

28 January 2025

David Harford Consulting Limited
PO Box 603
ASHBURTON 7740

Dear David

Our Reference: LUC25/0001
Applicant: Midlands Properties Limited
Description: Land use consent at Racecourse Road to address the non-compliances associated with the construction of two new Midlands Groups seed and plant research buildings for agricultural purposes. Zoned Rural A.

The Planning Team have assessed the application for resource consent and determined that further Information is required as follows, pursuant to Section 92(1) of the Resource Management Act 1991 (the Act). The following information is requested:

1. The application describes the proposed activity in multiple ways including a research and development facility, campus, administrative facility and field office. Could you please provide a more accurate or definitive explanation of those activities which will be undertaken on site.
2. The plans submitted with the application are broad in nature and they specify that they are indicative. Could you please provide more detailed plans for the proposed activity, in particular including floor plans for the proposed buildings.
3. The resource consent application identifies that two buildings are proposed, being a 600m² administrative building and a 200m² field office. No other buildings are identified on the application plans. The resource consent application, as per section 3, specifies that *"The proposal will include circa 2000m² of infrastructure (buildings) and the car parking and driveways circa 5000m²."* On this basis, please detail all buildings proposed (including plans) to be established as part of the proposed activity.
4. Please provide earthworks plans for the proposed activity including calculations of cut and fill volumes and their heights / depths. Please note this should include details of works associated with landscaping, such as areas of mounding.
5. Please confirm the type of fencing proposed to be established on the perimeter of the site.

6. The illustrations provided in the application include the identification of an entranceway sign. The resource consent application specifies that the sign will comply with district plan rules and standards for signage but it would be appreciated if you could please confirm the dimensions of the proposed signage in order to confirm compliance with relevant District Plan Rules and Standards.
7. Please confirm whether resource consent is sought for any other properties (such as on the opposite side of the State Highway) as part of the proposed activity.
8. In determining activity status, the resource consent application identifies the activity as being “any other activity”. Please confirm whether any components of the proposed activity would fall within any of the various activity definitions in the District Plan and whether this has any impact on the overall activity status of the proposed activity.
9. Through the resource consent application it is understood the proposed activity could include the storage of machinery which will operate elsewhere than the application site. Please provide further information regarding this aspect of the activity including the numbers of vehicles / machinery to be stored and their purpose.
10. Please provide plans detailing the design for the two proposed vehicle crossings.
11. Please provide a technical assessment, prepared by a suitably qualified person, regarding onsite disposal of wastewater in order demonstrate that this can be achieved on site.
12. Please provide a technical assessment, prepared by a suitably qualified person, regarding onsite supply of potable wastewater in order demonstrate that this can be obtained on site.
13. Please provide a technical assessment, prepared by a suitably qualified person, regarding the collection and management of stormwater in order demonstrate that this can be suitably managed on site.
14. Please confirm if resource consents are required and / or are being sought from Environment Canterbury as part of the proposal.

In requesting the above information it is noted that some of the required information may generate the need for further clarification or additional information.

Please note that within 15 working days of receiving this request you must either;

- a. provide the information; or

- b. advise in writing that you agree to provide the information; or
- c. advise in writing that you refuse to provide the information

The processing of your application will be suspended until the above information is received, or if you refuse, the date we are advised, or otherwise in accordance with Section 88C of the Act. Please note that if you do not respond or provide the information in the specified time, the Council will process the application on the basis of the information available.

Please be aware that further information may be required during the processing of the application.

Do not hesitate to contact the Planning Team if you require further assistance.

Yours faithfully

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

Stewart Fletcher
Consultant Planner