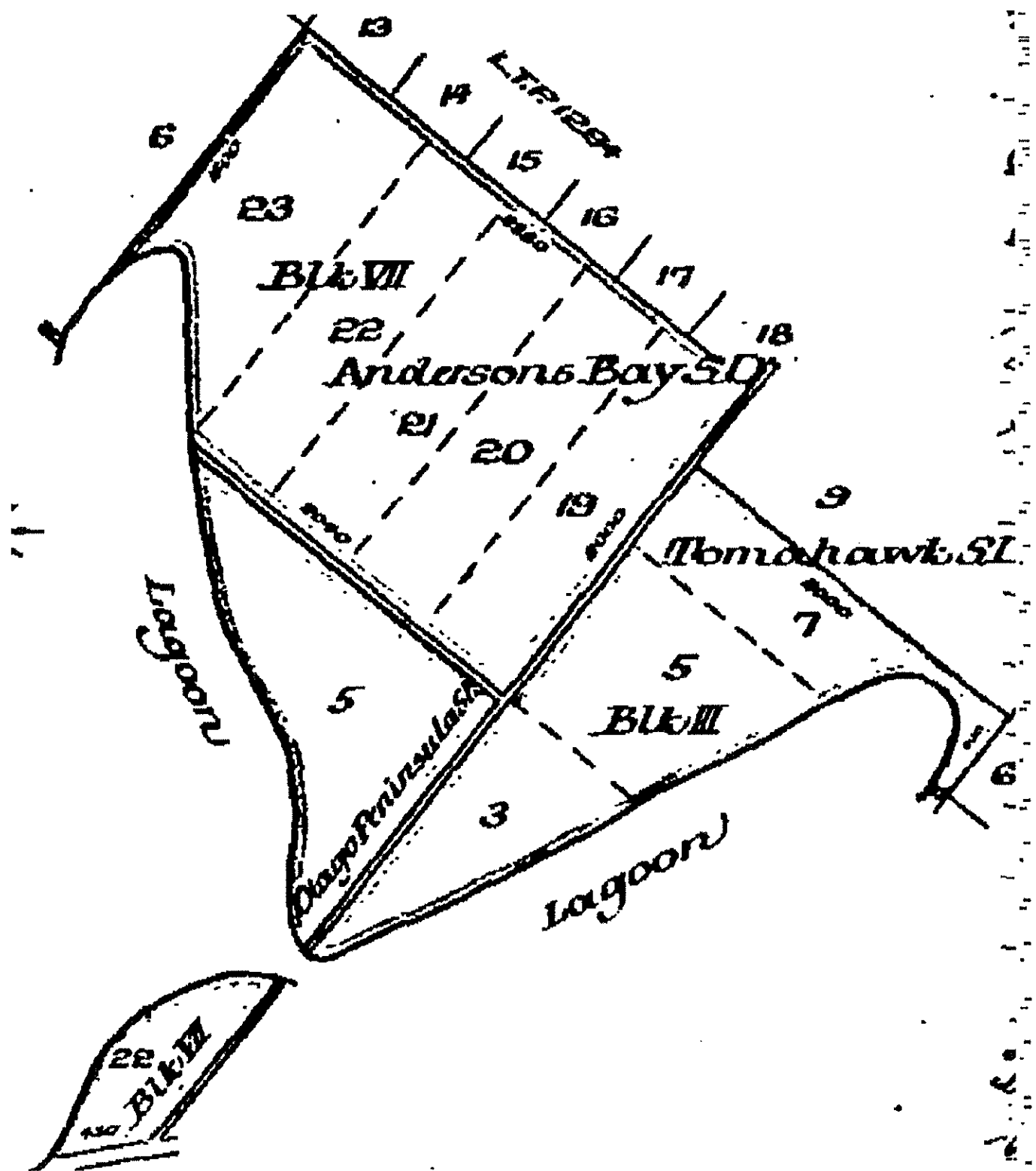
Prior References
OT271/117

Estate	Fee Simple
Area	41.0807 hectares more or less
Legal Description	Section 5 Block VII Otago Peninsula Survey District and Section 19-23 Block VII Andersons Bay Survey District and Section 3, 5, 7 Block III Tomahawk Survey District

Proprietors
Paul Graham Clark, Johanna Susanna Clark and Russell Stuart Melville

Interests

891175 Open Space Covenant pursuant to Section 22 QE II National Trusts Act 1977 - 13.9.1995 at 11.15 am
965190.1 Open Space Covenant pursuant to Section 22 QE II National Trusts Act 1977 - 7.4.1999 at 11.00 am





Department of Conservation
Te Papa Atawhai

Concession Number: OT-33122-OTH
File Reference: PAC 13 04 370

Concession Document (Easement)

THIS CONCESSION is made this 4th day of APRIL 2012

PARTIES:

1. **Minister of Conservation** (the Grantor)
2. **Paul Graham Clark and Johanna Susanna Clark** (the Concessionaire)

BACKGROUND

- A. The Department of Conservation ("Department") Te Papa Atawhai is responsible for managing and promoting conservation of the natural and historic heritage of New Zealand on behalf of, and for the benefit of, present and future New Zealanders.
- B. The Department is under the control of the Grantor.
- C. The carrying out of these functions may result in the Grantor granting concessions to carry out activities on public conservation land.
- D. The Grantor administers the public conservation land described in Schedule 1 as the Easement Land.
- E. The Conservation legislation applying to the Easement Land authorises the Grantor to grant a concession over the Land.
- F. The Concessionaire wishes to carry out the Concession Activity on the Easement Land subject to the terms and conditions of this Concession.
- G. The Concessionaire acknowledges that the Easement land may be the subject of Treaty of Waitangi claims.
- H. The parties wish to record the terms and conditions of this Concession and its Schedules.

OPERATIVE PARTS

- I. In exercise of the Grantor's powers under the Conservation legislation the Grantor **GRANTS** to the Concessionaire an **EASEMENT** to carry out the Concession Activity on the Easement Land subject to the terms and conditions contained in this Concession and its Schedules.

SCHEDULE 1

1.	Easement Land (Servient land - the land where the easement activity occurs) (Schedule 4)	As marked on the attached indicative map in Schedule 4 being: Physical Description/Common Name: Part Tomahawk Lagoon Wildlife Management Reserve (I42295) Land Status: Government Purpose Reserve pursuant to Section 22 of the Reserves Act 1977. Area: 0.0300 hectares more or less Legal Description: Crown land in Block VII Otago Peninsula Survey District.
2.	Land (Dominant land - the land that benefits from the easement) (If none then select "in-gross") (Schedule 4)	Is the easement in gross? No As marked on the attached indicative map in Schedule 4 being the land in certificate of title: 500037 (Otago) Section 5, Block VII, Otago Peninsula Survey District and Section 19-23 Block VII Andersons Bay Survey District and Section 3, 5, 7 Block III Tomahawk Survey District being 41.0807 hectares more or less.
3.	Concession Activity (clause 2)	(a) a right of way Newly formed track and original access track as shown on attached indicative map in Schedule 4.
4.	Term (clause 3)	60 years commencing on 1 May 2012.
5.	Final Expiry Date (clause 3)	30 April 2072
6.	Concession Fee (clause 4)	Annual Activity Fee One-off fee of \$1,400 per annum plus GST: Waived subject to condition 4, Schedule 3. Annual Management Fee: Not Required Environmental Monitoring Fee Not Required.
7.	Concession Fee Payment Date (clause 4)	Upon the terms of the Grantors invoice however subject to item 6 above.
8.	Penalty Interest Rate (clause 4)	Double the current Official Cash Rate (OCR). See Reserve Bank of New Zealand website

Concessionaire's Initials	ll gsc	Grantor's Initials	ll lll
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PAPERSPAST

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 Wat Jmm

Otago Witness, Issue 1355, 17 November 1877, Page 18

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The Farm.

CHATS WITH THE FARMERS.

A Visit to the Farm of Mr. William

Sanderson, Lochend, Peninsula.

In 1849, the year of the great rush to California, Mr William Sanderson, who was brought up to farming in Edinburghshire, Scotland, made up his mind to emigrate to New Zealand. In co-partnership with another young man, he purchased a town section (a quarter acre), a suburban section (10 acres), and a rural section (50 acres), from the New Zealand Land Company. His next step was to get married, and this ceremony having been satisfactorily performed, he balled two days afterwards for Otago. Upon their arrival, they sold their Dunedin section for £10. The suburban land they selected on the Peninsula, and the rural at the foot of Saddle Hill. Mr Sanderson having dissolved with his partner, put stock upon his half of the land at Saddle Hill, and worked at day work for several years. When the Land Laws were altered, and the price of land was reduced, about 20 years ago, he bought 100 acres of bush land at **Lochend**, one mile and a quarter from Anderson's Bay. As he cleared the land, he cultivated it in grain and root crops, laid it down in grass, and stocked it. The soil proved to be a very productive vegetable loam, from six to eight inches in depth, with a clay subsoil. In some places this loam was as deep as two feet. The whole of the hundred acres is now cleared of timber, except about 10 acres. Grain was grown until a few years ago, when the price went down; wheat yielding 45 bushels to the acre, and oats 40 to 60 bushels.

Milk and butter are the products to which Mr Sanderson has of late years given most of his attention, and for these he has always found a ready sale in Dunedin. Mrs Sanderson had had experience in the dairy at home, and the fresh butter which she sends to market always brings the highest price. There are on the farm 40 head of gentle cattle, including a fine three-quarter Ayrshire bull and 20 cows in milk, all carefully bred by Mr Sanderson. He has kept no record of the milk or butter produced by each cow per day, but all have been selected in reference to their milking qualities. The land produces splendid pasturage, being all sown down in English grasses, except about 35 acres, which grow oats, turnips, potatoes, and carrots, and the 10 acres in bush. The mixture sown for pasturage is composed of 81bsv cocksfoot, 31bs. of Timothy, 21ba. of red clover, and one bushel of rye-grass and 'Italian'. At times the pasturage suffers in dry weather, and the inconvenience would be very great were it not for the cocksfoot, which, with the Timothy clover, and rye-grass, makes good feed when the Italian die 3 out. In winter the cows have turnips, but they are fed to them only immediately before milking. Summer and winter the cows are housed all night, not only for the sake of handling in the morning, but on account of the manure. The latter, we would here remark, is so disposed of, before being taken to the field, that a great deal of the good is washed out of it. The milk intended for market is strained into cans, which hold about eight gallons each, and these cans are stood for an hour in cold spring water, and then stirred up to mix the cream. The animal heat is in this way taken out, and the milk keeps much better. Cream, for those of the customers who require it, is taken off the morning's milk. Between 30 and 40 gallons of pure milk are sent to regular customers daily. The byre is very comfortable, and more tidily kept than many that we have seen. The floor is well paved, a fine gutter is made of bricks placed on edge, and the stalls were well littered with clean straw. The dairy is, as it should be, some distance from the byre, and everything about it is scrupulously clean. The milk pans are not only thoroughly washed but well boiled. Water is brought down from a fine spring on the hill in iron pipes, and there is a good supply. At the end of the boiler-room out-dde, there is an iron tank, from which a pipe leads to the boiler, and another pipe keeps a couple of

wooden troughs outside constantly full. Mrs Sanderson is thoroughly acquainted with the art of making fine butter. The portion of the milk that is not cooled down for market she sets in shallow blocktin pans for 24 hours, except in very warm weather, when it is not allowed to remain so long before being creamed. The churning ordinarily takes place once a week, but twice would, of course, be much better. She has a box churn which she brought out with her, and which she has used for 28 years. She also uses a barrel churn, which makes 80 pounds at a churning. When the butter is gathered, the milk is worked out with the hands, and it is taken in a tub to the water, where it is washed until there is no sign of milk in the water. It is then taken in a little water to the dairy, where it is weighed and moulded into prints. Mr Sanderson has lately erected a fine conservatory, in which grape-vines are planted, and, in which he intends to have rare and tender plants. What struck us as remarkable, was the fact that even here in New Zealand that singular delusion, the blue-glass theory of General A. J. Pleasonton, has found an adherent. Mr Sanderson's greenhouse is partially glazed with blue glass, which certainly gives it a showy appearance, if it has no wonderful effect upon the growth of the plants. It is needless to say that the virtues claimed for blue glass are in direct opposition to

the facts established by scientific men. It is undoubtedly true that seeds will germinate, and cuttings will root and plants will grow quicker under dark coloured than under light coloured glass, but that is due, not to the particular colour of the glass, but to an increased temperature. Darkened glass absorbs the sun's rays, and being thus heated, gives off its heat to the interior of the house, while the white glass reflects them. Brown glass would perhaps make a greenhouse hotter than white glass. The rays of the blue end of the spectrum, we learn from scientific men who have investigated the subject, are much less favourable to the decomposition of carbonic acid by plants than yellow rays, and either alone greatly inferior to all the rays together, or white light. We see it stated that "if blue light were best for plant growth, the Creator would have provided it in the beginning," and, looked at from any standpoint, we think there is a good deal in the statement.



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CENTRAL AUCTION ROOMS.

WEDNESDAY, 22nd SEPTEMBER, 1897.
At 2.30 o'clock.

At Central Auction Rooms, High street.
MAGNIFICENT FREEHOLD FARM,
OTAGO PENINSULA,
OTAGO PENINSULA,
Containing **104 ACRES,**

Known as
LOCHEND FARM.

The property of the late Wm. Sanderson,
TOMAHAWK BAY.

NEVILLE SIEVWRIGHT,
acting under instructions from Messrs
A. Nichol and William Stewart, trustees in the
estate of the late Wm. Sanderson, will submit
to public auction, on Wednesday, the 22nd
September, at 2.30 p.m. sharp:

All that Parcel of Land being Sections 19,
20, 21, 22, and 23, Block VII, Ander-
son's Bay District, Sections 5 and 22,
Block VII, Otago Peninsula District,
and Sections 3, 6, and 7, Block III,
Tomahawk Valley District, contain-
ing 104 acres 2 roods and 29 poles
(more or less).

There are Two Dwelling Houses on the farm—
one of six rooms, the other of five rooms—with
all possible conveniences, and water laid on.
Large and Substantial BYRE for 50 COWS,
barn, turnip house (with pulper), thresher and
chaffcutter (with both horse and windmill
power), large 8-stalled stable, and all other
necessary farm outbuildings.

Large and productive orchard.

The fencing is substantial and in good repair,
and the land is well watered.

This farm is absolutely WITHOUT EXCEP-
TION the finest on the Otago Peninsula, and
the Auctioneer has the utmost confidence in
recommending it to intending purchasers.

Full particulars can be obtained and condi-
tions of sale and plan inspected at the office of

THE AUCTIONEER,

High street, corner of Arcade;

Or, at

Messrs DUNCAN & MACGREGOR'S

(Solicitors for the Trustees),

Princes street, Dunedin.

English | Māori

PAPERSPAST

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Otago Witness, Issue 1851, 17 August 1893, Page 23

[About this newspaper](#)[View computer-generated text](#)[List of search results](#)**COMMERCIAL.**

Messrs Donald Reid and Co. report having held a clearing sale at Lochend dairy farm, Anderson's Bay, on Thursday, 10th August, on account of the trustees in the estate of the late Mr. William Sanderson, when they offered and disposed of the superior herd of dairy cows, young stock, horses, and implements, &c. belonging to the estate. There was a very large attendance of dairy farmers, dealers, and others, and the sale being a genuine, unreserved one, and the stock well known and appreciated in the district, bidding was brisk and well sustained throughout, every lot offered finding purchasers at full market rates. Dairy cows sold up to £8 12s 6d, yearlings to £2 8s, horses up to £21 10s, crops, harness, implements, &c., all being disposed of at satisfactory prices.

Dornbusch, of 23rd June, reports upon crop prospects as follows:—"We are probably approaching the end of the extraordinary drought in Europe. Beneficial rains fell last night in London, and in various parts of the country some rain has fallen in the past few days. Heavy thunderstorms are also reported from Austria. The wheat crop in England has come along rapidly under the effects of the forcing heat of the past fortnight, and an extraordinarily early harvest is now all but certain. Most of our correspondents look for wheat cutting to take place two or three weeks

Melissa Shipman

From: Allan Cubitt <allan@cubittconsulting.co.nz>
Sent: Sunday, 6 May 2018 04:17 p.m.
To: Melissa Shipman
Cc: 'Mark'
Subject: 261 Tomahawk Road
Attachments: Property information, including Certificate of Title..pdf

Hi Melissa,

Sorry I was out Friday but attach Mark and Julies contact details below to arrange a site visit.

Mark Caldwell: 021 652226
Julie Caldwell: 027 3584466 or 454 3352

I also attach further information in relation to the property (which was sent in with the application I think) which contains the DoC concession instrument at page 17-19. The concession is for a right of way easement, without condition. Page 19 shows the area over which the concession is granted.

I don't quite understand your reference to the mention of conferences in the application making it non-complying. The EC decision referred to in the application is quite clear about how the rural tourist definition should be interpreted and whether it's a gathering of people at a conference or at a seminar or at a wedding, it doesn't matter under that interpretation.

Regards,

Allan Cubitt

Cubitt Consulting Limited
4 Norfolk Street
St Clair
Dunedin
New Zealand 9012

+64 (3) 455 7276
027 2083181

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Melissa Shipman

From: Allan Cubitt <allan@cubittconsulting.co.nz>
Sent: Monday, 7 May 2018 10:04 a.m.
To: Melissa Shipman
Cc: 'Mark'
Subject: RE: 261 Tomahawk Road

As I understand it, yes. The words in the document just describe it as the “newly formed track and the original access track is shown in the attached indicative map...”

From: Melissa Shipman <Melissa.Shipman@dcc.govt.nz>
Sent: Monday, May 7, 2018 10:00 AM
To: Allan Cubitt <allan@cubittconsulting.co.nz>
Subject: RE: 261 Tomahawk Road

Is this the area of the DOC concession then – highlighted in dark blue?



From: Allan Cubitt [<mailto:allan@cubittconsulting.co.nz>]
Sent: Monday, 7 May 2018 9:37 a.m.
To: Melissa Shipman
Subject: RE: 261 Tomahawk Road

Mark Caldwell: 021 652226
Julie Caldwell: 027 3584466 or 454 3352

I also attach further information in relation to the property (which was sent in with the application I think) which contains the DoC concession instrument at page 17-19. The concession is for a right of way easement, without condition. Page 19 shows the area over which the concession is granted.

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Regards,

Allan Cubitt

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21 May 2018

Lochend Limited
C/O Allan Cubitt
4 Norfolk Street
Dunedin 9012

Via email: allan@cubittconsulting.co.nz

Dear Allan,

LUC-2018 -261 Tomahawk Road - Request for further information

Thank you for your application for a land use consent to operate a wedding/conference venue application at the above address. After initial assessment of your application, the Dunedin City Council has determined that further information is required pursuant to section 92 of the Resource Management Act 1991. After an initial assessment, we are intending to process this application on a non-notified basis, but this depends on your response to this further information request.

Requested information:

The further information required is detailed below. It will help the Council to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

- 1. Please provide a traffic assessment by a suitably qualified traffic engineer –**
The proposal relies on a section of unsealed access which is accessible by the public. The proposal will result in a significant increase in the use of the vehicle access including heavy vehicles such as coaches with the applicant being the predominant user. The significant risk of failure of the vehicle access due to the type and intensity of traffic proposed (which may endanger road users including the general public), and the path of the access through an urban area, close to existing dwellings warrants the request for evidence from a suitably qualified engineer that the proposal access will be able to withstand the proposed traffic volumes and types. The traffic engineer will need to demonstrate that the access will be able to withstand proposed traffic volumes and types.
- 2. Please provide an amended proposal for sealing of the access where it adjoins residential activity –** required to mitigate noise and dust effects arising due to the increased use of the access. While the applicant submits that the intervening vegetation will mitigate any adverse effects, the Council's Transport Department do not consider the vegetation will be effective enough in intercepting dust at this location.
- 3. Demonstrate provision for passing along the access –** Council's Transport Department consider that there are no opportunities for vehicles to pass on the access within the site. They state that while the possibility of this occurring might be low, the consequences of this happening are severe (i.e. a vehicle needing to reverse a significant distance).

4. **Parking spaces on any amended car parking plan** - should be appropriately demarcated and sufficient in number to provide for the proposal.
5. **Please provide a landscape assessment by a qualified landscape architect** - to address the following outstanding matters and to better understand the nature and extent of effects that the development is likely to have on landscape and visual amenity:
- a) An assessment of the effects of the proposal against the relevant provisions of the landscape section of the District Plan (Objectives 14.2.1 – 14.2.4 and associated policies and the Peninsula Coast Outstanding Landscape Area Section 14.5.1(a).
 - b) Consideration of the effects of the proposed guest parking area (115 parking spaces). Is the extent of parking appropriate and/or are there alternative locations/configurations which would accommodate the estimated 30-40 vehicles likely to attend events.
 - c) Greater detail and assessment of the proposed extent and location of external lighting.
 - d) Consideration of the visual effects of coaches and guest vehicles on residents of properties adjacent to the entrance to the site on Tomahawk Road.
6. **Ecological Effects Assessment** - An assessment of any potential adverse effects of the proposal on the ecosystem/wildlife within the Tomahawk Lagoon. Expert ecological input together consultation with DOC may be necessary in order to properly establish what effects the activity might have.

7. Environmental Health:

- (a) Please clarify what number of functions per calendar month is being sought. The application states 10 functions and later goes on to state the applicants are seeking no limitation on the number of functions? Does this include the community activities also identified by the applicants at the site visit? The community activities, some examples given were Police training or activities and Fire, Search and Rescue activities.
- (b) The applicant refers to one single speaker outside the main building as well as the potential for live music that may also use amplification alongside the single speaker? The applicant also refers to bands/ musicians will be restricted to within the main building? What time would any outside music start from? What time would the outside music stop by? What is the proposed time that evening music will commence from inside the building?
- (c) Please indicate what construction timeframe will be required for the formation of the bus and car park areas and what earthworks will be involved (m³/cut/fill depth etc). Any earthworks which have already been undertaken to construct an access up to the existing dwelling must also be included given the timeframes (within 12 months).
- (d) How will the effects of lighting in the bus park area, car parking and pedestrian areas be mitigated?
- (e) Please confirm the water supply for the existing dwelling and proposed activity. Caterers for food and beverage will need access to Potable water. The applicant stated that the building may already be connected to the mains Dunedin City Council supply which is potable? But, they would prefer to source on-site spring water. If that option is preferred this water would need to be appropriately treated to be Potable. Please indicate which option has been selected for provision of water supply. (Refer Drinking Water standards).

- (f) Please provide further detail on the effluent disposal arrangements for the existing dwelling and proposed venue. The Waste disposal system has been stated as self-supporting, possibly a septic tank system. Please clarify what system is proposed to be used? The applicant should refer to a Trade Waste Officer and or the Dunedin City Council Three Waters Department for advice e.g. capacity of disposal etc.

Responding to this request:

Within 15 working days from the date of this letter you must either:

- provide the requested information; or
- provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from **21 May 2018**.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- written confirmation that you can provide it; and
- the likely date that you will be able to provide it by; and
- any constraints that you may have on not being able to provide it within the set timeframe.

The Council will then set a revised timeframe for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council.

Restarting the processing of your application:

The processing of your application will restart:

- when all of the above requested information is received (if received within 15 working days from the date of this letter being **12 June 2018**); or
- from the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to meet the above timeframe and the Council has set a revised timeframe for the information to be provided; or
- from the date that you have provided written confirmation that you do not agree to providing the requested information; or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation being **12 June 2018**).

Once the processing of the application restarts:

If you have provided all the requested information, then we will consider its adequacy and make a final decision on whether your application requires public or limited notification pursuant to sections 95A, 95B, 95D, 95E and 95F of the Resource Management Act 1991, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If you have not provided the requested information, then your application will continue to be processed and determined on the basis of the information that you have provided with the application:

- if the Council decides to give public or limited notification of the application, then the Council must publicly notify the application under section 95C(1) of the Resource Management Act 1991. You will be invoiced for any outstanding payment needed to make up the \$6,500 deposit required for public notification.
- if the Council decides to process the application on a non-notified basis, and all written approvals have been received, then the application must be considered under section 104 of the Resource Management Act 1991. The Council may decline the application on the grounds that it has inadequate information to determine the application. In making an assessment on the adequacy of the information, the Council must have regard to whether this request resulted in further information being made available.

Please note that requests for further information, interim correspondence and assessment of the further information can introduce additional work and therefore costs. Deposits are based on the average cost of processing similar consents in the previous year. There is normally a sizable range between the lowest and highest cost for similar consents. These additional costs incurred as a result of the further information request will be passed onto you and, as such, the final cost of processing this application may be higher than previous 12-month average for similar applications.

Please do not hesitate to contact the writer on 474 3448 if you have any questions or concerns regarding the above request or the further processing of the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Shipman', written in a cursive style.

Melissa Shipman
Planner

21 May 2018

Lochend Limited
C/O Allan Cubitt
4 Norfolk Street
Dunedin 9012

Via email: allan@cubittconsulting.co.nz

Dear Allan,

LAND USE CONSENT

**LUC-2018-219
261 TOMAHAWK ROAD**

Thank you for your land use consent application to operate a wedding/conference venue application. Having assessed your application, I note that based on the information that has been provided your proposal is likely to have adverse effects on the adjoining properties and on the area surrounding – based on the information provided to date.

These effects are considered to cross the threshold where several parties are deemed to be affected. As such, pursuant to section 95E of the Resource Management Act 1991, the Dunedin City Council requires the written approval of the following potentially affected parties in order to continue processing the consent on a Non-Notified basis:

- **Department of Conservation** – the proposal relies on an area of access owned by the Department of Conservation. The use of the access for non-farming activities at the intensity proposed and hours of operation may introduce adverse effects for the continued use of the access by users of the lagoon and/or by DOC. Additionally, the intensified use of the access may result in effects on the wildlife within the lagoon. It is noted that the area is managed by DOC as a Wildlife Management Reserve, parts of which are protected by a QEII National Trust open space covenant. The Lagoon is also listed as an Area of Significant Conservation Value in the Dunedin City District Plan.
- **Otago Regional Council** – the proposal is located on the edge of a regionally significant wetland (Regional Plan: Water for Otago) which is described as a habitat for nationally or internationally rare or threatened species or communities (presence of threatened plant species on the margin of the lagoon). The area is also considered to be a regionally significant wetland habitat for waterfowl. Therefore, the Otago Regional Council's written approval is requested to ensure that any adverse effects on the lagoon ecosystem and wildlife resulting from the number of movements and night time operations around the edge of the lagoon are appropriately mitigated. The intensity of activity proposed is up to 10 events per month however the application still states that ideally the number of events is not limited.
- **Aukaha (formerly Kai Tahu Ki Otago)** – potential effects on Kai Tahu values resulting from the management of on-site effluent disposal and water supply for a rural tourist activity (weddings/conferences) of a commercial scale in close proximity to a regionally significant wetland.
- **Neighbouring properties** – the following parties are also determined to be adversely affected by potential effects of amenity (noise, dust nuisance) resulting

from additional traffic movements, heavy vehicles and the intensity and scale of activity proposed (guest numbers/hours of operation) on an unsealed access:

- **257 Tomahawk Road**
- **263 Tomahawk Road**
- **267 Tomahawk Road**
- **269 Tomahawk Road**
- **273 Tomahawk Road**
- **275 Tomahawk Road**
- **277 Tomahawk Road**

Please get each of these parties to fill an affected persons approval forms and to sign or initial a copy of your plans (noting that where the proposal is modified that approvals be obtained using any amended application/plans).

Alternatively, you may request that the Council process the consent on a Limited Notified basis where the owners and occupiers of all the above properties that have not provided written approval will be served a copy of the application and given 20 working days to provide a submission to the Council. A \$4000.00 deposit is required to proceed with Limited Notification. I recommend that any outstanding issues in the application be clarified before notification.

You may also wish to amend your proposal to reduce the scale of the activity and/or the intensity of the activity. The Council will be able to reassess any amended development proposal or any additional information provided and advise you whether any of the above properties are still considered potentially affected. The processing of the application will be suspended until you have provided the written approvals or fees outlined above.

Please contact me should you wish to discuss any of the matters raised in this letter on (03) 474 3448 or at Melissa.Shipman@dcc.govt.nz.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Shipman', with a stylized, cursive script.

Melissa Shipman
Planner

Melissa Shipman

Subject: FW: MARK CALDWELL NO2

From: Joshua caldwell <mjcbows@gmail.com>
Sent: Wednesday, July 18, 2018 5:17 PM
To: Allan Cubitt <Allan@cubittconsulting.co.nz>
Subject: Fwd: MARK CALDWELL NO2

----- Forwarded message -----

From: **WALTER, Kevin** <Kevin.Walter@fultonhogan.com>
Date: Friday, July 13, 2018
Subject: MARK CALDWELL NO2
To: "mjcbows@gmail.com" <mjcbows@gmail.com>

Hi Mark

Good to see you again the other day.

After the inspection of your A/C driveway and crossing last week I found it to be structurally very sound for heavy traffic.

The 200m of gravel driveway area has a good solid base of AP65.

All we need on the unsealed area is to put 100mm of M440 base course with a 2 coat grade 3/5 chip seal.

Please find attached the quote for the seal extension of your driveway.

Regards

Kevin Walter | Transport Department Manager | Fulton Hogan Ltd | 11 Main Road, Fairfield, Dunedin | Ext 3869 | Phone +64 34788269 | Fax +64 34882411 | Mobile +64 272906206 Web www.fultonhogan.com

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DUNEDIN

Quote No: 1027
Mark Caldwell
Tomahawk Rd
Tomahawk
P (021 652 226)
mjcbows@gmail.com

P O Box 1962
Dunedin
Telephone. 03 478 8200
Facsimile. 03 488 2411
Email. info@fultonhogan.com
Website. www.fultonhogan.com

Attention: Mark

Re: Seal Extension

The following has been allowed for:

To establish and disestablish from site,
To construct new pavement layer,
Grade 3/5 2 Coat Chip Seal

Our price for this is as follows

No.1

Construct and 2 coat seal driveway extension of 70m

Cost to complete \$9149.91

In supplying our price, we advise:

1. One Lump Sum Payment.
2. All Prices exclude GST

Kevin Walter

Transport Department Manager

Mobile 027 2906206

DDI 03 478 8269

Email: kevin.walter@fultonhogan.com

This quotation is subject to the terms and conditions overleaf and is valid for one month from the above date.
If you wish to accept this quote, please complete and return the enclosed acceptance form.
Work will only proceed on receipt of the enclosed acceptance form

1 VALIDITY AND ACCEPTANCE

- 1.1 This quotation is valid for one month from the date of quotation. This quotation is only valid upon receipt by Fulton Hogan of the enclosed acceptance form. Subject to clause 5.1, work will only proceed on receipt of the enclosed acceptance form. Fulton Hogan may cancel an accepted quotation, by notifying the client in writing, at any time prior to commencing work.

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- 2.2 Where Fulton Hogan submits a final payment claim on the completion of the works to the client, the client must pay Fulton Hogan the amount claimed in full within 5 working days of the receipt of the final payment claim.
- 2.3 Fulton Hogan reserves the right to charge interest on all overdue payments. The interest rate shall be Westpac Banking Corporation's indicator lending rate plus 5% per annum. Interest shall be calculated on a daily basis.
- 2.4 The client is not entitled to deduct, set off or retain any amounts or withhold retentions from payments, unless otherwise specified in this quotation.

3 VARIATIONS

- 3.1 Any variation to this quotation must be agreed in writing by the client and Fulton Hogan.

4 INCREASED COSTS

- 4.1 This quotation is based on current material, labour, freight and overhead costs. Fulton Hogan reserves the right to charge the client any increased costs which may arise after the date of this quotation.

5 CREDIT

- 5.1 This quotation is not an offer of credit. Fulton Hogan may require the client to satisfy Fulton Hogan's credit requirements including completion of an application for credit and signed agreement to our Terms of Trade before work commences. Fulton Hogan may withdraw the credit facility from the client at any time. Should you wish to apply for a credit account, please advise us and we will send you the appropriate application and a copy of our terms of trade.

6 OWNERSHIP

- 6.1 Until the work is completed and payment is received in full, Fulton Hogan retains legal ownership and title to all goods supplied and improvements effected and is entitled to remove such goods and improvements from the site.

7 WARRANTY

- 7.1 Fulton Hogan warrants the completed works free of defective workmanship under normal conditions of use, wear and tear for a period of 12 months from the date of completion. The warranty is limited to the repair or replacement of any defective workmanship or the value of the work, whichever is the lesser, and excludes consequential loss. Abnormal use or abuse of the completed works will make the warranty void and of no effect. The client shall notify Fulton Hogan of any defect as soon as it is discovered.
- 7.2 Any failure by the client to comply with any of these terms and conditions shall make the warranty void and of no effect.
- 7.3 Fulton Hogan does not warrant to eliminate ponding on any asphalt surface where grades are less than 1 in a 100.
- 7.4 Fulton Hogan accepts no responsibility for failure of bitumen seal or asphalt work resulting from work by other parties.

8 DISCLAIMER

- 8.1 Fulton Hogan undertakes to exercise all reasonable care in minimising damage to the client's property. Allowance has not been made for the following conditions, unless otherwise specified in this quotation:
- (a) the existence of underground services or obstructions not notified prior to quotation, including but not limited to water pipes, power of telephone lines, sewer or storm water pipes and reinforcing steel;
 - (b) repair or reinstatement of any underground services;
 - (c) Excavation of unsuitable foundation material, including but not limited to rock, muggy or loose soil, and subsequent backfill necessary to reinstate surface;
 - (d) reinstatement of ground surfaces adjacent to the site to the correct level including adjoining lawns, footpaths, driveways, kerbs, channels and the like;
 - (e) standing time at the request of the client; or
 - (f) additional work to support construction equipment.
- 8.2 If during the course of work, any of the conditions in clause 8.1 is encountered, Fulton Hogan will cease work immediately and supply the client with an estimate of costs to overcome it. The client is entitled to accept the estimate or terminate the work. In the event of termination, the client will pay Fulton Hogan all costs incurred for work carried out to the date of termination and for any work required to reinstate the property.
- 8.3 Fulton Hogan accepts no responsibility for damage to footpath crossings, unless otherwise specified in this quotation.

9 COSTS

- 9.1 The client shall pay all costs, charges, and expenses (including legal costs) incurred by Fulton Hogan in consequence of or in connection with any breach or default by the client in the performance of any of these terms and conditions.

10 CONSENTS AND BOUNDARIES

- 10.1 The client must provide Fulton Hogan with copies of all resource or building consents relevant to the site and works.
- 10.2 The client is responsible for defining all boundary and survey pegs necessary for the completion of the works.

11 GENERAL

11.1 If any other matter arises in the performance of the works which is not covered in these terms and conditions, or in the event of a dispute, NZS 3910:2003 Conditions of Contract for Building and Civil Engineering Construction (inclusive of all amendments) or, where no person is appointed to act as Engineer to the contract, NZS 3915:2000 Conditions of Contract for Building and Civil Engineering Construction (inclusive of all amendments), will apply. Unless otherwise stated, the Construction Contracts Act 2002 will apply to this work.



ACCEPTANCE OF QUOTATION FORM

Quote No: 1027

Attention: Kevin Walter, Transport Manager

QUOTATION: (DATE) 19/7/18
E MAILED / POSTED TO: (NAME)
ACCOUNT HOLDER DETAILS: (NAME)
(ADDRESS)
(SUBURB)
(CITY)
(TEL. No.)
(ORDER NUMBER)

(Account holder to fill in invoicing details on acceptance)

Cost to complete \$9149.91 Plus Gst

Acceptance/Decline of Quotations

Please strike out the lines that are not applicable.

- I/We: - accept your quote in the sum of \$9149.91 for the above work to be carried out:
- you may commence work from (date):
 - wish to discuss this quote further
 - wish to postpone a decision in the mean time
 - do not wish to proceed with the work

Fulton Hogan requires a credit check to be carried out on all our customers before any work can commence.

A consent form for this credit check will be sent out to you for your approval prior to **PROTOCOL CREDIT BUREAU LTD** undertaking the credit check.

Signature:



All Septic & Drainage Ltd

Mark & Julie Caldwell
Lochend Limited
261 Tomahawk Road
Dunedin 9013

To Whom It May Concern

I have been asked by the property owners at the above property to do a site visit to see if their property could accommodate a venue for weddings of above 150 people.

I believe that there is ample ground at the property to install an AX20 Innoflow Sewage System and pressure compensated dispersal field.

It would be designed to also accommodate the existing house on the property. The proposed area for the effluent dispersal field is situated over 65 meters away from the Tomahawk Lagoon.

The property owners would plant out area with native flaxes and grasses to accommodate a great back drop for their venue they are planning.

They have plenty of land here so they are able to accommodate a 100% reserve area for the dispersal field.

In my opinion I don't see any reason why this project couldn't move forward.

I have attached site plan showing proposed position of Septic Tank and Effluent Dispersal Field.

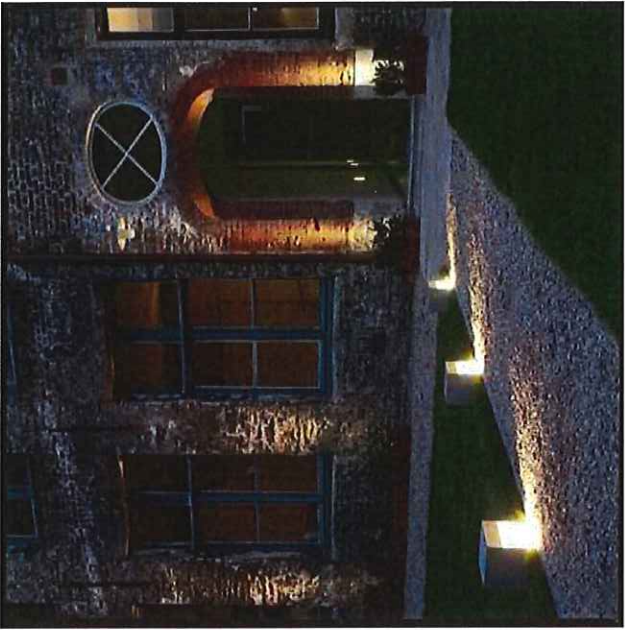
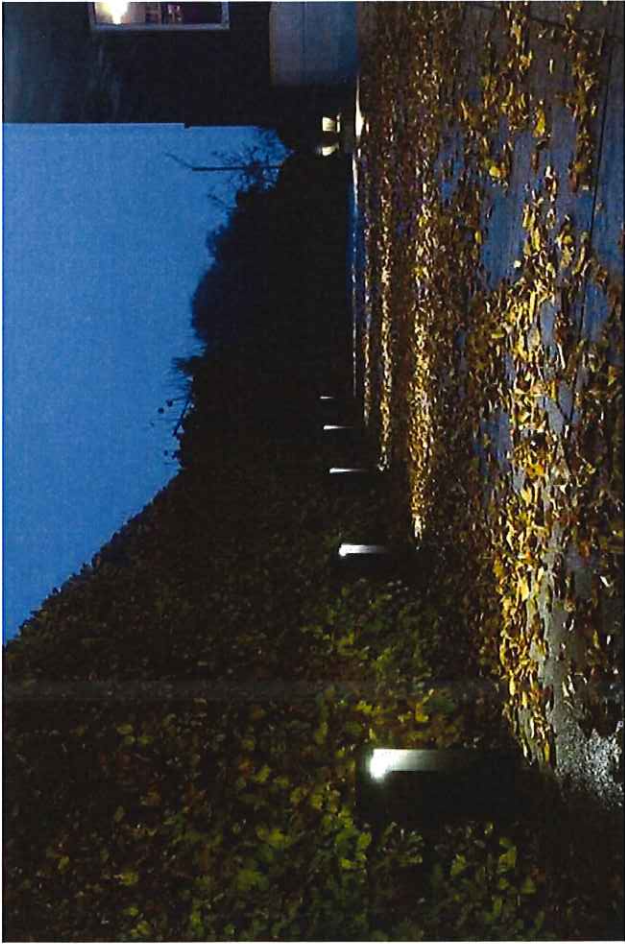
If you wish to discuss further please don't hesitate to contact me.

Yours sincerely

Gary Gardiner
Mobile 0275352944

For all your Drainage & Septic Tank Requirements
Mobile: 027 535 2944 Email: enquiry@allsepticdrainage.co.nz





St Patricks Basilica

ACTIVE LIGHTING DESIGN
 105 Cumberland St
 Dunedin
 NEW ZEALAND
 DDH: +64 3 777 3323
 ME: +64 021 377 161
 estandring@gaactive.nz

Mark & Julz Caldwell venue area lighting.AGI

CLIENTS NAME Caldwell



REVISIONS

NO	DATE	DRAWING NUMBER
I	20/06/2018	CS- 105070

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Luminaire Schedule

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
□	33	A	564	1.000	Active 6w bollard 300mm high 564 lumens 3000K
□	3	FL	N.A.	1.000	Pierlite Domain 97w LED Pole Mount Flood, Asymmetric, 4000K, 11744 Lumens, Black
□	3	FL1	N.A.	1.000	Pierlite Domain 97w LED Wall Mounted Flood, Asymmetric, 4000K, 11744 Lumens, Black

NZBC F6 Compliance Schedule- Illuminance

Calculation Summary

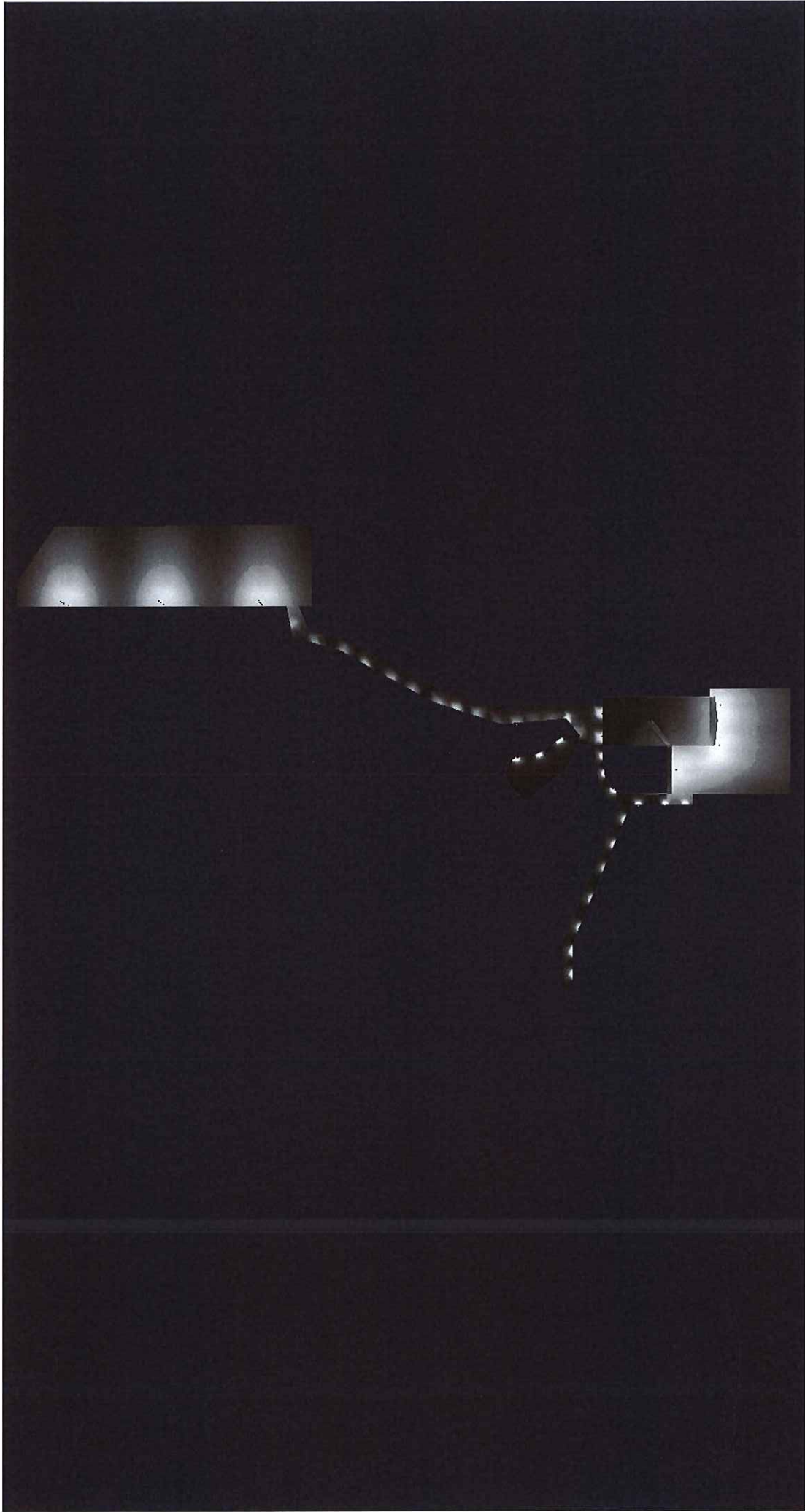
Label	CalcType	Units	Avg	Max
Bottom Carpark_Planar	Illuminance	Lux	7.22	221.3
Carpark_Planar	Illuminance	Lux	28.03	109.5
Ceremony site_Planar	Illuminance	Lux	55.37	133.6
Front of venue path_1_Planar	Illuminance	Lux	33.53	404.1
Path to bus park_Planar	Illuminance	Lux	10.71	111.6
Path to carpark_Planar	Illuminance	Lux	13.22	117.6



Pierlite Domain 100w LED Flood



Active 6w bollard



All fitting selected to create as little light spill as possible

ACTIVE LIGHTING DESIGN
105 Cumberland St
Dunedin
NEW ZEALAND
DDI: +64 3 777 3323
M: +64 021 377 161
cstandring@geactive.nz

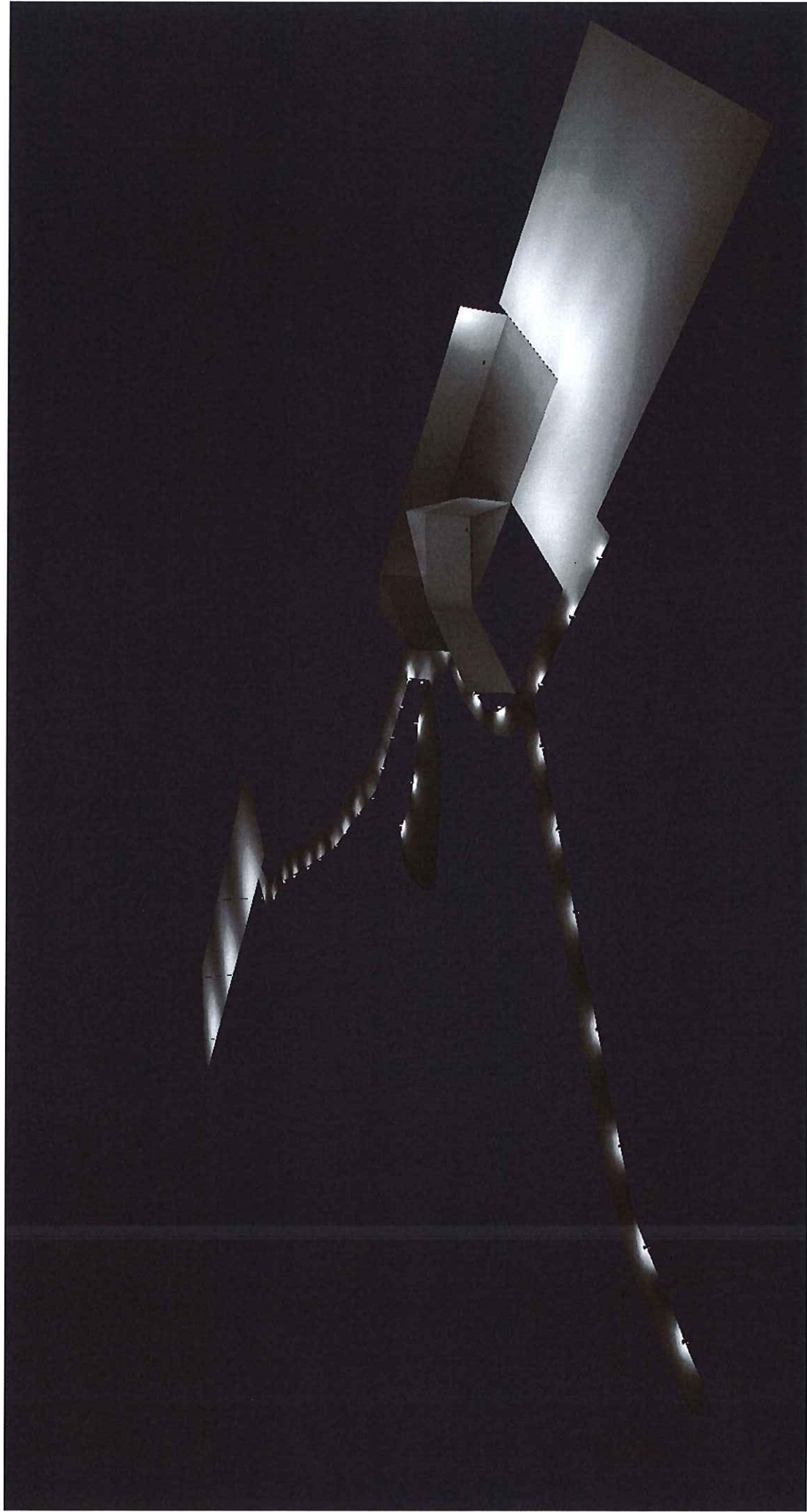
Mark & Julz Caldwell venue area lighting.AGI
CLIENTS NAME Caldwell



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ACTIVE LIGHTING DESIGN
 115 Cumberland St
 Dunedin
 NEW ZEALAND
 DDH: +64 3 777 2323
 M: +64 3 777 161
design@active.nz

Mark & Julz Caldwell venue area lighting.AGI

CLIENTS NAME Caldwell



REVISIONS

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Melissa Shipman

From: Allan Cubitt <allan@cubittconsulting.co.nz>
Sent: Friday, 3 August 2018 10:36 a.m.
To: Melissa Shipman
Cc: Campbell Thomson
Subject: RE: LUC-2018-219 - 261 Tomahawk Road, Ocean Grove - s92 and s95 RMA
Attachments: s92 response LUC 2018 219.pdf; 261 Tomahawk Road Amended 02 07 2018 RC Application AEE.pdf; Final RC Plans Lochend Tomahawk Rd Dunedin.pdf

Hi Melissa,

It would seem that my email I sent before I left for overseas bounced back so I will break it down into 3 emails. I have attached the amended application (which is the application DoC signed on) and the amended plans to this email. The attachments will follow.

You will note that because of the changes made to the application and the receipt of DoC's approval, we do not consider any other approvals are necessary.

Kind Regards,
Allan

From: Melissa Shipman <Melissa.Shipman@dcc.govt.nz>
Sent: Monday, May 21, 2018 12:34 PM
To: Allan Cubitt <allan@cubittconsulting.co.nz>
Subject: LUC-2018-219 - 261 Tomahawk Road, Ocean Grove - s92 and s95 RMA

Allan,

Please find attached letters requesting further information and written approvals. If the proposal is amended as a result of the information request, some of the approvals requested may be revisited.

Regards,

Melissa Shipman
Planner, City Planning
Dunedin City Council

50 The Octagon, Dunedin; P O Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 474 3448; Fax: 03 474 3451
Email: melissa.shipman@dcc.govt.nz



DUNEDIN CITY
COUNCIL
Kaitiaki Take Kōwhiri



Please consider the environment before printing this e-mail

Cubitt Consulting Limited

RESOURCE MANAGEMENT CONSULTANTS

20 July 2018

Dunedin City Council
PO Box 5045
Dunedin 9058

Attention: Melissa Shipman

Dear Melissa

LUC-2018-219: 261 TOMAHAWK ROAD

I refer to your request for further information and written approvals in relation to the above application, received on the 21 May 2018. The applicant has carried out further work and has modified the application, which should alleviate most of the concerns raised in your request.

The revised application attached, is the application upon which the Department of Conservation provided their written approval, which was recently submitted to the Council. I have set out the changes proposed in the response to the various matters you have requested further information on below.

Items 1 to 3 Access Matters

This matter was discussed further with Mr Grant Fisher of Councils Transportation Planning department. He advised that he was concerned with pavement strength and was happy to take advice from a Council approved contractor in relation to this matter. Attached is an email from Kevin Walter, the Transport Development Manager at Fulton Hogan, who confirms that his inspection found the driveway and crossing to be "structurally very sound for heavy traffic". Mr Walter has also provided a quote for a 70m seal extension of the driveway, which the applicants confirm they will undertake to mitigate any potential for dust and noise issues on adjacent residential sites.

As a consequence of the sealing proposal, we do not consider any neighbouring property owners to be affected by the proposal.

With respect to the passing bay issue, we note that the formed carriageway of the legal road is generally between 6 and 7m wide in most places, with a narrower section of around 5.5 m approximately 115m into the driveway. We consider this adequate for two-way traffic given the very low volumes on the road, and the fact this traffic is almost always accessing the subject site.

Within the property itself, the applicant will look at install a passing bay at the widest section of this road, which is approximately halfway into the property where the level roadway bench exceeds 7m.

Please note that the revised sealing plan has not been included in the revised application as attached because this advice had not been received at the time of consultation with the Department of Conservation.

Item 4 Parking

The reduced parking layout is illustrated on the attached plans. The car park will now only accommodate approximately 40 vehicles and will sit on a flat area of land, just beyond a dense Macrocarpa shelter belt hedge. A photo of the location is attached. This area is screened by an existing and relatively dense Macrocarpa shelter belt hedge. Views into the site will be virtually impossible from most angles and if the car park site can be seen, it will only be from a relatively long distance. The site is essentially flat so only minimal earthworks will be needed. This will merely involve scrapping off the topsoil (to be retained on site) and applying a layer of gravel.

Item 5 Landscape Assessment

(a) Objectives and Policies Assessment

This is considered unnecessary as the proposal does not involve any activity that requires consent under the landscape rules. It does not involve the erection of any structures (with the exception of the replacement lean-to), forestry or shelter-belt planting, or any major excavation or tracking. All tracks are existing and the areas to be used for the activity have already been created in the past and have only needed to be cleaned up, without any excavation as such. The new car park will require some earthworks, but this will be minimal as will be discussed below.

Hence, the landscape character of the ONL (as expressed in 14.5.1(a) of the ODP) will not be affected by this proposal, and the relevant objectives and policies that seek to maintain this character are not compromised.

(b) Effects of the Car park.

As advised above, the car park has been greatly reduced in size. This area is screened by an existing and relatively dense Macrocarpa shelter belt hedge. Views into the site will be virtually impossible from most angles and if the car park site can be seen, it will only be from a relatively long distance. The site is essentially flat so only minimal earthworks will be needed. This will merely involve scrapping off the topsoil (to be retained on site) and applying a layer of gravel. Hence, any adverse effects associated with the car park will be less than minor.

(c) Lighting Effects

A lighting plan and assessment is attached from Active Lighting Design. Active Lighting have assessed the effects of this proposal in accordance with Australian Standard 4282-1997, being good practice. Their assessment confirms that adverse effects will be less than minor.

(d) Visual Effects of Vehicles

This is a rather unusual, and in our view, unnecessary request given this is a legal road. Is this request directed at vehicles parked on the road or passing along it? All residents adjoin Tomahawk Road so we fail to see the relevance of this. We also note that the access to the domain is directly across from this entry point and this site attracts significantly more people than this proposal will.

Item 6 Ecological Effects.

Again, we consider this is a rather unusual and unnecessary request. However, the lagoon is managed by the DoC for ecological purposes. As they have provided written approval, this does not need to be addressed further. On this basis, neither the Otago Regional Council nor Aukaha are considered affected parties.

Item 7 Environmental Health

(a) Number of Functions

The applicants have reduced the number of functions at the site from 10 down to 8 events in a calendar month. Any community functions (that would be free of charge) will occur within these numbers.

(b) Music

It is simply not practical to state specific times as requested as each function is likely to have different start times and arrangements. However, generally, outdoor music associated with a wedding service would be relatively short-lived (30 to 60 minutes) and would generally occur between 2.30pm to 4.30pm. It is generally acoustic in nature and is very low key. It will obviously not be loud enough to dominate the actual service and cause annoyance to the guests. Evening music associated with most weddings generally starts after the meal has finished (around 7.30-8pm) and lasts to 11.30-12 midnight. Given the distance involved to neighbouring property owners, we reiterate that the District Plan noise standards will be achieved.

(c) Parking Earthworks

Construction of the car park area will only take a matter of days as limited earthwork is required. Given the site is essentially flat, we do not anticipate these minor earthworks infringing the earthworks rules but this will be addressed as necessary once the final design is completed. This can either be addressed through a condition of this consent or a note advising that an earthworks consent may be needed at a late date, prior to construction. The construction of other parking areas and access within the property has occurred on existing tracks/formed areas that fall within Rule 17.7.2(i)(d).

(d) Lighting Mitigation

As the report from Active Lighting Design illustrates, lighting will be at very low levels, and will not generate light spill. The majority of the lighting will also be shielded by existing vegetation so will not be particularly visible off the site. And again, given the distance involved to neighbouring properties, any adverse effects in this context will be less than minor.

(e) Drinking Water

The applicants are on town water supply and will continue with that option.

(f) Effluent Disposal

The venue will be serviced by an AX20 Innoflow sewage system and pressure compensated dispersal field, to be designed and installed by All Septic and Drainage Limited (see attached plan). The system will be located and designed to comply with all relevant requirements of the Otago Regional Council. On this basis, neither the Otago regional Council nor Aukaha are considered affected parties.

I trust that the information contained above is satisfactory for your current needs, but please contact our office should you require anything further.

Yours faithfully

CUBITT CONSULTING LTD



Allan Cubitt
Director

APPLICATION FOR LAND USE CONSENT

Lochend Limited

**261 TOMAHAWK ROAD
OCEAN GROVE**



Prepared By

Cubitt Consulting Ltd

April 2018

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6. Conclusion	16

Appendices

1	Site plan and elevations
2	Computer Freehold Registers
3	Architectural Design Statement
4	Effluent Disposal Plan
5	Lighting plan

1. Description of Proposal

1.1 Description of Site

Lochend is a small working farm, located between the Upper (west) and Lower (east) Tomahawk Lagoons at Ocean Grove, Dunedin. The location of the property is illustrated below (sheet number CD 2 of the attached plans from McAuliffe Stevens). The property rises up from the edge of the Lagoons (at sea level), through steeper foot slopes up to more easily contoured, undulating to easy rolling pasture land.

The property is described in Council's rates book data as 261 Tomahawk Road, Ocean Grove, Valuation Number 27600-1732. The site is legally described as PT SEC 21 BLK VII SO 1 ANDERSONS BAY SD, PT SEC 22 BLK VII SO 1 ANDERSONS BAY SD, PT SEC 3 BLK III SO 1332 TOMAHAWK SD, PT SEC 5 BLK III SO 4 TOMAHAWK SD, PT SEC 5 BLK VII SO 1332 OTAGO PENINSULA SD, PT SEC 7 BLK III SO 4 TOMAHAWK SD, SEC 19 BLK VII SO 1 ANDERSONS BAY SD, SEC 20 BLK VII SO 1 ANDERSONS BAY SD, SEC 23 BLK VII SO 1 ANDERSONS BAY SD and has an area of 41 hectares. It is held in one computer freehold register – OT500037 – in the name of Lochend Limited, a company owned by the occupiers, Julie Ann and Mark John Caldwell.



Figure 1: Location plan

Legal access is from a driveway over a legal roadline that heads north east off Tomahawk Road, which then runs outside the legal road line for approximately 40 metres just before it reaches the small creek that connects the two lagoons. At this point the driveway is located within land owned by the Department of Conservation

in CFR OT302/89, which is effectively the land occupied by the two lagoons and some of their margins. The access at this point is protected via a concession granted by the Department of Conservation, in favour of the subject property, for right of way purposes. The driveway then continues within the applicant's property along the boundary of the western lagoon for approximately another 500 to 600 metres until it reaches the applicants dwelling.

Situated by the driveway where it turns inland towards the homestead, is an existing single storied brick and corrugated iron roofed woolshed. The location of this building, along with the dwelling, is shown below (sheet number CD 2 of the attached plans from McAuliffe Stevens).



Figure 2: Existing site

The property is predominately older pasture with several exotic plantings including a small woodlot of macrocarpa and eucalyptus. The gullies and fringes of the two lagoons have been retained in native vegetation that is protected by way of QEII covenant (approximately 3.8 hectares).

The land to the north and east is of similar character, being largely rural pastoral properties. The settlement of Ocean Grove is situated to the south, beyond the eastern lagoon. The suburb of Andersons Bay is located on the ridgeline beyond the western lagoon to the east.

1.2 *Proposed Activity*

The applicants are seeking consent to use of the property as a venue for weddings or other special occasions. The beauty, ambience and view out from the site make it an ideal location for outdoor wedding ceremonies, other celebratory occasions (reunions, milestone birthdays), conferences/seminars and for formal photographs. The outdoor areas necessary to accommodate wedding ceremonies and informal gatherings will be provided on existing levelled ground associated with the woolshed. Reference to the site plan (attached) illustrates where the wedding ceremony area is currently proposed, along with the outdoor courtyard area.

The proposal includes the use of the existing woolshed building, along with associated outdoor areas, for functions. Areas will be set aside for carparking and coach parking as detailed on the attached plans.

The applicants propose to upgrade the existing woolshed so that it is capable of holding functions with a maximum capacity of 150 people. Entry to the building will be to the western compartment of the existing building, which will be turned in a lounge area (69m²), complete with bar. New frameless glass doors, with internal barn door sliders, will be installed at both the northern and southern end of this area. The northern door will act as the main entrance while the southern door will lead out to the courtyard.

The lounge area connects into the main part of the existing woolshed, which will be transformed into the reception area. This has a floor area of 174.2m². Three seating options are shown on the attached plans (for 114, 130 and 140 people). Again, new frameless glass doors, with internal barn door sliders, will be installed at both the northern and southern end of the reception area. The southern door will lead out to the courtyard and ceremony area. This area has previously been levelled in association with the woolshed activities so no further earthworks are necessary.

Attached to the south east corner of the building is a very rundown existing corrugated iron lean-to store. It is proposed that this be demolished and replaced with a 'new' corrugated iron lean-to, of larger dimensions to accommodate the proposed kitchen and toilet facilities. To maintain the existing character of the existing shed, it is hoped to use second-hand corrugated iron for the roof and external wall cladding, if available, in its construction.

The character of the existing woolshed is to be retained by keeping the existing brick walls and corrugated iron roof although as highlighted above, fully glazed openings framed with steel shelter/shade elements will be introduced, mainly to the existing openings. The existing brick wall interior will be retained as the internal wall finish of the Lounge and Reception Area, although it will be lightly sand-blasted and sealed to leave a historical patina of sorts. The existing roof trusses will be painted to disguise their relatively contemporary nature, having replaced the original roof framing only in the last 20 years or so. The existing corrugated roofing will also remain, without the installation of new lining or sarking.