

TechnologyOne ECM Document Summary

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Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Email from applicant with Archaeological Assessment 20.4.2020.msg	6486093	1	20-Apr-2020
PUB_ACC	Email from applicant with updated Archaeological assessment and APA 6.5.2020.msg	6552137	1	07-Jul-2020
PUB_ACC	RFI Response-22Jul22 22.7.22	7316815	1	03-Aug-2022
PUB_ACC	190930 RM19.307 Information Response - Roberts Family Trust	7368111	1	23-Sep-2022
PUB_ACC	Email with ORC consents and information post-meeting 22.9.22	7368112	1	23-Sep-2022
PUB_ACC	190920 Further information RM19.307	7368113	1	23-Sep-2022
PUB_ACC	Further info re water take 28.9.22	7373114	1	29-Sep-2022

From: Cathy Wallace
Sent: Mon, 20 Apr 2020 11:45:41 +1200
To: Sarah Gathercole
Cc: Rachel Albers
Subject: RE: RM200267 - Roberts Family Trust
Attachments: P. Archaeological Assessment for Curtis Rd Subdivision March 2020.pdf

Morning Sarah,

I hope you had a nice weekend in your bubble. We have received instruction from the project manager to submit the Archaeological Assessment prepared by Qrigin Consultants. Please find this document attached. Do let me know if you require us to relodge the application in full.

Kind regards

Cathy

Cathy Wallace
Brown & Company Planning Group
[+64 21 031 4188](tel:+64210314188)

From: Sarah Gathercole <Sarah.Gathercole@qldc.govt.nz>
Sent: 08 April 2020 14:00
To: Cathy Wallace <cathy@brownandcompany.co.nz>
Subject: RM200267 - Roberts Family Trust

Hi Cathy,

As mentioned earlier, unfortunately your application is not yet complete and we are required to return it to you. The Resource Management Act requires us to assess all resource consent applications against specific criteria in the Fourth Schedule of the RMA to determine whether or not they are complete.

The application is not complete because the following information has not been adequately provided for in the application:

- an assessment of the actual or potential effects on the environment of the activity, specifically historical and cultural effects. The AEE refers to an Archaeological Assessment prepared by Origin Consultants which has not been provided with the application.

We need this information before we can formally accept your application, progress with the processing and make a decision.

Time has been spent checking your application, and these charges have been deducted from the initial fee that you have paid. If you decide not to re-submit your application, please confirm in writing (email or letter) that you wish to withdraw the application, along with your bank details so we can organise a refund of the portion of the initial fee not used.

If you disagree with our decision that your application is incomplete you can lodge an official objection under Section 357 of the RMA.

Please do not hesitate to contact me if you have any questions.

Thanks

Kind regards,

Sarah Gathercole | Senior Planner | Planning & Development
Queenstown Lakes District Council
P: +64 3 441 0465
E: sarah.gathercole@qldc.govt.nz



From: Cathy Wallace
Sent: Wed, 6 May 2020 14:18:18 +1200
To: Sarah Gathercole
Cc: Jeff Brown
Subject: RM200267 - Roberts Family Trust
Attachments: Archaeological Assessment for Curtis Rd Subdivision May 2020.pdf, 200505 Te Ao Marama Inc approval.pdf

Hi Sarah,

I trust that your site visit on Thursday all went ok.

We have received that attached written approval from Te Aro Marama Inc. for the application proposals. Amendments have been made to Origin's Archaeological Assessment at *Section – Archaeological and other values* on page 33 and *Section – Recommendations* on page 37. These minor revisions do not change any of the assessment outcomes.

Benjamin Teele, Principal Archaeologist at Origin's, has queried QLDC's response to request an archaeological peer review given that archaeology is dealt with under the Heritage New Zealand Pouhere Taonga Act 2014 which sits above the RMA in relation to archaeological matters. It is our understanding that any archaeological assessments and consideration towards archaeological authorities would be dealt with by the regional archaeologist at Heritage New Zealand. Benjamin would be happy to discuss this with you directly.

Kind regards

Cathy

Cathy Wallace
Resource Management Planner

M [+64 21 031 4188](tel:+64210314188)



Brown & Company Planning Group have implemented changes to the way we are working in response to the COVID-19 alert. We will continue to provide our usual high levels of service and our staff are equipped to carry out all work from home.

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Wednesday 15 April 2020

Roberts Family Trust
C/-o Leon West
Maestro Projects Ltd
PO Box 1625
Queenstown 9348

Tēnā Koe,

Resource Consent Application – Roberts Family Trust

Thank you for forwarding a copy of your consent application to Subdivide the McDougall's Block off Curtis Road, Cardrona for the Queenstown Lakes District Council.

Te Ao Marama Inc. write this letter on behalf of the kaitiaki rūnanga whose takiwā includes the site the application is within. Rūnanga representatives have been informed and accept the proposal outlined in the application received February 5 2020.

It is considered that the application is not inconsistent with Te Tangi a Taurira, 2008 (Ngāi Tahu ki Murihiku Natural Resource Management Plan).

Te Ao Marama Inc. supports the recommendations provided within the archaeological assessment provided on 27 March 2020.

This letter provides our unconditional written approval to the above application.

This reply is specific to the above application and any changed to the application will require further consultation.

We trust the information contained within this letter is sufficient; however, should you wish to discuss any aspect further, please do not hesitate to contact me.

Nāhaku noa nā,

Stevie-Rae Blair
Iwi Environmental Advisor
Te Ao Marama Inc.

Te Ao Marama Inc.
408 Tramway Road
PO Box 7078
South Invercargill 9812
Phone: (03) 9311242
office@tami.maori.nz

22 July 2022

Sarah Gathercole
Queenstown Lakes District Council
Wanaka

Via email: sarah.gathercole@qldc.govt.nz

Dear Sarah

Re: RM200267 – ROBERTS FAMILY TRUST – REQUEST FOR FURTHER INFORMATION

We write in response to the request for further information under Section 92(1) of the Resource Management Act 1991, dated 25 June 2020, to support resource consent application RM200267.

Since the application was lodged and further information requested, the Act has been amended to restrict the amount of time an application can be on hold for. These changes came into force on 30 September 2020 and therefore do not apply to this application.

Further to correspondence in relation to the application being on hold and requests as to whether the application can be withdrawn or not, we provide the following update and further information for your consideration.

Regional Consenting Update

The applicant has obtained the following necessary resource consents from Otago Regional Council (ORC) as detailed below.

- RM20.203.01: To discharge treated wastewater to land for the purpose of disposal of wastewater from 16 residential dwellings.
- RM20.203.02: To undertake bulk earthworks for a residential development. For the purpose of the construction of a residential development.
- RM20.203.03: To discharge sediment laden water to land where it may enter water for the purpose of undertaking residential earthworks for a subdivision.
- RM20.203.04: To disturb and extend a culvert in Pringles Creek and Pongs Creek for the purpose of extending vehicle crossings to a residential development.
- RM20.203.05: Water permit to temporarily divert flows from Pongs Creek for the purpose of a culvert installation.

Wastewater Servicing Update

The above consents related to on-site wastewater management will now replace the originally supplied Soil Assessment prepared by E3 Scientific and should only be used for background information. The specific consent conditions including the wastewater treatment plant design shall form this portion of the application. Further information can be provided if considered necessary.

Since the application was lodged the QLDC community wastewater scheme serving Cardrona township just below the development area has been constructed. QLDC Property and Infrastructure have confirmed that there is capacity and the site is within the wastewater scheme boundary subject to an extension being constructed. There are multiple feasible extension alignments through Curtis Road or via Cardrona Domain. This is in addition to the on-site wastewater management options mentioned above as this may be necessary for staging while the extension to the Cardrona Wastewater Scheme is finalised.

Water Servicing Update

The applicant has received confirmation from ORC that the proposed development can be serviced by taking and using surface water from Pringles Creek as a permitted activity as outlined in the Certificate of Compliance. However, the investors of Mount Cardrona Station (MCS) will be proceeding with a drinking water scheme for the MCS land which will potentially result in another drinking water scheme in the area including this development.

In December 2020, QLDC resolved to delegate authority to its Chief Executive to enter into a Development Agreement to participate with MCS in the procurement of a new community water supply scheme with a connection to the Cardrona Village. The formal consultation process (special consultative procedure) and a decision to invest will be decided on by Full Council. Councilors are expected to consider the outcome of this process on 11 August 2022.

Updated Application Documents

As part of the regional consenting and consultation process, there have been some minor updates which are included in this response. This also includes Affected Party Approvals which have been included in this response for completeness (**Attachment 1**).

With reference to the attachments submitted with the original application, the following documentation has been updated in response to the Section 92 requests from ORC and QLDC and supersede the original application documentation:

- C. Subdivision and Scheme Plans, prepared by C Hughes and Associates**
- D. Landscape Assessment Report, prepared by Baxter Design Group**
- E. Landscape Drawings & Attachments, prepared by Baxter Design Group**
- G. Ecological Assessment, prepared by E3Scientific**
- H. Transport Assessment, prepared by Bartlett Consulting**
- I. Infrastructure Report, prepared by Holmes Consulting**
- L. Erosion and Sediment Control Plan, prepared by Holmes Consulting**

Further Information

- 1) *Please confirm that no consents are required for the removal of indigenous vegetation i.e. under Chapter 33 of the PDP as amended by Consent Order.*

The relevant rule and standard is:

Rule 33.4.7 – Any clearance of vegetation within 20m of the bed of a water body, riverbed or wetland (including ephemeral or seepage wetland)

Standard 33.5.2 – The clearance of indigenous vegetation must not exceed 500m² in any continuous period of five years in Land environments with less than 20% remaining indigenous vegetation cover as defined by Threatened Environment Classification (TEC) version 2012 (refer to section 33.11)

Restricted discretionary activity consent is required pursuant to Standards 33.5.2 as approximately 1000m² of indigenous vegetation is likely to be cleared across the site in association with the proposed earthworks.

Attachment 2 illustrates earthworks within 20m of Pongs Creek. The earthworks within this setback are limited to proposed Lot 11 and those associated with the culvert and proposed roading. It is not anticipated that any indigenous vegetation will be cleared within 20m of Pongs Creek.

As detailed in the Ecological Report that was submitted with the application, the magnitude of effect of the proposed disturbance to the indigenous vegetation is low as the removal of scattered vegetation is minor in scale compared to the presence of species and communities both onsite and within the wider environment. The proposed vegetation removal will have a minor effect on the ecological values of the site and the proposal will provide considerable positive ecological effects through approximately 4.6ha of restoration plantings along with the establishment of the Pongs Creek Clutha Flathead Preservation Corridor (3.6ha Preservation Corridor) along with establishment of the Pongs Creek Clutha Flathead Preservation Trust.

- 2) *Please advise whether the resource consent applications lodged with the ORC have been obtained and provide copies of any decisions.*

Otago Regional Council consents listed above have been obtained (**Attachment 3**).

- 3) *Please provide a copy of Consent Notice 9238838.3, it doesn't appear to have been provided with the application.*

Consent Notice 9238838.3 (**Attachment 3**) is registered to Lots 1 – 12 DP 446161 and Lots 3, 7 & 8 DP212333. These lots are not subject to this application and therefore not relevant.

- 4) *Please advise whether any measurement data is available relating to the survey of the rivers (demonstrating average width).*

Please refer to **Attachment O** of the submitted application package which includes the reporting, measurement data and location map. Pongs Creek is 1.5m wide and Pringles Creek is 2.5m wide and therefore neither are qualifying rivers in terms of Section 230(4) of the Act as they do not have an average width of 3m or more where they flow through the property. However, it should be noted that the applicant proposes the Pongs Creek Preservation Corridor.

- 5) *Please show at least two survey ties to all proposed building platforms.*

Please refer to the updated Scheme Plan showing survey ties. The Scheme Plan now includes an increased legal width for the access road (private extension of Curtis Road) which is now 20m wide.

- 6) *Please confirm whether the roads are proposed to be vested to the Council.*

No roads are proposed to be vested with Council, it is proposed to maintain internal roading in private/shared ownership and manage it in a similar manner as other onsite infrastructure as outlined in Section 2.3 of the Traffic Assessment. This will breach Rule 29.5.14 and a consent condition is suggested to address the ongoing management and maintenance of the road network, this is provided in Section 4.2 of the updated Transport Assessment (**Attachment H**).

- 7) *The transportation assessment states that QLDC have proposed changes to the existing signage at the Pringles Creek Road / Cardrona Valley Road intersection. What are these proposed*

changes? Please provide confirmation from a suitably qualified traffic engineer as to whether they are they necessary to ensure the safe and efficient functioning of the intersection once the proposal has been implemented.

Please refer to the updated Transport Assessment. It is understood that Councils Roding team have assessed the need for traffic controls at the intersection of Pringles Creek Road with Cardrona Valley Road and have recommended that a Stop control (RG-5 Stop sign and markings) is to be installed at this intersection along with an advance warning sign (PW-1 Stop Ahead 100m) to be installed on Pringles Creek Road. Refer QLDC request for service correspondence 20 June 2019, RD19/0896.

This has been noted by QLDC as a possible safety improvement under their minor improvements programme. This work will provide safety benefits at the intersection as noted in their correspondence. However, the need for this work is a balance with other roading improvement works within the District. I am unsure if this work has been undertaken at this time. The concern noted and investigated by Council will not be changed by the proposed development or increased traffic flow at the intersection. I note that there is no statutory requirement for a T-intersection to include traffic controls.

- 8) *Please provide an assessment from a suitably qualified traffic engineer of the existing Pringles Creek Road formation, and whether any changes to the road are required to ensure the safe, efficient operation of the road following the implementation of the proposal.*

Please refer to the updated Transport Assessment. A commentary of Pringles Creek Road is provided in the Transport Assessment (Section 1.3). Pringles Creek Road currently serves approximately 13 existing or potential residential dwellings. The proposed development will have a net increase of 15 residential dwellings (excludes one existing and one consented platform) resulting in approximately 28 existing and proposed residential dwellings. The existing carriageway width of Pringles Creek Road suggests that this road could serve up to 150 residential dwellings based on the QLDC Land Development and Subdivision Code of Practice. Bartlett consulting consider that the existing formation of Pringles Creek Road can serve the proposed subdivision.

- 9) *Please provide longitudinal sections of the proposed roading, demonstrating compliance with the requirements of QLDC's Land Development and Subdivision Code of Practice.*

Please refer to the updated Infrastructure Report which includes longitudinal section plans at Appendix 6. The Traffic Assessment has assessed the proposed roading requirements and any known departures, refer Sections 4.1 & 4.2. It is noted that portions of the extension of Curtis Road, within a ROW over land owned by others (Mt Cardrona Station) to the south and at the Pringles Creek crossing will have the maximum 16% gradient of the Figure E2 road type. This gradient is appropriate for a Figure E2 road type but greater than the 12.5% maximum for a Figure E3 road type. Given that the minimum road type anticipated is Figure E2 the 16% maximum gradient is appropriate and acceptable. Holmes report that a 16% maximum gradient can be achieved during detailed design.

- 10) *Please provide details of the earthworks required in proximity to the waterways within the site and an assessment of the effects of breaching Rule 29.5.19, if a breach is identified.*

Rule 25.5.19 – Earthworks within 10m of the bed of any water body, or any drain or water race that flows to a lake or river, shall not exceed 5m³ in total volume, within any consecutive 12-month period.

Non-compliance requires **restricted discretionary** consent.

This rule does not apply to:

- any artificial water body (watercourse, lake, pond or wetland) that does not flow to a lake or river, including Lake Tewa within the Jacks Point Zone; or

- Maintenance and repairing of existing hazard protection structures in and around a water body.

Holmes Consulting have completed preliminary calculations on the earthworks within 10m of the bed of both Pongs and Pringles Creek. The calculations indicate that the volume of earthworks will exceed 5m³ for the culvert and road upgrades at both creeks. A detailed Erosion and Sediment Control Plan was prepared and submitted to ORC in relation to the regional consent applications which were subsequently granted consent. This demonstrates how erosion and sediment control can be managed during the construction process to avoid and/or mitigate potential adverse effects arising from sedimentation, dust, discharge etc. Please refer to **Attachment E** for a copy of the Erosion and Sediment Control Plan. The ORC has granted the regional consents required to construct the culverts as outlined above and included in this response.

- 11) *Section 5.2.2 of the GeoSolve report states that they expect that finished floor levels of 750mm above the finished ground surface on Lots 11 & 13 should provide adequate protection from stream avulsion of Pongs Creek. Alternatively, bunds could likely be used for this purpose, but this would require consent from the Otago Regional Council for a defence against water. While the engineering details can be confirmed for Engineering Acceptance, if flood protection bunds are proposed then the associated consents should be applied for prior to granting subdivision consent and covenant areas should be shown on the scheme plan protecting the proposed bunds. Alternatively, if effectively reducing the height limit on these lots by up to 750mm is acceptable to the applicant, there are no engineering concerns with this.*

Please refer to the Landscape Memo included in the updated Landscape Assessment. The applicant has raised Lot 11 and 13 datum level and corresponding building height by 750mm in response to the recommendations by Geosolve. The new datum levels are to be raised 750mm to a datum of RL604.75 (Lot 11) and RL621.75 (Lot 13).

The risk of flooding on Lots 11 and 13 can be managed by raising the FFL to provide adequate freeboard given the datum has been raised. Given the building platforms for Lot 11 and 13 are each 750m² there is a variety of building locations within the Residential Building Platform available for each lot. This final location, adopted finished floor level, surrounding ground levels and building design will determine the final risk and what protection may be required (if any). It is recommended that a Consent Notice is placed on Lots 11 and 13 to require a further site-specific flood risk assessment of future dwellings in association with the flood risk as part of any building consent application, draft wording from an approved resource consent is detailed below.

The provision of stormwater management and secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of the building platform on Lots 11 and 13 and no increase in run-off onto land beyond the site from the pre-development situation.

This could be in addition to a consent condition requiring appropriate surrounding finished ground levels and stormwater management be included in the Engineering Review and Acceptance applications prior to titles being issued.

- 12) *Section 6.8 of the GeoSolve report suggests that the proposed building platform should be re-assessed following positioning of the building footprint to determine whether specific design or setback from the crest is required. Please provide details as to whether or not a setback is required at this stage, and amend the location of the building platform, if required. Otherwise, please provide evidence that constructing a residential unit closer to the crest is feasible (i.e. demonstrate that the entire building platform area will be useable).*

The building platform shown on Lot 1 is feasible but is outside the foundation requirements outlined in Section 3 of NZS:3604. Lot 1 will require specific engineering foundation design, a consent notice to this effect is appropriate.

- 13) *Overland flow paths are shown running through the building platform locations for Lots 3 – 6, 10 and 11, and the AEE states that it is proposed to maintain all natural flow paths. Please confirm*

whether it is proposed to re-route these flowpaths around the building platform locations to ensure that the buildable areas of the lots are not inundated during storm events.

The overland flow paths shown in the Geosolve report are based on existing contours and do not take into account the finished contours, roading network and associated stormwater management. The provision of stormwater management including secondary flow paths to contain overland flows in a 1 in 100 year event so that there is no inundation of the building platforms shall be addressed as part of the Engineering Acceptance. The scheme plan will be updated to include easements for the conveyance of upgradient stormwater along with any services reticulation. The roading network, finished contours and stormwater management will provide an opportunity for overland paths to be re-routed around the building platform locations. However, to ensure future lots take into consideration any features designed to protect building platforms and establish appropriate building designs, the applicant will accept an advice note (proposed wording below) that will advise all future owners of the requirement for a site specific flood assessment to be undertaken as part of a building consent application. This could be in addition to a consent condition requiring appropriate surrounding finished ground levels and stormwater management be included in the Engineering Review and Acceptance applications prior to titles being issued.

Advice note: Resource Consent may be required from the Otago Regional Council in the event that any surface water body is required to be diverted.

- 14) *The plans provided as appendices to the Holmes Infrastructure report show that the water races crossing the site are to be maintained. The plans in the GeoSolve report state that the races are to be cut off "to inhibit additional water entering the site." My understanding is that this would breach the Drainage Act, as all sites are obligated to accept existing inflows of water from neighbouring sites. I also understand that downstream sites could have historic rights to this water. Please confirm how the proposal will comply with the requirements of the Drainage Act and not impinge on the rights of downstream sites to take water from these races.*

In regard to the Drainage Act, it is important to note the historical water races have been damaged by ongoing erosion, modified or destroyed in sections by ongoing changes to the creek beds and farming activities prior to the Roberts Family owning the property. The water races have not effectively conveyed water for quite some time, certainly since 1998 when the Roberts Family first came to the property, and possibly since the 1800s when the miners left. Therefore, no existing rights to water will exist, as there is no water flow.

Geosolve have identified there will be some ability for these races to convey small amounts of surface water, however the water they are transporting cross-slope is likely to move downslope once they intercept creeks, overland flow paths, accessways etc. The proposed cut-off diversion drains upslope of the building platforms would effectively mitigate the negligible amount of additional water introduced into the site from the remaining water races and the water races can be retained in their current form.

- 15) *Please provide evidence demonstrating that at least 33,600 litres per day (being 2,100 litres per day per lot, the minimum required by the COP) of water can be taken from Pringles Creek every day, given any other consented takes from the creek.*

A daily volume requirement of 33,600 L equates to an average daily yield of 0.39 L/s, with the nominal pumping rate to supply water to the sub-division being up to 0.5 L/s as required by the permitted activity Rule 12.1.2.1 in the Regional Plan: Water for Otago.

The assessed 7-day mean annual low flow (MALF) for Pringles Creek is 35 L/s, based upon the NIWA low flow assessment methodology. This provides for a specific flow at MALF of 5 L/s/km² for the 7.01 km² catchment. The only authorised water takes that occur during the summer low flow period above the identified point of take for the subdivision are consents 2009.191 and 2009.435, both held by Mt Cardrona Station Limited.

Water permit 2009.435 is a take of 30 L/s for irrigation use and the consent requires a residual flow of 25 L/s to be left instream below the take in Pringles Creek. Water permit 2009.191 is a

take of 15 L/s for domestic water supply purposes and irrigation use. However, the consent also requires a residual flow of 15 L/s to be left instream below the take in Pringles Creek. Consent 2009.191 provides for an alternative location of take from the Cardrona River whereby no residual or minimum flow applies to the take for Domestic water supply purposes.

Considering the above authorised water permits and associated residual flow requirements in Pringles Creek, a flow of 15 L/s will at least be constantly maintained within Pringles Creek at the point of take for the sub-division. The 15 L/s maintenance flow equates to 43% of MALF, which is statistically less than the minimum flow (yield) for the catchment. Therefore, there will be full reliability of a 15 L/s flow in Pringles Creek post any upstream abstraction, at the point of take for the sub-division. The required yield (as above) for the sub-division water supply (0.39 L/s), and the nominal pumping rate of 0.5 L/s, equates to 2.6% and 3.3% respectively of the available and reliable summer low flow from Pringles Creek at the point of take.

It is assessed that on the above basis, there is full reliability that at least 33,600 litres per day (being 2,100 litres per day per lot, the minimum required by the COP) of water can be taken from Pringles Creek every day.

- 16) *Please provide details as to how adequate water will be supplied in the event that the takes under Rules 12.1.2.4 and/or 12.1.2.5 of the Regional Plan: Water are suspended.*

The supply of water (up to 25,000 L/day) will continue to be taken under Rule 12.1.2.1 which is unable to be suspended. There is also an additional 3,000 L/day provided by consent RM17.212.01 Pure H₂O Cardrona Limited, which for potable water supply purposes is unable to be suspended and is not subject to a residual or minimum flow. Therefore 28,000 L/day can still be provided from the existing/proposed water supply infrastructure simply operating as a single permitted activity under Rule 12.1.2.1. This is 83% of the 2,100 L/day /lot requirement as above, and for any interim period of suspension of other permitted activity takes, some water conservation measures can be initiated to manage the use of water to essential domestic requirements only (i.e. reduced or nil irrigation use).

Notwithstanding the above measures, Rule 12.1.2.1 is not subject to a per landholding requirement. The rule allows for multiple takes of water within Rule 12.1.2.1 on any landholding for the supply of domestic water and stock water consistent with the Resource Management Act. Therefore, in the event of any interim suspension of taking water under Rules 12.1.2.4 and/or 12.1.2.5 there is facility under Rule 12.1.2.1 to additionally take water for domestic and stock water supply up to and in excess of the daily requirement of 2,100 L/lot per day, should such volumes of water be reasonably required for those uses.

There are some additional measures that may also be employed to ensure that 2,100 L/lot/day is able to be supplied, which are as follows:

- The use of water storage facility within the reticulation and water supply infrastructure to buffer any restricted water shortfall on a daily basis, and/or
- Creation of an additional permitted activity take in a different water source (e.g. Pongs Creek), and take additional water under Rule 12.1.2.1 either from the stream or from a riparian well in proximity to the stream.

Queenstown Lakes District Council is proposing to deliver a new drinking water supply scheme for the Cardrona area. This scheme provides an alternative water supply which could either supplement or replace the surface water take currently servicing the site. However, this scheme is not required to supply water to the site but would certainly be considered favorably if available in the future.

- 17) *Council's GIS shows a water rider main near the proposed road alignment, which appears to have been installed under RM090416, and terminates close to the building platform on DP 324262. Please provide details of this main and what the intention is (i.e. is it to be removed, and if not, how will it be protected during the works?).*

The GIS shows the additional the water main for Pure H2O Cardrona Limited going to the building platform on DP 324262 (near the existing transformer). This platform has now been relocated to the location of Lot 16.

The intention will be to keep this water supply line for use during construction and as a backup in the future. The pipe will be protected and re-laid within a services trench during the accessway upgrades.

- 18) *Similarly, what is the intention with the building platform labelled AA on DP 324262?*

This is the location of the building platform consented under RM090416. The new building platform has been approved under RM090876 but can't be registered until the resource consent conditions have been given effect to.

The existing building platform "AA" remains and will not be surrendered. The applicant will either give effect to RM090876 or the proposal shall it be granted.

- 19) *Can you please provide clarification of the wastewater disposal proposed for Lots 1 & 16? The AEE says that the communal system will be for 14 lots (excluding Lots 1 & 16), and that Lots 1 & 16 will have their own on-site disposal systems. The Holmes report does not mention any separation of Lots 1 and/or 16. The e3 report indicates that the Lot 1 disposal field will be separate to, but in the same location as, the communal field. Why would Lot 1 not be part of the overall communal scheme? How have the cumulative effects of this discharge with the adjacent communal field been considered? Either way, the design loading specified for the communal field is for a total of 16 lots. It may be simpler to simply include Lot 1's discharge in the communal field.*

Please refer to **Attachment 3** for copies of the ORC consents obtained for wastewater disposal.

There remains a series of options to connect to wastewater disposal systems/schemes off-site. Subsequent to the lodgement of this application the Cardrona Valley Wastewater Scheme has been constructed and commissioned. Brandon Ducharme of QLDC Property and Infrastructure has confirmed that there is sufficient capacity for this development to connect in an email dated 16th March 2022.

In addition to reticulation to the Cardrona Valley Wastewater Scheme, Lot 1 can be serviced by a standalone Wastewater treatment system with discharge to the adjacent disposal field as included in ORC Discharge Permit RM20.203.01. Alternatively, Lot 1 can connect to a communal WWTP and disposal field as outlined in ORC Discharge Permit RM20.203.01

Lot 16 can have its own disposal field as consented under RM090876, with an extension granted 4 June 2020. Advice note 6 of Discharge Permit 20.203.01. reports Lot 16 of the development may have its own wastewater disposal treatment and discharge and discharge located at NZTM 2000: E1283657 N5022918; and this has been assessed in the consent application as a permitted activity. Alternatively, ORC Discharge Permit RM20.203.01 includes a communal WWTP with capacity for all 16 Lots.

- 20) *The Holmes report indicates that above-ground infrastructure will be required for the water supply, both to treat the water and boost its pressure across the development. Please include further detail regarding what this infrastructure will entail and whether any will be 'buildings' under the District Plan definitions.*

Please refer to the updated Landscape Assessment and Attachments in relation to the small "structures/buildings" required as part of the proposed infrastructure.

- 21) *The application proposes the relocation of several easements. Please confirm whether permission from the owners of the benefited land is required and whether that has been obtained.*

The applicant has an existing right of way, rights to convey electricity, telecommunications and water over the Mt Cardrona Station land along with rights to upgrade roading within and land surrounding the existing easement that extends to Lot 16. A new easement on Roberts Family Trust landholding is proposed for the realignment of the section of road immediately after Curtis Road with the existing Right of Way remaining until such time parties agree to have rights transferred to the new easement, consents are granted and Lot 1 is developed.

We trust that this information submission provides further clarity on the resource consent application RM200267. Please do not hesitate to me should you require any additional information or wish to discuss the matters raised in this letter further.

Yours sincerely,



Morgan Shepherd
Brown & Company Planning Group

ATTACHEMENTS

1. Affected Party Approvals
2. Earthworks Setback Plan
3. ORC Consents
4. Consent Notice 9238838.3

Otago Regional Council
70 Stafford Street
Private Bag 1954
Dunedin

30 September 2019
Environmental Associates Ltd
Our Ref: EA00153
Your Ref: A1271525

Attention: Sarah Davidson

Application for Certificate of Compliance under S139 of the Resource Management Act, Roberts Family Trust, Cardrona – Provision of Further Information

Please find below, the relevant information requested under S139 of the RMA on 20 September 2019.

1. Clarification of a separate water take under each permitted activity rule

The Roberts Family Trust is able to take water from Pringles Creek under separate individual permitted activity (PA) takes with no overlap of PA water allocations. There are clear components of the rules relating to the volumetric allocation of water (rate and volume), under each PA, of which is summarised in Table 1 and explained within the first paragraph on Page 3 of the Application Report.

2. Confirmation of domestic and animal drinking water to be undertaken on the applicant's site, and compliance with relevant clauses of Rule 12.1.2.1

The water taken under Rule 12.1.2.1 is for domestic needs or animal drinking water only. This (permitted take) is able to be undertaken for those needs on the Roberts Family Trust landholding, which is as described on Page 1, paragraph 2 of the Application Report. Compliance with clauses (a) to (c) of Rule 12.1.2.1 is achieved by appropriate pump sizing to take a maximum of 0.5 L/s, and water metering to take a maximum of 25,000 L/day. As identified in the Application Report on Page 7, the limiting of PA takes to no more than is allowed under the relevant rules (which in this case is a small quantum of water), will have no more than a minor effect upon the environment.

3. Confirmation of compliance with Rule 12.1.2.4

Water taken under Rule 12.1.2.4 is not used by the Roberts Family Trust for the purposes of irrigation and this is avoided by the take being reticulated through the domestic water supply system only. Confirmation of compliance with rule clauses and compliance descriptions are provided on Pages 5 to 6 of the Application Report, whereby full compliance with Rule 12.1.2.4 is able to be achieved.

Environmental Associates Ltd
In association with GeoSolve
Level 1, 70 Macandrew Road
PO Box 2079, South Dunedin 9044
Telephone +64-3-777 3546

Additionally, compliance with the PA take is afforded by use of a separate dedicated pump of approximately 1 L/s maximum rate (well within the 10 L/s allowed under the rule), and with domestic supply water metering, to restrict the take on any 3-days per calendar month to no more than 100,000 L/day, in combination with any water taken under Rule 12.1.2.1. This is summarised in Table 1 and explained within the first paragraph on Page 3 of the Application Report.

4. Confirmation of compliance with Rule 12.1.2.5

Water taken under Rule 12.1.2.5 (for any use, including that of irrigation), is except as being provided for by Rules 12.1.1.1 to 12.1.2.4. This means that when water is taken to the extent of Rule 12.1.2.1 and Rule 12.1.2.4, no water is able to be taken under Rule 12.1.2.5 for any landholding. This is as summarised in Table 1 and explained within the first paragraph on Page 3 of the Application Report. It is thus unlikely that any significant quantum of water may be taken under Rule 12.1.2.5 for the Roberts Family Trust.

However, should any other use or irrigation water be required at the Roberts Family Trust landholding, and water is not already taken to the extent of that permitted by Rules 12.1.2.1 and 12.1.2.4, full compliance with the rule (clauses) is able to be achieved, of which is explained on Pages 6 to 7 of the Application Report.

In addition, compliance with the rate and volumetric clauses of Rule 12.1.2.5 is achieved by appropriate pump sizing to take a maximum of 0.5 L/s, and separate dedicated water metering to ensure that only a maximum of 25,000 L/day may be taken, and except as provided for by Rules 12.1.1.1 to 12.1.2.4. Any water taken under this rule is reticulated separately to that of domestic supply water. As identified in the Application Report on Page 7, the limiting of PA takes to no more than is allowed under the relevant rules, will have no more than a minor effect upon the environment.

Yours faithfully

Tom Heller

Director: Water & Environmental



Environmental Associates Ltd

Email: theller100@gmail.com

From: "Leon West" <leon@maestroprojects.co.nz>
Sent: Thu, 22 Sep 2022 18:02:42 +1200
To: "Cam Jones" <cameron.jones@qldc.govt.nz>
Cc: "Leon West" <leon@maestroprojects.co.nz>; "Sarah Gathercole" <Sarah.Gathercole@qldc.govt.nz>; "Morgan Shepherd (Morgan@brownandcompany.co.nz)" <morgan@brownandcompany.co.nz>; "Tom Heller (theller100@gmail.com)" <theller100@gmail.com>
Subject: Pringles Creek Surface Water Take CoC and application
Attachments: Certificate of Compliance Application - Roberts Family Trust.pdf, Attachment A - Site Plan.pdf, 190920 Further information RM19.307.pdf, 190930 RM19.307 Information Response - Roberts Family Trust.pdf, Certificate of compliance RM19.307.01.pdf

Hi Cam,

Great to meet you today. As discussed, I have attached the original ORC Certificate of Compliance (CoC) application, s92 responses and granted CoC which provides a background to Tom's responses. If you could have a look and see what more information you need so Tom/Morgan can respond formally next week?

We could provide the ORC consent for the Mount Cardrona Station take (higher up Pringles Creek) and has a high residual flow condition that is positive for downstream users such. In the ORC CoC application, you will see that Tom has calculated the *Pringles Creek flows through the Roberts Family Trust landholding on Lot 1 DP 433836 (Attachment A), and has a total catchment area of 7.009 km². The creek has an estimated 7-day MALF of 35 L/s, and is a perennial tributary of the Cardrona River. The NIWA low flow estimator provides an average SMALF of 5 L/s/km² for the Pringles Creek catchment.*

Regards,

Leon West
Project Manager
BE Civil, PG Dip Bus&Admin (Dist)
+64 21 662029
leon@maestroprojects.co.nz
PO Box 1625 Queenstown 9348
www.maestroprojects.co.nz



Otago Regional Council
70 Stafford Street
Private Bag 1954
Dunedin

29 August 2019
Environmental Associates Ltd
Our Ref: EA00153

Attention: Manager Consents

Application for Certificate of Compliance under S139 of the Resource Management Act, Roberts Family Trust, Cardrona

1. Introduction

The Roberts Family Trust (the applicant), is applying to the Otago Regional Council for a certificate of compliance under section 139 of the Resource Management Act, for an activity to be undertaken within the permitted activity rules of the Regional Plan: Water for Otago (RPW), in respect of abstraction of water from a natural waterway from within the property, for use at the applicant's landholding.

The proposed water abstraction activity is to occur at or about grid co-ordinates NZTM 1,284,107 m E and 5,023,704 m N, and is situated on land parcel Lot 1, DP 433836. The applicant's landholding refers to adjoining properties: Lot 1, DP 433836, Lot 6, DP 344432, and Lot 1 DP 425268. A map of the landholding and surrounds is given in **Attachment A**, including the proposed surface water take location. The owner of the land which the activity is situated on is the Roberts Family Trust, C/- Leon West, Maestro Projects Limited, PO Box 1625, Queenstown 9348. The contact details for Leon West are: telephone 021 662029, email leon@maestroprojects.co.nz. The applicant's property is situated on Curtis Road, Cardrona.

In the first instance, regarding application detail, please contact the writer: Tom Heller (consultant), Environmental Associates Ltd, PO Box 2079, South Dunedin 9044. Contact telephone number 03 777 3546, email theller100@gmail.com.

2. Requested Certificate of Compliance

The requested certificate of compliance in respect of the Roberts Family Trust property, is for the proposed abstraction of water that is able to be undertaken within the permitted activity rules of the RPW and specifically:

Rules 12.1.2.1, 12.1.2.4 and 12.1.2.5 The taking and use of surface water as a permitted activity.

Environmental Associates Ltd
In association with GeoSolve
Level 1, 70 Macandrew Road
PO Box 2079, South Dunedin 9044
Telephone +64-3-777 3546

3. Potential Effects upon the Environment

This section describes: the nature of the activity, the environmental setting, the effects of the activity, and how the activity may be carried out under the relevant permitted activity rules within the RPW. The proposed activity is a permitted activity surface water take from Pringles Creek for domestic water supply, stockwater, and some irrigation of land, from the waterbody that occurs within the boundary of the applicant’s property (**Attachment A**). The take of water for the applicant’s landholding may occur under rules 12.1.2.1, 12.1.2.4 and 12.1.2.5 of the RPW, which are shown in Table 1 below.

The applicant’s landholding is also part share in an authorised (consented) water take from Pringles Creek (RM17.212.01), which allows up to 3,000 L for water supply to the landholding on a daily basis. Consent RM17.212.01 abstracts water from Pringles Creek for a communal domestic and irrigation water supply, at a rate not exceeding 1 L/s. Consistent with the RPW, the abstraction of water under the relevant permitted activity framework is considered to be in addition to that which is authorised by resource consent, with the permitted activity being regarded as the permitted baseline.

Table 1

Permitted and Consented Water Takes for the Roberts Family Trust Landholding

Rule and Consent rate, volume and use	12.1.2.1¹ 0.5 L/s and 25,000 L/day Domestic and animal drinking water only	12.1.2.4¹ 10 L/s and 100,000 L/day Not for irrigation 3 days per month	12.1.2.5 0.5 L/s and 25,000 L/day For any use	RM17.212.01 1 L/s² and 3,000 L/day For any use
Maximum daily volume (L)	25,000	100,000	25,000	3,000
Maximum monthly volume (30-day month - L)	750,000	300,000	750,000	90,000
Maximum potential domestic water use	750,000	300,000	750,000	90,000
Maximum potential irrigation water use	0	0	750,000	90,000
Subject to suspension	0	300,000	750,000	90,000 ³

Notes: 1. Permitted activity not subject to a per-landholding requirement.
 2. Cumulative instantaneous rate of take.
 3. Subject to suspension if utilised for irrigation purposes.

Whilst the relevant permitted activities and the applicant's share of consented water (above in Table 1), outlines the respective volumes of water available for potential uses at the applicant's landholding, regarding the cumulative permitted activity considerations, the maximum potential water abstraction is thus restricted to the following:

- Total maximum daily and monthly volume – 103,000 L/day for 3 days/month (otherwise 28,000 L/day) and 1,065,000 L/month (for 30-day month),
- Total maximum daily and monthly domestic use water volume - 103,000 L/day for 3 days/month (otherwise 28,000 L/day), with a partial suspension component of 75,000 L/day for 3 days/month, and 1,065,000 L/month, which has a partial suspension component of 225,000 L/month, and
- Total maximum daily and monthly irrigation use water volume – 28,000 L/day, fully subject to suspension, and 840,000 L/month, fully subject to suspension.

It should also be noted that permitted activity Rules 12.1.2.1 and 12.1.2.4 are not subject to a per-landholding requirement. This allows for multiple takes of water within Rule 12.1.2.1 and Rule 12.1.2.4 on any landholding(s) for the supply of domestic water and stockwater, consistent with the Resource Management Act. The limit of cumulative water takes under Rule 12.1.2.1 and Rule 12.1.2.4 is then considered to be the reasonable needs for domestic water supply and stockwater requirements. The above maximum potential water abstraction figures utilise only one permitted take under Rules 12.1.2.1 and 12.1.2.4, in which (as above) there is effectively no upper limit for multiple takes for the supply of reasonable domestic water and stockwater for any landholding(s). However, in consideration of the cumulative impact of the permitted activity rules, irrigation water usage on a per-landholding basis for the applicant's property is restricted to a maximum of 840,000 L/month, notwithstanding the amount of water taken for reasonable domestic supply and stockwater uses.

Pringles Creek flows through the Roberts Family Trust landholding on Lot 1 DP 433836 (**Attachment A**), and has a total catchment area of 7.009 km². The creek has an estimated 7-day MALF of 35 L/s, and is a perennial tributary of the Cardrona River. The NIWA low flow estimator provides an average SMALF of 5 L/s/km² for the Pringles Creek catchment.

The permitted rate of surface water take for the applicant's landholding (Table 1), is normally up to 0.5 L/s, and on occasion for 3 days per month, may increase to 1.16 L/s. These rates of take are equivalent to 1.4% and 3.3% of MALF for Pringles Creek respectively. Given the estimated MALF of 35 L/s, the permitted activity take constitutes a De Minimis effect upon flow in Pringles Creek. Thus, the proposed water take for the applicant's landholding undertaken within the permitted activity rules of the RPW, will have a less than minor effect upon the environment, and are considered in that instance, to be part of the baseline afforded by the permitted activity status.

Additional water taken under authorised resource consent RM17.212.01, has already considered the permitted baseline effect, and by consent authority s42A reporting, constitutes no more than a minor effect upon the environment.

In terms of compliance with specific permitted activity rules, an assessment of compliance is provided in the following section of this report. Any take of surface water for use at the applicant's landholding complies with relevant RPW permitted activity rules by ensuring:

- That the take of surface water is within the relevant rates and volumes afforded by the permitted activity(s),
- That the use of water at the landholding is restricted to the available uses afforded by the permitted activity(s), and
- That there is no adverse effect upon the environment and other lawful water users.

In summary, there are no obstacles within the permitted activity rule framework that may prevent the Roberts Family Trust from achieving compliance for the proposed water take. The permitted activity water take rules in the RPW are all fully able to be complied with. Under these circumstances the applicant's water take activity would be consistent with the permitted baseline afforded by the permitted activity rules within the RPW. In doing so, the effects upon the environment from the activity may be regarded as being less than minor or De Minimis.

4. Analysis of Permitted Activity Rules

The following RPW permitted activity rules have been analysed for compliance (with activity compliance in *italics*), regarding the taking of water from Pringles Creek, for the Roberts Family Trust property, and having regard to the environmental effects assessment undertaken in the previous section of this report.

12.1.2 Permitted activities: No resource consent required

12.1.2.1 The taking and use of surface water for domestic needs or the needs of animals for drinking water is a *permitted* activity providing:

(a) No take is for a volume greater than 25,000 litres per day; and

Complies: The taking of domestic water or animal drinking water under this permitted activity for the applicant's landholding is for a volume not greater than 25,000 litres per day.

(b) No take is at a rate greater than 0.5 litres per second in the North Otago, Maniototo or Central Otago sub-regions (as identified on Maps A1-A8), or greater than 1 litre per second elsewhere in Otago; and

Complies: The taking of domestic water or animal drinking water under this permitted activity for the applicant's landholding is at a rate not greater than 0.5 litres per second from Pringles Creek.

(c) The taking or use does not have an adverse effect on the environment.

Complies: The taking of domestic water or animal drinking water under this permitted activity for the applicant's landholding at a rate not greater than 0.5 litres per second from Pringles Creek, is a rate that is equivalent to approximately 1.4% of MALF. Thus, the take is suitably small so that no adverse effect upon the environment would develop. The effect of the take is considered to be within the permitted baseline.

12.1.2.4 Except as provided for by Rules 12.1.1.1 to 12.1.2.3, the taking and use of surface water for no more than 3 days in any one month, is a **permitted** activity, providing:

(a) The water is not used for irrigation; and

Complies: The taking of water under Rule 12.1.2.4 for 3 days per month is not used for irrigation at the applicant's landholding that is otherwise taken for that use under Rule 12.2.2.5.

(b) There is no change to the water level range or hydrological function of any Regionally Significant Wetland; and

Complies: There are no Regionally Significant Wetlands in proximity of the water take and the take under Rule 12.1.2.4 is small (an additional 75,000 litres per day for 3 days, over the volume of water otherwise taken under Rule 12.1.2.1 or Rule 12.1.2.5).

(c) There is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland; and

Complies: There are no Regionally Significant Wetlands in proximity of the water take and the take under Rule 12.1.2.4 is small (an additional 75,000 litres per day over 3 days, over the volume of water otherwise taken under Rule 12.1.2.1 or Rule 12.1.2.5).

(d) No lawful take of water is adversely affected as a result of the taking; and

Complies: The taking of water under Rule 12.1.2.4 (over and above that otherwise taken under Rule 12.1.2.1 or Rule 12.2.2.5), equates to an average daily rate of 0.87 litres per second which is equivalent to approximately 2.5% of MALF for Pringles Creek. Thus, the take is suitably small so that no adverse effect upon any other lawful take of water would develop. The effect of the take is considered to be within permitted baseline.

(e) No take is for a volume greater than 100,000 litres per day; and

Complies: The taking of water under Rule 12.1.2.4 and in combination with that otherwise taken under Rule 12.1.2.1 or Rule 12.1.2.5, does not exceed 100,000 litres per day for 3 days per month.

(f) No take is at a rate greater than 10 litres per second; and

Complies: The taking of water under Rule 12.1.2.4 does not exceed 10 litres per second.

(g) No back-flow of any contaminated water occurs to the water body; and

Complies: No back-flow of any contaminated water is able to occur to the water body.

(h) Fish are prevented from entering the intake structure; and

Complies: The take of water is suitably screened to prevent fish from entering the intake.

(i) The taking of surface water is not suspended.

The Otago Regional Council may, by public notice, suspend the taking of water under this rule if the taking of water as primary allocation, under a resource consent has had to cease in accordance with Rule 12.1.4.9, for the catchment or river, or part of the catchment or river, at which the taking of water under this rule is occurring.

Complies: The taking of water under Rule 12.1.2.4 over and above that taken under Rule 12.1.2.1 is able to be suspended, and the activity may cease for up to any 3-day per month period.

12.1.2.5 Except as provided for by Rules 12.1.1.1 to 12.1.2.4, the taking and use of surface water is a *permitted* activity, providing:

(a) There is no change to the water level range or hydrological function of any Regionally Significant Wetland; and

Complies: There are no Regionally Significant Wetlands in proximity of the water take and the take under Rule 12.1.2.5 is small at a rate of 0.5 litres per second, which is equivalent to approximately 1.4% of MALF for Pringles Creek.

(b) There is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland; and

Complies: There are no Regionally Significant Wetlands in proximity of the water take and the take under Rule 12.1.2.5 is small at a rate of 0.5 litres per second, which is equivalent to approximately 1.4% of MALF for Pringles Creek.

(c) No lawful take of water is adversely affected as a result of the taking; and

Complies: The taking of water under Rule 12.1.2.5 is small at a rate of 0.5 litres per second, which is equivalent to approximately 1.4% of MALF for Pringles Creek. Thus, the take is suitably small so that no adverse effect upon any other lawful take of water would develop. The effect of the take is considered to be within permitted baseline.

(d) No take is for a volume greater than 25,000 litres per day at any landholding; and

Complies: The taking of water under Rule 12.1.2.5 is for a volume not greater than 25,000 litres per day at the applicant's landholding.

(e) No take is at a rate greater than 0.5 litres per second in the North Otago, Maniototo or Central Otago sub-regions (as identified on Maps A1-A8), or greater than 1 litre per second elsewhere in Otago; and

Complies: The taking of water under Rule 12.1.2.5 for the applicant's landholding is at a rate not greater than 0.5 litres per second from Pringles Creek.

(f) No back-flow of any contaminated water occurs to the water body; and

Complies: No back-flow of any contaminated water is able to occur to the water body.

(g) Fish are prevented from entering the intake structure; and

Complies: The take of water is suitably screened to prevent fish from entering the intake.

(h) The taking of surface water is not suspended.

The Otago Regional Council may, by public notice, suspend the taking of water under this rule if the taking of water as primary allocation, under a resource consent has had to cease in accordance with Rule 12.1.4.9, for the catchment or river, or part of the catchment or river, at which the taking of water under this rule is occurring.

Complies: The taking of water under Rule 12.1.2.5 over and above that taken under Rule 12.1.2.1 is able to be suspended, and the activity may cease upon suspension.

12.1.4.9 The suspension of takes

It is a term of any taking of surface water under Rules 12.1.1A.1, 12.1.2.4, 12.1.2.5 and 12.1.4.2 to 12.1.4.7 that, when the flow is equal to or less than a minimum flow applied by or under these rules, the Council may, by public notice, suspend all taking to enable the minimum flow to be met.

Complies: Any taking of water under Rule 12.1.2.4 and Rule 12.1.2.5 is able to cease upon suspension.

Under the Regional Plan: Water for Otago, the principal reasons for adopting the above relevant rules, refer to:

- The taking and use of water can only occur if it is expressly allowed by a rule in a regional plan, or in any relevant proposed regional plan, or by a resource consent (Section 14(3) of the Resource Management Act).
- The taking and use of surface water under Rules 12.1.2.1 to 12.1.2.6 will have no more than minor adverse effects on the natural and human use values supported by water bodies, or on any other person taking water. These rules are adopted to enable access to resources while providing protection for those values and uses.

Should any further information be required with respect to the above application for Certificate of Compliance, please respond in the first instance to the report writer.

Page 8
29 August 2019
Environmental Associates Ltd
Our Ref: EA00153

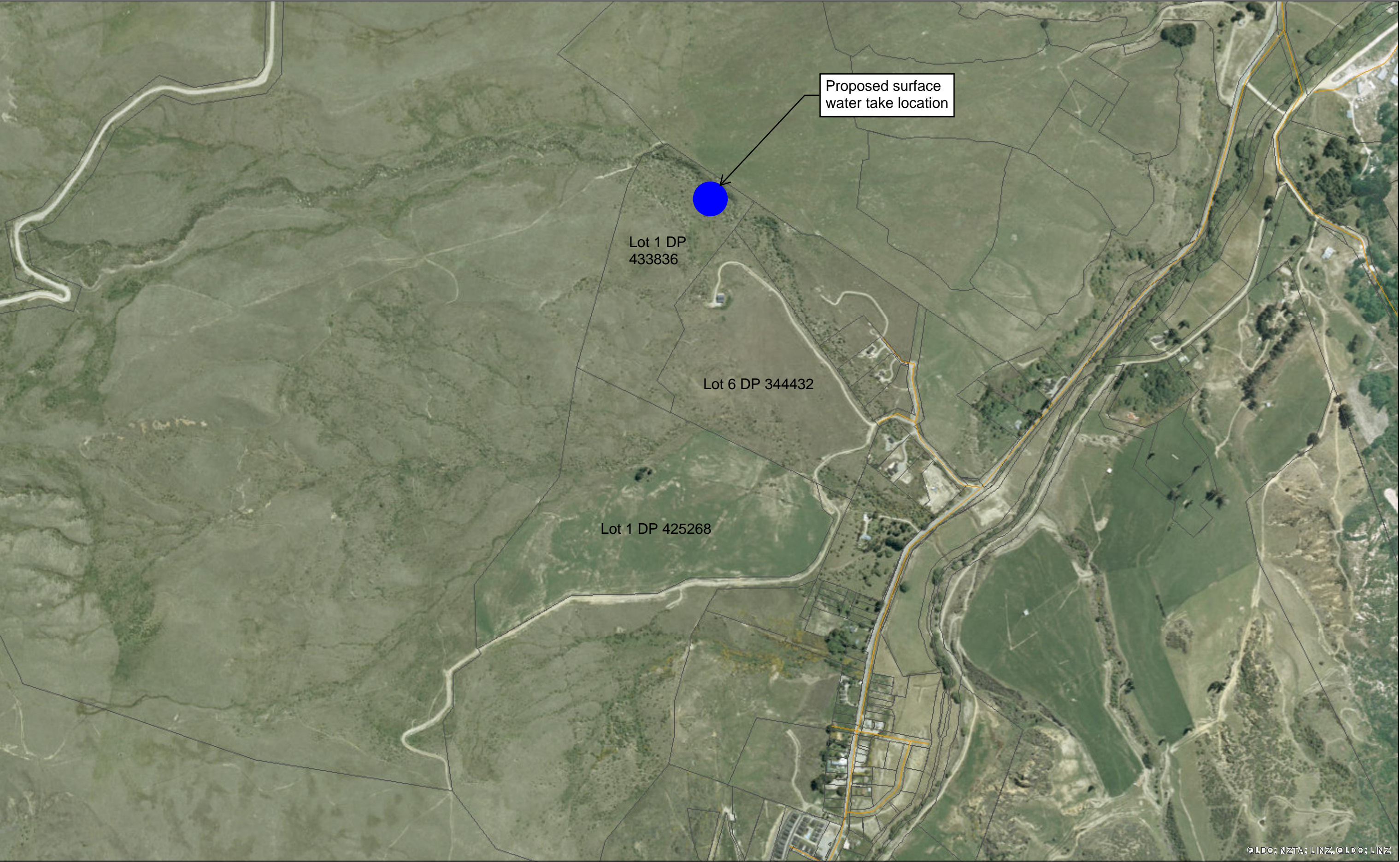
The \$200.00 (including GST), application fee is enclosed.

Yours faithfully
Tom Heller
Director: Water & Environmental

A handwritten signature in blue ink, appearing to read 'Tom Heller', is enclosed in a light blue rectangular box.

Environmental Associates Ltd
Email: theller100@gmail.com

Proposed surface water take



The information provided on this map is intended to be general information only. While considerable effort has been made to ensure that the information provided on this site is accurate, current and otherwise adequate in all respects, Queenstown Lakes District Council does not accept any responsibility for content and shall not be responsible for, and excludes all liability, with relation to any claims whatsoever arising from the use of this site and data held within.



Our Reference: A1271525

20 September 2019

Roberts Family Trust
C/- Tom Heller
Environmental Associates Ltd
PO Box 2079
South Dunedin 9044

Dear Sir/Madam

Request for Further Information under Section 139(4) of the Resource Management Act 1991 (the Act)-Certificate of Compliance Application- Roberts Family Trust- RM19.307

Thank you for your request for a Certificate of Compliance to take surface water under Rule's 12.1.2.1, 12.1.2.4 and 12.1.2.5 of the Regional Plan: Water for Otago (RPW).

An initial assessment of your application has been made. However, to be certain that your activity meets all provisions of the permitted activity rules highlighted above, we request some further information under Section 139(4) of the Act. Please forward the following information:

- Clarification is required that you are taking a separate water take under each of the rule's, being Rule's 12.1.2.1, 12.1.2.4 and 12.1.2.5 of the RPW.
- Rule 12.1.2.1 confirms the taking and use of surface water for domestic needs or the needs of animals for drinking water is a permitted activity, provided clauses (a)-(c) are met under this rule. Please confirm if the water take from this rule is for domestic needs **or** the needs of animals for drinking water and provide evidence that this activity is or will be undertaken on site. Please also confirm how you will comply with clauses (a)-(c) of Rule 12.1.2.1.
- Rule 12.1.2.4 confirms the taking and use of surface water for no more than 3 days in any one month is a permitted activity, provided that clauses (a)-(i) are met under this rule. Please confirm how you will comply with this rule and confirm that this take will not be used for irrigation.
- Rule 12.1.2.5 confirms the taking and use of surface water is a permitted activity provided that the clauses in (a)-(h) are met. Please confirm how you will comply with this rule.

For our future

Until you provide us with a response to this request for information, the processing of a Certificate of Compliance for your activity will not proceed further in accordance with Section 139(6) of the Act.

Once the further information has been received, we will resume processing your request for a Certificate of Compliance. Your certificate should be completed within 20 working days of the receipt of the further information requested in this letter.

If you have any further queries, please contact me on (03) 474 0827 or 0800 474 082.

Yours sincerely



Sarah Davidson
Senior Consents Officer

Otago Regional Council
70 Stafford Street
Private Bag 1954
Dunedin

30 September 2019
Environmental Associates Ltd
Our Ref: EA00153
Your Ref: A1271525

Attention: Sarah Davidson

Application for Certificate of Compliance under S139 of the Resource Management Act, Roberts Family Trust, Cardrona – Provision of Further Information

Please find below, the relevant information requested under S139 of the RMA on 20 September 2019.

1. Clarification of a separate water take under each permitted activity rule

The Roberts Family Trust is able to take water from Pringles Creek under separate individual permitted activity (PA) takes with no overlap of PA water allocations. There are clear components of the rules relating to the volumetric allocation of water (rate and volume), under each PA, of which is summarised in Table 1 and explained within the first paragraph on Page 3 of the Application Report.

2. Confirmation of domestic and animal drinking water to be undertaken on the applicant's site, and compliance with relevant clauses of Rule 12.1.2.1

The water taken under Rule 12.1.2.1 is for domestic needs or animal drinking water only. This (permitted take) is able to be undertaken for those needs on the Roberts Family Trust landholding, which is as described on Page 1, paragraph 2 of the Application Report. Compliance with clauses (a) to (c) of Rule 12.1.2.1 is achieved by appropriate pump sizing to take a maximum of 0.5 L/s, and water metering to take a maximum of 25,000 L/day. As identified in the Application Report on Page 7, the limiting of PA takes to no more than is allowed under the relevant rules (which in this case is a small quantum of water), will have no more than a minor effect upon the environment.

3. Confirmation of compliance with Rule 12.1.2.4

Water taken under Rule 12.1.2.4 is not used by the Roberts Family Trust for the purposes of irrigation and this is avoided by the take being reticulated through the domestic water supply system only. Confirmation of compliance with rule clauses and compliance descriptions are provided on Pages 5 to 6 of the Application Report, whereby full compliance with Rule 12.1.2.4 is able to be achieved.

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In association with GeoSolve
Level 1, 70 Macandrew Road
PO Box 2079, South Dunedin 9044
Telephone +64-3-777 3546

Additionally, compliance with the PA take is afforded by use of a separate dedicated pump of approximately 1 L/s maximum rate (well within the 10 L/s allowed under the rule), and with domestic supply water metering, to restrict the take on any 3-days per calendar month to no more than 100,000 L/day, in combination with any water taken under Rule 12.1.2.1. This is summarised in Table 1 and explained within the first paragraph on Page 3 of the Application Report.

4. Confirmation of compliance with Rule 12.1.2.5

Water taken under Rule 12.1.2.5 (for any use, including that of irrigation), is except as being provided for by Rules 12.1.1.1 to 12.1.2.4. This means that when water is taken to the extent of Rule 12.1.2.1 and Rule 12.1.2.4, no water is able to be taken under Rule 12.1.2.5 for any landholding. This is as summarised in Table 1 and explained within the first paragraph on Page 3 of the Application Report. It is thus unlikely that any significant quantum of water may be taken under Rule 12.1.2.5 for the Roberts Family Trust.

However, should any other use or irrigation water be required at the Roberts Family Trust landholding, and water is not already taken to the extent of that permitted by Rules 12.1.2.1 and 12.1.2.4, full compliance with the rule (clauses) is able to be achieved, of which is explained on Pages 6 to 7 of the Application Report.

In addition, compliance with the rate and volumetric clauses of Rule 12.1.2.5 is achieved by appropriate pump sizing to take a maximum of 0.5 L/s, and separate dedicated water metering to ensure that only a maximum of 25,000 L/day may be taken, and except as provided for by Rules 12.1.1.1 to 12.1.2.4. Any water taken under this rule is reticulated separately to that of domestic supply water. As identified in the Application Report on Page 7, the limiting of PA takes to no more than is allowed under the relevant rules, will have no more than a minor effect upon the environment.

Yours faithfully

Tom Heller

Director: Water & Environmental



Environmental Associates Ltd

Email: theller100@gmail.com

OTAGO REGIONAL COUNCIL

RESOURCE MANAGEMENT ACT 1991

SECTION 139 – CERTIFICATE OF COMPLIANCE

APPLICANT: Charles Layton Roberts, Christine Jennifer Roberts and Jo-anne Leslie Johns being Trustees of the Roberts Family Trust

ADDRESS: Curtis Road Cardrona

REFERENCE NUMBER: RM19.307.01

SITE: **Location:** Cardrona, approximately 702 metres north west of the intersection of Curtis Road and Pringles Creek Road.

Grid Reference/GPS location: NZTM 2000: E1284107 N5023704

Legal Description: Lot 1 DP 433836

Introduction

Roberts Family Trust (the applicant) has requested a Certificate of Compliance for taking and using surface water from Pringles Creek within the Cardrona River Catchment as a permitted activity.

The relevant plan is the Regional Plan: Water for Otago (RPW).

Relevant Rules

The applicant has sought a Certificate of Compliance under Rule 12.1.2.1, Rule 12.1.2.4 and Rule 12.1.2.5 of the RPW which state the following:

- “12.1.2.1 The taking and use of surface water for domestic needs or the needs of animals for drinking water is a **permitted** activity providing:
- (a) No take is for a volume greater than 25,000 litres per day; and
 - (b) No take is at a rate greater than 0.5 litres per second in the North Otago, Maniototo or Central Otago subregions (as identified on Maps A1-A8), or greater than 1 litre per second elsewhere in Otago; and
 - (c) The taking or use does not have an adverse effect on the environment.”

- “12.1.2.4 Except as provided for by Rules 12.1.1.1 to 12.1.2.3, the taking and use of surface water for no more than 3 days in any one month, is a **permitted** activity, providing:
- (a) The water is not used for irrigation; and

- (b) There is no change to the water level range or hydrological function of any Regionally Significant Wetland; and
- (c) There is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland; and
- (d) No lawful take of water is adversely affected as a result of the taking; and
- (e) No take is for a volume greater than 100,000 litres per day; and
- (f) No take is at a rate greater than 10 litres per second; and
- (g) No back-flow of any contaminated water occurs to the water body; and
- (h) Fish are prevented from entering the intake structure; and
- (i) The taking of surface water is not suspended.

The Otago Regional Council may, by public notice, suspend the taking of water under this rule if the taking of water as primary allocation, under a resource consent has had to cease in accordance with Rule 12.1.4.9, for the catchment or river, or part of the catchment or river, at which the taking of water under this rule is occurring.”

“12.1.2.5 Except as provided for by Rules 12.1.1.1 to 12.1.2.4, the taking and use of surface water is a **permitted** activity, providing:

- (a) There is no change to the water level range or hydrological function of any Regionally Significant Wetland; and
- (b) There is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland; and
- (c) No lawful take of water is adversely affected as a result of the taking; and
- (d) No take is for a volume greater than 25,000 litres per day at any landholding; and
- (e) No take is at a rate greater than 0.5 litres per second in the North Otago, Maniototo or Central Otago subregions (as identified on Maps A1-A8), or greater than 1 litre per second elsewhere in Otago; and
- (f) No back-flow of any contaminated water occurs to the water body; and
- (g) Fish are prevented from entering the intake structure; and
- (h) The taking of surface water is not suspended.

The Otago Regional Council may, by public notice, suspend the taking of water under this rule if the taking of water as primary allocation, under a resource consent has had to cease in accordance with Rule 12.1.4.9, for the catchment or river, or part of the catchment or river, at which the taking of water under this rule is occurring.”

Rule 12.1.2.1, Rule 12.1.2.4 and Rule 12.1.2.5 of the RPW are permitted activities provided the clauses under each Rule are met.

Details of the Activity for Which a Certificate of Compliance is Sought

The applicant proposes to abstract surface water from Pringles Creek located on Lot 1 DP 433836 for the following purposes:

- Domestic water supply and stock water supply under Rule 12.1.2.1 of the RPW restricted to a daily volume of 25,000 litres at a maximum rate of 0.5 Litres per second (L/s);
- A 3 day take per calendar month under Rule 12.1.2.4 where no water under Rule 12.1.2.1 and Rule 12.1.2.5 of the RPW will be taken on these three days. Water taken under this Rule will not exceed 100,000 litres per day and will not exceed a rate of 1.16 L/s.
- Irrigation water and water for other uses under Rule 12.1.2.5 of the RPW that is not provided for under Rule 12.1.2.1 and 12.1.2.4. Water taken under this Rule will not exceed the maximum take of 25,000 litres per day and will not exceed a rate of 0.5 L/s. Water taken under this Rule will be reticulated separately from the domestic water take and will have a separate dedicated water meter.

The point of abstraction from Pringles Creek will occur approximately at Map Reference NZTM 2000 1284107E and 5023704N. Pringles Creek is located within the Cardrona River Catchment.

The applicant proposes that water abstracted under Rule 12.1.2.5 will be reticulated separately to that of the domestic water supply. The applicants propose water taken under Rule's 12.1.2.1 and 12.1.2.4 will be reticulated through the same domestic water supply system, however the taking of water under Rule 12.1.2.4 will only occur for 3 days per a month and during that time no water will be taken under Rule 12.1.2.1.

The applicant's landholding also has a part share from a consented water take from Pringles Creek (RM17.212.01). Up to 3,000 litres of water is allocated to the property from the consented take on a daily basis.

Compliance With the Permitted Activity Rules

Under the RPW there are no provisions that prevent stacking of surface water under the permitted activity Rules 12.1.2.1, 12.1.2.4 and 12.1.2.5. The following provisions apply under each Rule:

Rule 12.1.2.1:

- (a) *No take is for a volume greater than 25,000 litres per day; and*

The applicant advises water will be metered to take a maximum of 25,000 litres a day and therefore this provision is complied with.

- (b) *No take is at a rate greater than 0.5 litres per second in the North Otago, Maniototo or Central Otago subregions (as identified on Maps A1-A8), or greater than 1 litre per second elsewhere in Otago; and*

The applicant advises an appropriate pump size will be installed on the domestic water take that will limit the rate of this take to a maximum of 0.5 L/s and therefore the proposed take will meet this requirement.

(c) *The taking or use does not have an adverse effect on the environment.*

The applicant has confirmed the estimated seven day mean annual low flow (MALF) of Pringles Creek is 35 L/s and has confirmed the rate of take under Rule 12.1.2.1 is equivalent to 1.4% of the MALF for Pringles Creek and is not expected to have adverse effects on the environment.

The applicant proposes to take water under three different permitted activity rules and this may result in cumulative effects. It is noted that each rule is treated separately and the stacking of permitted activity rules can occur under the RPW. The effects of each of the proposed takes therefore need to be assessed against each relevant rule. Currently the RPW does not provide for addressing the cumulative effects of stacking permitted activity rules.

Rule 12.1.2.4:

(a) *The water is not used for irrigation;*

The applicant advises the take of water under Rule 12.1.2.4 will not be used for irrigation and therefore this requirement will be met.

(b) *There is no change to the water level range or hydrological function of any Regionally Significant Wetland; and*

The proposal complies with this provision as there are no Regionally Significant Wetlands within 10 kilometres (km) of the site.

(c) *There is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland; and*

The proposal complies with this provision as there are no Regionally Significant Wetlands within 10 km of the site.

(d) *No lawful take of water is adversely affected as a result of the taking; and*

The applicant has estimated the proposed take under Rule 12.1.2.4 is approximately 2.5% of the seven day MALF for Pringles Creek and is unlikely to cause adverse effects on lawful takes of water. It is acknowledged that the take for RM17.212.01 is located within 200 m of the proposed take. The proposed take under Rule 12.1.2.4 is located upstream from the consented take and is not expected to effect residual flows set in conditions of consent of RM17.212.01.

(e) *No take is for a volume greater than 100,000 litres per day; and*

The applicant has confirmed that the take under Rule 12.1.2.4 will not exceed 100,000 L/day on any three days per calendar month. The applicants advise this will be complied with by the use of a domestic water supply meter.

(f) No take is at a rate greater than 10 litres per second; and

A separate dedicated pump is proposed to be used by the applicant that will limit the rate of the take under Rule 12.1.2.4 to approximately 1 L/s. The proposal will therefore comply with this provision.

(g) No back-flow of any contaminated water occurs to the water body; and

The applicant advises no back flow of any contaminated water is able to occur to the water body and therefore the activity complies with this provision.

(h) Fish are prevented from entering the intake structure; and

The applicant advises the take of water is suitably screened to prevent fish from entering the intake and therefore this provision is complied with.

(j) The taking of surface water is not suspended.

The applicant advises the taking of water under Rule 12.1.2.4 is able to cease if the taking of surface water is suspended. Currently the taking of surface water is not suspended.

12.1.2.5

(a) There is no change to the water level range or hydrological function of any Regionally Significant Wetland; and

The proposal complies with this provision as there are no Regionally Significant Wetlands within 10 km of the site.

(b) There is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland; and

The proposal complies with this provision as there are no Regionally Significant Wetlands within 10 km of the site.

(c) No lawful take of water is adversely affected as a result of the taking; and

The applicant proposes to reticulate water taken under Rule 12.1.2.5 separately from the domestic water take and therefore the take under this Rule is not expected to adversely affect the permitted activity takes under Rule 12.1.2.1 and 12.1.2.4. As previously highlighted the take for RM17.212.01 is located within 200 m of the proposed take. The proposed take under Rule 12.1.2.4 is located upstream from the consented take and is not expected to effect residual flows set in conditions of consent of RM17.212.01.

(d) No take is for a volume greater than 25,000 litres per day at any landholding; and

A separate water meter will be installed to ensure the daily volume allowance of 25,000 L/day is not exceeded.

- (e) *No take is at a rate greater than 0.5 litres per second in the North Otago, Maniototo or Central Otago subregions (as identified on Maps A1-A8), or greater than 1 litre per second elsewhere in Otago; and*

An appropriate sized pump will be installed to limit the rate of the take to a maximum of 0.5 L/s. The proposed take will therefore comply with this provision.

- (f) *No back-flow of any contaminated water occurs to the water body; and*

The applicant advises no back flow of any contaminated water is able to occur to the water body and therefore the activity complies with this provision.

- (g) *Fish are prevented from entering the intake structure; and*

The applicant advises the take of water is suitably screened to prevent fish from entering the intake and therefore this provision is complied with.

- (h) *The taking of surface water is not suspended.*

The applicant advises the taking of water under Rule 12.1.2.5 is able to cease if the taking of surface water is suspended. Currently the taking of surface water is not suspended.

Certification

It is certified that, with regard to the activities at the location specified above, as stated in the application for this certification received by the Consent Authority on 12th September 2019 and the further information received on 30th September 2019 and the further information received on the 4th October 2019 to take surface water from Pringles Creek on Lot 1 DP 433836 for the following purposes:

- Domestic water supply and stock water supply under Rule 12.1.2.1 of the RPW restricted to a daily volume of 25,000 L/day with a maximum rate of 0.5 L/s;
- A 3 day take per calendar month under Rule 12.1.2.4 where no water under Rule 12.1.2.1 and Rule 12.1.2.5 of the RPW will be taken on these three days; and water take under this rule will be no more than 100,000 L/day and will not exceed a rate of 10 L/s.
- Irrigation water and water for other uses under Rule 12.1.2.5 of the RPW that is not provided for under Rule 12.1.2.1 and 12.1.2.4. Water taken under this Rule will not exceed the maximum take of 25,000 L/day and will not exceed a rate of 0.5 L/s.

Can lawfully be taken under permitted activity provisions of Rule 12.1.2.1, Rule 12.1.2.4 and Rule 12.1.2.5 under the Regional Plan: Water for Otago at the date of the application for this certificate, provided it is undertaken as per the application and additional information provided.



Joanna Gilroy
Manager Consents

Date: 31 October 2019

Our Reference: A1271525

20 September 2019

Roberts Family Trust
C/- Tom Heller
Environmental Associates Ltd
PO Box 2079
South Dunedin 9044

Dear Sir/Madam

Request for Further Information under Section 139(4) of the Resource Management Act 1991 (the Act)-Certificate of Compliance Application- Roberts Family Trust- RM19.307

Thank you for your request for a Certificate of Compliance to take surface water under Rule's 12.1.2.1, 12.1.2.4 and 12.1.2.5 of the Regional Plan: Water for Otago (RPW).

An initial assessment of your application has been made. However, to be certain that your activity meets all provisions of the permitted activity rules highlighted above, we request some further information under Section 139(4) of the Act. Please forward the following information:

- Clarification is required that you are taking a separate water take under each of the rule's, being Rule's 12.1.2.1, 12.1.2.4 and 12.1.2.5 of the RPW.
- Rule 12.1.2.1 confirms the taking and use of surface water for domestic needs or the needs of animals for drinking water is a permitted activity, provided clauses (a)-(c) are met under this rule. Please confirm if the water take from this rule is for domestic needs **or** the needs of animals for drinking water and provide evidence that this activity is or will be undertaken on site. Please also confirm how you will comply with clauses (a)-(c) of Rule 12.1.2.1.
- Rule 12.1.2.4 confirms the taking and use of surface water for no more than 3 days in any one month is a permitted activity, provided that clauses (a)-(i) are met under this rule. Please confirm how you will comply with this rule and confirm that this take will not be used for irrigation.
- Rule 12.1.2.5 confirms the taking and use of surface water is a permitted activity provided that the clauses in (a)-(h) are met. Please confirm how you will comply with this rule.

For our future

Until you provide us with a response to this request for information, the processing of a Certificate of Compliance for your activity will not proceed further in accordance with Section 139(6) of the Act.

Once the further information has been received, we will resume processing your request for a Certificate of Compliance. Your certificate should be completed within 20 working days of the receipt of the further information requested in this letter.

If you have any further queries, please contact me on (03) 474 0827 or 0800 474 082.

Yours sincerely



Sarah Davidson
Senior Consents Officer

From: "Tom Heller" <theller100@gmail.com>
Sent: Wed, 28 Sep 2022 16:59:31 +1300
To: "Cam Jones" <cameron.jones@qldc.govt.nz>; "Leon West - Maestroprojects (leon@maestroprojects.co.nz)" <leon@maestroprojects.co.nz>
Cc: "Sarah Gathercole" <Sarah.Gathercole@qldc.govt.nz>; "Morgan Shepherd (Morgan@brownandcompany.co.nz)" <morgan@brownandcompany.co.nz>
Subject: Re[2]: RM200267 Pringles Creek Surface Water Take CoC and application

Hi Leon,

I have some Pringles Creek hourly flow data for 2008 - 2009 and 2017 - 2019. The site is just below the Mt Cardrona take as it was set up to enable compliance with the residual flow of 15 L/s. The data is publicly available from ORC.

Going through the data the minimum hourly annual flows in Pringles Creek for those years is as follows:

2008 66.4 L/s
2009 34.8 L/s
2017 25.5 L/s
2018 23 L/s, and
2019 23.2 L/s.

The mean annual hourly low flow from the above data is 34.6 L/s. This is close to the estimated MALF of 35 L/s from the NIWA flow estimator model which was commented on to QLDC in the RFI. Also the NIWA model generates the 7-day MALF and the use of the hourly instantaneous flows is more conservative than the true 7-day actual MALF, which is likely to be about 5 - 10% or so higher in flow.

I'm not sure if there is any further Pringles data available. However, the real time flow data above suggests that the previous estimate of flow availability is well supported. This is notwithstanding the obvious gaps in the flow data, but nothing I can do about that.

I trust this is useful moving forward. I can send through the Pringles flow data in excel if required.

Regards

Tom Heller
Director: Water and Environment

Environmental Associates Ltd
In association with GeoSolve
Level 1, 70 Macandrew Road
PO Box 2079, South Dunedin 9044
Tel 03 777 3546
Cell 027 7255 703
theller100@gmail.com

----- Original Message -----

From "Cam Jones" <cameron.jones@qldc.govt.nz>
To "Leon West" <leon@maestroprojects.co.nz>
Cc "Sarah Gathercole" <Sarah.Gathercole@qldc.govt.nz>; "Morgan Shepherd
(Morgan@brownandcompany.co.nz)" <morgan@brownandcompany.co.nz>; "Tom
Heller (theller100@gmail.com)" <theller100@gmail.com>
Date 28/09/2022 1:30:31 pm
Subject RE: RM200267 Pringles Creek Surface Water Take CoC and application

Hi Leon,

The attachments provided here say essentially the same thing as before, and I am still unable to verify the numbers provided regarding the flows in Pringles Creek. I also spoke to Louis Brown (one of QLDC's planning TLs, who used to be a senior planner with ORC), who confirmed that the CoC does not guarantee flows, only confirms that no resource consent is required.

As before, can we please have sources for the below info, which is effectively what was copied into the initial RFI response and which I subsequently asked for sources for:

Pringles Creek flows through the Roberts Family Trust landholding on Lot 1 DP 433836 (Attachment A), and has a total catchment area of 7.009 km². The creek has an estimated 7-day MALF of 35 L/s, and is a perennial tributary of the Cardrona River. The NIWA low flow estimator provides an average SMALF of 5 L/s/km² for the Pringles Creek catchment.

Cheers,
Cam

From: Leon West <leon@maestroprojects.co.nz>
Sent: Thursday, 22 September 2022 6:03 PM
To: Cam Jones <cameron.jones@qldc.govt.nz>
Cc: Leon West <leon@maestroprojects.co.nz>; Sarah Gathercole <Sarah.Gathercole@qldc.govt.nz>; Morgan Shepherd (Morgan@brownandcompany.co.nz) <morgan@brownandcompany.co.nz>; Tom

Heller (theller100@gmail.com) <theller100@gmail.com>

Subject: Pringles Creek Surface Water Take CoC and application

Hi Cam,

Great to meet you today. As discussed, I have attached the original ORC Certificate of Compliance (CoC) application, s92 responses and granted CoC which provides a background to Tom's responses. If you could have a look and see what more information you need so Tom/Morgan can respond formally next week?

We could provide the ORC consent for the Mount Cardrona Station take (higher up Pringles Creek) and has a high residual flow condition that is positive for downstream users such. In the ORC CoC application, you will see that Tom has calculated the *Pringles Creek flows through the Roberts Family Trust landholding on Lot 1 DP 433836 (Attachment A), and has a total catchment area of 7.009 km². The creek has an estimated 7-day MALF of 35 L/s, and is a perennial tributary of the Cardrona River. The NIWA low flow estimator provides an average SMALF of 5 L/s/km² for the Pringles Creek catchment.*

Regards,

Leon West

Project Manager

BE Civil, PG Dip Bus&Admin (Dist)

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