

APPLICATION AS NOTIFIED

Gibbston Valley Station Limited

(RM240679)

File Number RM240679

QUEENSTOWN LAKES DISTRICT COUNCIL

SERVICE OF NOTICE / LIMITED NOTIFICATION

Service of Notice for Limited Notification of a Resource Consent application under Section 95B of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Gibbston Valley Station Limited (RM240679)

What is proposed:

Land use consent to establish a water intake structure, undertake earthworks, and clear vegetation in proximity to the Kawarau River and consent under s.127 to change Conditions 1, 21 and 26 of resource consent RM220392 to include the water intake structure within the updated plan set.

The location in respect of which this application relates is situated at:

Kawarau River, adjacent to 1820 Gibbston Highway, Queenstown (Crown Land Block V Kawarau Survey District held under Record of Title 23395).

A full copy of this Limited Notified package is available for you to download on the following link:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM240679 as the reference <https://edocs.qldc.govt.nz/Account/Login>

This file can also be viewed at our public computers at these Council offices:

- **74 Shotover Street, Queenstown;**
- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

The Council contact is Natasha Brown, who may be contacted by phone at 03 443 4799 or e-mail at natasha.brown@qldc.govt.nz

Any person who is notified of this application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

Wednesday 28th May 2025.

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

<https://www.qldc.govt.nz/services/resource-consents/apply-for-a-resource-consent/application-forms/>

You must also serve a copy of your submission to the applicant (Gibbston Valley Station Limited) as soon as reasonably practicable after serving your submission to Council. The applicant's contact details are:

Gibbston Valley Station Limited
C/- Sam Kealey
Sam@townplanning.co.nz
Town Planning Group
PO Box 35, Christchurch, 8140

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Sarah Gathercole, Senior Planner pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 30 April 2025

Address for Service for Consent Authority:

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

Phone
Email
Website

03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz

TechnologyOne ECM Document Summary

Printed On 01-Apr-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 10	8272760	1	29-Aug-2024
PUB_ACC	AEE - s127	8272759	1	29-Aug-2024
PUB_ACC	AEE - land use	8321053	1	04-Oct-2024
PUB_ACC	Attachment [A] E3 Scientific Report	8509127	1	06-Mar-2025
PUB_ACC	Attachment [A] Fluent Solutions Memorandum	8517815	1	13-Mar-2025
PUB_ACC	Attachment [B] - RM220392 Decision	8272761	1	29-Aug-2024
PUB_ACC	Attachment [B] Full set of Plans	8509124	1	06-Mar-2025
PUB_ACC	Attachment [C] - ORC Discharge Permit RM23.870.04	8272762	1	29-Aug-2024
PUB_ACC	Attachment [C] - ORC Land Use Consent RM23.870.01	8272763	1	29-Aug-2024
PUB_ACC	Attachment [C] - ORC Land Use Consent RM23.870.02	8272764	1	29-Aug-2024
PUB_ACC	Attachment [C] - ORC Land Use Consent RM23.870.03	8272765	1	29-Aug-2024
PUB_ACC	Attachment [C] - ORC Report RM23.870	8272766	1	29-Aug-2024
PUB_ACC	Attachment [D] - Record of Title 23395	8470510	1	05-Feb-2025
PUB_ACC	Attachment [E] - Plans by GeoSolve	8272767	1	29-Aug-2024

PUB_ACC	Gibbston Valley Resort Water Intake - Environmental Management Plan	8467983	1	04-Feb-2025
PUB_ACC	Water Infrastructure Jurisdiction	8321054	1	04-Oct-2024
PUB_ACC	S92(1) response	8529677	1	21-Mar-2025
PUB_ACC	Further s92(1) response	8517816	1	13-Mar-2025



FORM 10:

APPLICATION FOR CHANGE OR CANCELLATION OF A RESOURCE CONSENT CONDITION



Under section 127 of the Resource Management Act 1991 (Variation)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application may not be accepted for processing.

APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: **Gibbston Valley Station Limited**

(Name Decision is to be issued in)

All trustee names (if applicable):

Contact Name if Company or Trust: **Terence Vallelunga**

*Postal Address: **1820 SH 6, Queenstown**

*Post code:

9371

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address: **terence@gibbstonvalley.com**

*Phone Numbers: Day

Mobile: **021 1902544**

The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details by email unless requested otherwise.



CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

Name & Company: **Sam Kealey - Town Planning Group**

Phone Numbers: Day

Mobile: **021 057 3762**

Email Address: **sam@townplanning.co.nz**

Postal Address:

Po Box 35, Christchurch

Postcode:

8140



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:



Agent:



Other, please specify:

Email:



Post:



*Attention: **Terence Vallelunga**

*Postal Address: **1820 State Highway 6, Queenstown**

*Post code:

9371

Please provide an email AND full postal address.

*Email: **terence@gibbstonvalley.com**



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf. For more information please see appendix 2 at the end of this form.

Please select a preference for who should receive any invoices.

Details are the same as above

☒

Applicant:

☐

Landowner:

☐

Other, please specify:

*Attention:

*Email:

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

Address / Location to which this application relates:

Kawarau River - Gibbston Valley Resort
1820 Gibbston Highway, SH6, Queenstown

Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

No title as within the margins of the Kawarau River

However, have provided:

Part Section 7 Block 1 Kawarau Survey District held in record of title OT244/27 and
Lot 2 DP 363931 held in record of title 260095

District Plan Zone(s): Kawarau River/ Gibbston Valley Resort Zone Productive Planting Area 1 (PL1)



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES

☐

NO

☒

Is there a dog on the property?

YES

☐

NO

☒

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES

☐

NO

☒

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

☐

Yes

☒

No

☐

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



RESOURCE CONSENT TO BE VARIED

8

My application relates to the following resource consent(s): RM 220392

To: briefly describe the resource consent and subject site
install a water supply system for the Gibbston Valley resort development



CONDITION(S) TO BE CHANGED OR CANCELLED

My application relates to the following specific condition(s) of the resource consent:
Detail the proposed change / cancellation including reasons for change and proposed replacement condition wording:

Condition 1 and Condition 21
To include the water take infrastructure in the consent
See AEE for further details



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

■ NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

➔ <https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:



This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.



I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



I have included a Preliminary Site Investigation undertaken by a Suitably Qualified Person.



An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

■ Any other National Environmental Standard



Yes



N/A

Are any additional consent(s) required that have been applied for separately?

■ Otago Regional Council

Consents required from the Regional Council (note if have/have not been applied for):



Yes



N/A

These have been granted and are attached



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendix 1).

To be accepted for processing, your application should include the following:

- ☒ Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants
(Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).
 - ☒ A plan or map showing the locality of the site, topographical features, buildings etc.
 - ☒ A site plan at a convenient scale.
 - ☐ Written approval of every person who may be adversely affected by the change/cancellation.
 - ☒ An Assessment of the Effects of the Change/Cancellation (AEE).
An AEE is a written document outlining how the potential effects of the change/cancellation have been considered. Address the changes in the context of what has been approved and the District Plan, and identify if any parties will be affected, including specifically persons who gave their approval, or submitted on, the resource consent to be changed/cancelled.
- ☒ We prefer to receive applications electronically – see Appendix 3 – [Naming of Documents Guide](#)
Please ensure documents are scanned at a minimum resolution of 300 dpi.
Each document should be no greater than 10mb



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown-Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

DEVELOPMENT CONTRIBUTIONS – Your development, if granted, may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, please call 03 441 0499 and ask to speak to our duty planner.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.

Please ensure to reference any banking payments correctly. Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

☐

Bank transfer to account 02 0948 0002000 000 (If paying from overseas swiftcode is – BKNZNZ22)

☒

Invoice for initial fee requested and payment to follow

☐

Manual Payment at reception (can only be accepted once application has been lodged and acknowledgment email received with your unique reference number)

*Reference

*Amount Paid **Please select**

(For required initial fees refer to website for Resource Consent Charges or speak to the Duty Planner by phoning 03 441 0499)

*Date of Payment

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

☐

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:

☒

If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant/ Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

☒

PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Signed (by or as authorised agent of the Applicant) ** **Samantha Kealey**

Digitally signed by Samantha Kealey
DN: cn=Samantha Kealey, c=NZ, o=Town Planning Group Ltd,
email=sam@townplanning.co.nz
Date: 2024.08.29 09:58:15 +12'00'

Full name of person lodging this form **Samantha Kealey**

Firm/Company **Town Planning Group**

Dated

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.

Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

Information provided within the Form above

- (2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

- (3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));

Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

A2

APPENDIX 2 // Development Contributions

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roding)

[Click here](#) for more information on development contributions and their charges

OR Submit an Estimate request *please note administration charges will apply



A3

APPENDIX 3 // Naming of documents guide

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 10

Assessment of Environmental Effects (AEE)

Computer Register (CFR)

Covenants & Consent Notice

Affected Party Approval/s

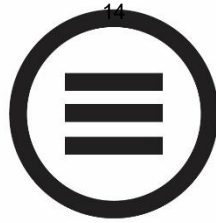
Landscape Report

Engineering Report

Geotechnical Report

Traffic Report

Urban Design Report



TOWNPLANNING GROUP

Our Ref: 2375-20

28 August 2024

Planning Department
Queenstown Lakes District Council

VIA EMAIL: resourceconsent@qldc.govt.nz

APPLICATION TO CHANGE CONDITIONS OF RESOURCE CONSENT RM220392 - WATER SUPPLY SYSTEM FOR THE GIBBSTON VALLEY RESORT, GIBBSTON VALLEY STATION LIMITED

Pursuant to Section 127 of the Resource Management Act 1991 ('**RMA**'), Gibbston Valley Station Limited ('**Applicant**') hereby submits a request to change Condition 1 and 21 of resource consent RM220392 to reflect the incorporation of a proposed water intake structure as part of the approved plan documents.

This letter addresses matters which are relevant to a consideration of a variation to a resource consent and includes an assessment of environmental effects in such detail that corresponds with the scale of the proposed change. A completed application Form 10 is enclosed as **Attachment [A]**.

1 INTRODUCTION

RM220392 (**Attachment [B]**), was granted resource consent on a non-notified basis by Queenstown Lakes District Council ('**QLDC**') on September 8 2022; this resource consent authorised the construction and installation of a water system for the Gibbston Valley Resort development ('**the Resort**').

RM23.870 (.01, .02, .03, and .04) (**Attachment [C]**, including the Decision Reports), was granted by the Otago Regional Council ('**ORC**') on July 2 2024, with this authorising the placement of an intake structure in the Kawarau River, disturbing the bed of the Kawarau River, undertaking earthworks and discharging sediment to land, all in relation to water extraction for the purposes of the water system for the Resort development.

Offices in Queenstown, Wanaka, Christchurch and Auckland

Website: www.townplanning.co.nz | **Postal:** PO Box 35, Christchurch | **Phone:** 0800 224 470

The approved plans of RM220392 identify the water station intake point as well as the intake pump station, however does not include the specific intake structure itself. At the time of RM220392, the water intake structure was not fully determined or resolved, with the application identifying the following:

“Associated works within the Rural Zone will be required where a portion of the buried pipe and the intake structure, and an access track will be located within the margins of, and on the bed of the Kawarau River. Those works do not form part of this application, and a separate resource consent application will be made for these activities.”

To this end, the details around the water intake structure and associated works did not form part of the approved plans under Condition 1, or the relevant engineering review and acceptance matters under Condition 21. However, through the processing of RM23.870 with ORC, it has become clear that the water intake structure is an integral element of the water system, with the Applicant subsequently seeking to amend Condition 1 and 21 of RM220392 so as to incorporate the same. This will ensure that RM220392 appropriately incorporates all elements of the water system for the Resort development. No other changes to the conditions of RM220392 are considered necessary.

2 SITE DETAILS

2.1 Site Overview

The Record of Titles (RT) and the legal description are not relevant in this case as the water infrastructure is to be placed within the river and therefore not on private land.

The infrastructure will sit upon the bank of the river which will then connect to the infrastructure granted consent under RM220392.

The land surrounding where the water intake infrastructure is to be located forms part of the wider 330-hectare landholding of Gibbston Valley Station that contains viticulture, farming and visitor industry related activities within the valley floor of Gibbston, and the higher reaches of the landholding have a low intensity pastoral farming focus.

2.2 Kawarau River – Water system / resource management background

The Kawarau River in which the works are proposed is located in a deeply incised gorge, marking the northern boundary of the site with State Highway 6 (**‘SH6’**) running along the southern site boundary. It is zoned Rural and identified on the Proposed District Plan (**‘PDP’**) maps as an Outstanding Natural Landscape and the Kawarau River is also subject to wāhi tupuna overlay #24 Kawarau River. The Kawarau River drains Lake Wakatipu and flows generally eastwards through the Kawarau Gorge for about 60km until it reaches Lake Dunstan near Cromwell. The Shotover River enters it from the north near Queenstown while the Nevis River enters it from the south. A Water Conservation Order protects the river for its wild and



scenic character, natural characteristics, scientific values and for recreational use, no restrictions are in place for taking of water under the order.

2.3 Resource Management Background – Water Supply System

As identified in **SECTION 1**, the Applicant holds four consents from ORC for the water take infrastructure, (**Attachment [C]**), with these detailed as follows:

- Land Use Consent RM23.870.01: To place an intake structure in the Kawarau River for the purpose of water abstraction
- Land Use Consent RM23.870.02: To disturb the bed of the Kawarau River for the purpose of installing an intake structure
- Land Use Consent RM23.870.03: To undertake earthworks for an intake structure associated with a residential development
- Discharge Consent RM23.870.04: The associated discharge of sediment to land in a manner that may enter water

The relevant intake infrastructure is identified in **Figures 1 and 2** below.

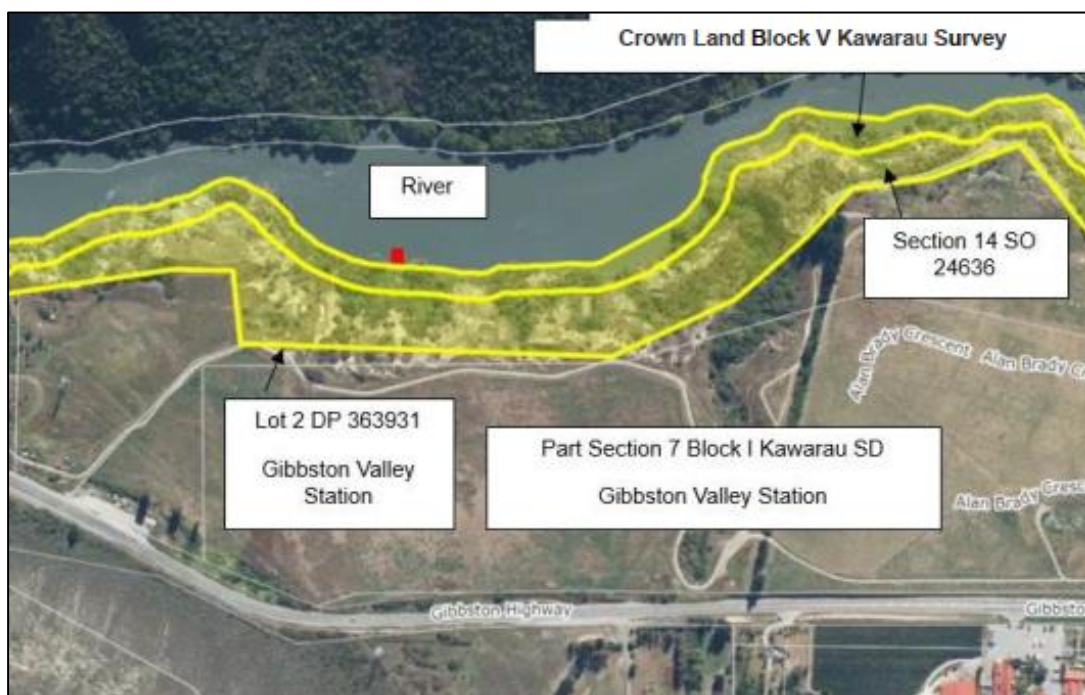


Figure 1 Location of intake and surrounding land





Figure 2 Photo taken from the Gibbston Cycle Trail (facing west) viewing the location of the structure and access track.

RM220392 authorised the placement of pipes, structures and buildings, and associated earthworks within the western extent of the Gibbston Valley Resort Zone, within the Productive Planting (PL1) Activity Area. At the time of RM220392 the water intake structure was not fully determined and resolved and was not authorised through RM220392. Since that time, and as outlined above, the relevant resource consents from ORC have resolved the water intake infrastructure, with this having two water intakes and one pump station, which will be located on the true right margin of the Kawarau River.

The Applicant holds a concession from the Department of Conservation (**DoC**) for easements for rights to convey water, electricity and access associated with the installation and operation of the water intake structure for a term not exceeding 60 years associated with the water infrastructure being located on a marginal strip¹. In addition, a licence to occupy will be required from Land Information New Zealand (**LINZ**) for the portion of the intake structure on the bed of the Kawarau River. The implementation of the concession and licence to occupy are matters before the regulatory functions of those respective agencies and have no bearing on the RMA and District Plan administration.

¹ Concession number: PAC 13 04 294



3 WATER INTAKE STRUCTURE

As per the details identified in the relevant ORC applications, the water intake pump station will be made of concrete and have a flat concrete roof/lid and will be accessed via a hatch on the wall, which will be enclosed by short retaining walls. Enclosed in the walls will be a pre-cast concrete manhole that acts as a wet well to the water intakes. The primary pump station will house three pumps. The pump station will be a height of 2 metres (m), a length of 6.53 m and a width of 4.4m. The total area of the pump station will be 28.7 square metres (m²), broadly as illustrated in **Figure 3**. The pump station will then be connected to two water intakes located on the bed of the Kawarau River.

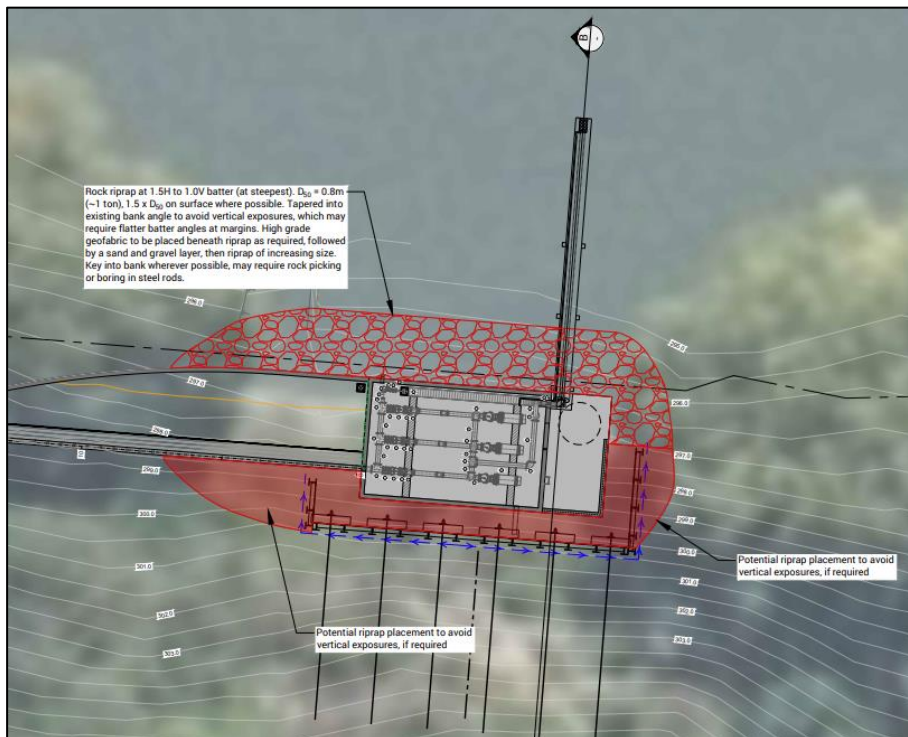


Figure 3 Water Intake Infrastructure (GeoSolve)

The water intakes will be stacked vertically at different lengths into the river to account for low to normal flows and high flows. The wet well chamber will be a width of 2.275m and height of 4m.

Rock armouring is to be constructed along the perimeter of the structure and between intakes to protect the water intakes from damage. The riprap is to protect areas that have been altered as part of the construction process. The Kawarau River has turbulent flows and to mitigate this and flooding the riprap will be tapered into the natural bank slope and avoid vertical exposures. The steepest riprap batter angle proposed is 1.5H to 1V and the preferable batter slope 2.5H to 1V., as shown below in **Figure 4**. Underneath the proposed riprap will be a high grade



geofabric (e.g. bidim cloth). The proposed depth of the rock armouring is 2m and approximately volume of 80 cubic metres (m^3) based on a 2m depth x 20m length x 2m width.

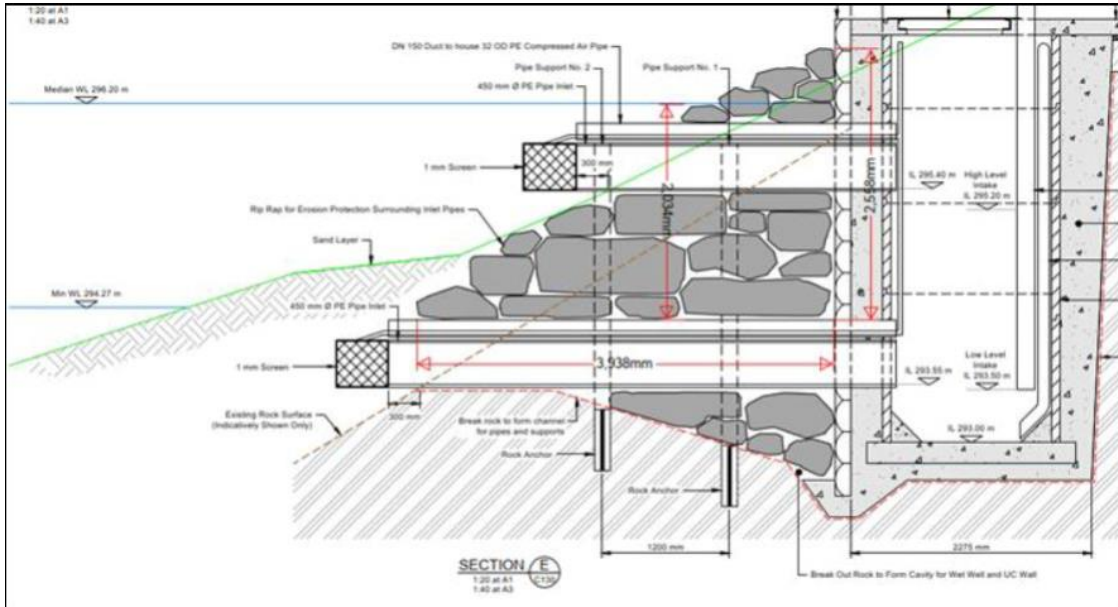


Figure 4 Section of the water intake and station, showing the deepest extent of rip rap to protect the intakes.

The intake station will be located 0.8m above the level of median flow as seen in **Figure 5** below. The wet well will have two water intake pipes that will be staggered to accommodate river flow levels. The two lengths will be 5.5m and 7.5m approximately from the wall of the intake structure.

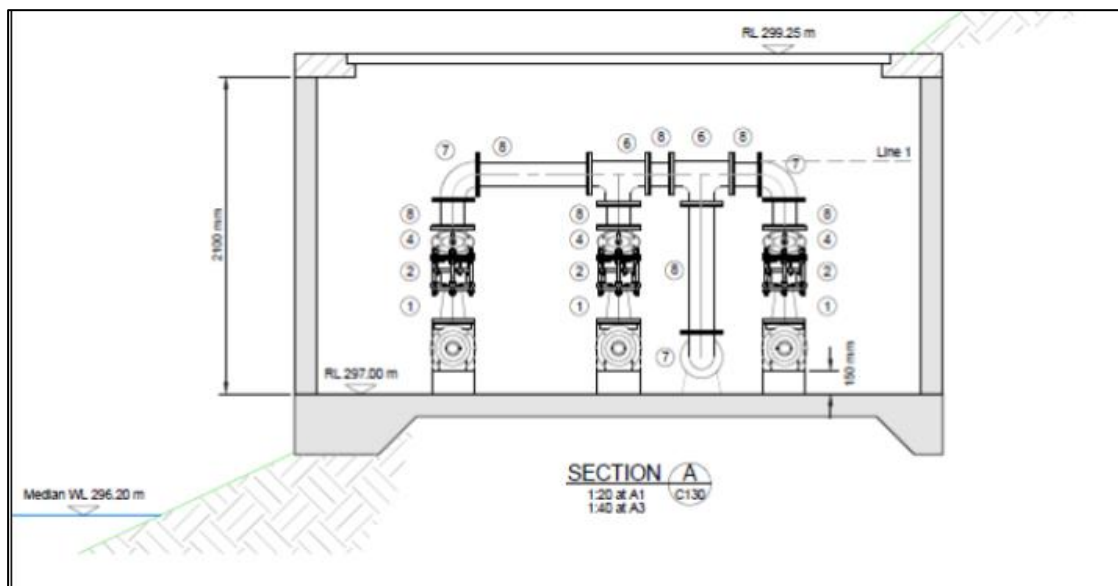


Figure 5 View of median flow level and section of primary water intake station



The proposed earthworks are to widen the existing access track and access the margin of the Kawarau River to place the intake structure, with this intended to enable a 14-tonne excavator. The total area of earthworks will be approximately 250m². The maximum cut and fill depth proposed are up to 3.5m. The total volume of earthworks will be approximately 110m³ cut and 50m³ fill, resulting in a balance of 60m³. The site will be stabilised by retaining walls that will support the pump station. Once construction is complete the temporary access track will be rehabilitated and reduced in width to accommodate a quad bike scale vehicle and smaller excavator (3-5 tonne), which will be used for maintenance access.

The works will take place between March and June in order to ensure the construction areas are not affected by water. The casing and water intake pipe placement will permanently be in the wetted bed of the Kawarau River. It is anticipated that the works in the bed will take several days and the overall site works are estimated to take no more than 12 weeks.

4 PROPOSED VARIATION

The Applicant proposes to amend Condition 1 and Condition 21 of RM220392 to include the water intake infrastructure as identified in **Figure 3** above. A larger version of **Figure 3** is included as **Attachment [E]**. The intent of the changes is to ensure that RM220392 appropriately incorporates all elements of the water system for the Resort development and facilitates the water infrastructure works authorised by ORC.

To support the above, the following changes are proposed (~~striethrough~~ represents text to be deleted; and **bold and underlined** represents text to be added):

1. *That the development must be undertaken/carried out in accordance with the plans:*
 - *Job Q5702 – WTP – 3D Sheet 1 Revision E ‘PL1 Area Water Treatment Plant’ dated 25/01/2022 prepared by Paterson Pitts Group.*
 - *Job Q5702 – WTP – 3D Sheet 2 Revision E ‘PL1 Area Water Treatment Plant Section A-A1’ dated 25/01/2022 prepared by Paterson Pitts Group.*
 - *Job Q5702 – WTP – 3D Sheet 3 Revision E ‘PL1 Area Water Treatment Plant Section B-B1’ dated 25/01/2022 prepared by Paterson Pitts Group.*
 - *Job Q5702 – WTP – 3D Sheet 4 Revision E ‘PL1 Area Water Treatment Plant Section C-C1’ dated 25/01/2022 prepared by Paterson Pitts Group.*
 - *Job Q5702 – WTP – 3D Sheet 5 Revision E ‘PL1 Area Water Treatment Plant Water Supply Pipeline Route & Intake’ dated 25/01/2022 prepared by Paterson Pitts Group.*
 - *Tank ref T1 drawing no 33-2-01 sheet 1 ‘Tank Concept Drawings’ prepared by Reliant Solutions dated 15/11/2021.*
 - *Project Q000642 sheet C150 revision A ‘Gibbston Valley New Water Supply Schematic Options 1 and 2’ prepared by Fluent Solutions dated 05/03/2021.*
 - *Job 697 drawing no A101 ‘Floor Plan’ prepared by Specialised Structures dated 19/11/2021.*
 - *Job 697 drawing no A301 ‘Front & Rear Elevations’ prepared by Specialised Structures dated 19/11/2021.*



- Job 697 drawing no A302 'Left & Right Elevations' prepared by Specialised Structures dated 19/11/2021.
- Drawing 2022_072/001 Revision A 'Landscape Mitigation Plan' prepared by DCM Urban Design Limited, dated 17/08/2022

stamped as approved on 8 September 2022

and must be undertaken/carried out in accordance with the plans:

- **Fluent Infrastructure Solutions Limited, Gibbston Valley Resort, Rip Rap Extent, Site Plan, Project 200752.03, Fig. 1, Rev. 0, prepared by GeoSolve, dated Nov 23.**
- **Fluent Infrastructure Solutions Limited, Gibbston Valley Resort, Rip Rap Extent, Cross Section, Project 200752.03, Fig 2, Rev. 0, prepared by GeoSolve, dated Nov 23.**

stamped as approved on xx September 2024

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

21. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:

- a) The water reticulation, storage pond, water treatment, and storage tanks generally as detailed on the Patterson Pitts Group Ltd plans **as well as the water intake structure generally as detailed on the GeoSolve Plans** submitted with the application **and the variation application.** ~~Note this does not include the intake structure which will be subject to a separate resource consent.~~
- b) An overland flow path for the purposes of preventing downslope damage to structures or utilities from any water released from the storage tanks.

The above changes simply provide for the incorporation of the water take infrastructure and associated works within RM220392. No other changes to the conditions of RM220392 are sought.



5 ASSESSMENT OF PROPOSED CHANGES

Section 127 of the RMA sets the requirements for applications to change or cancel resource consent conditions.

Section 127(3)(a) of the RMA requires that applications for changes to resource consent conditions be presented as if the application were for a **Discretionary Activity**, and thus an assessment of any effects that the proposed changes may have on the environment in accordance with Section 88 and the Fourth Schedule of the RMA follows.

Section 127(3)(b) stipulates that only the change of conditions and the resultant potential effects of these changes are to be considered.

Section 127(3) forms the first of two limbs of the test for the application. The second limb of the test is described in Section 127(4), where it is stated that the local authority must consider the effects of the changes upon any affected parties.

5.1 ASSESSMENT OF ENVIRONMENTAL EFFECTS

With regards to the abovementioned statutory requirements, the proposal is for minor amendments to RM220392 so as to incorporate the water intake infrastructure recently authorised by ORC. It is appropriate that this assessment of effects on the environment is therefore concise and focussed on the key effects as corresponds to the scale of the proposed changes to RM220392, with these considered to be limited to the effects on the following matters:

- Cultural values
- Effects on landscape character and visual amenity values
- Effects from earthworks
- Positive effects

With respect to the above, we provide the following assessment.

The Kowarau River is not a known nohoanga site however is affected by the Wāhi tūpuna overlay #24 (Kowarau River). RM220392 (and in particular, Condition 32) will continue to be abided by and ensure that the Accidental Discovery Protocol is upheld by this variation. Advice Note (a) also remains on the consent and ensures any discovery is dealt with appropriately and in accordance with the consent. The encroachment into the Kowarau River, including the temporary construction activities are unavoidable due to the functional need for the water intake station and intake to be located at the margin of the Kowarau River where the water resource exists.

The water intake infrastructure will not be visible from SH6 due to the low profile and location at the bottom near the Kowarau River, the intake infrastructure will also visually integrate into their setting. The water intake structure will abide by Condition 26 of RM220392 in terms of the



colours used, with no changes proposed to the landscaping requirements under Conditions 29, 30 and 31. The water intake structure is an integral completing part of the overall water system as authorised by RM220392 (and the relevant ORC consents), and will not be out of place and will fit into its surroundings. Overall, given the relevant matters identified under RM220392 and the nature and location of the water intake structure, any adverse effects on landscape and visual amenity values are considered to be less than minor.

In terms of earthworks, the Applicant will continue to comply with conditions requiring adherence to the EMP, ESCP, and all associated earthworks controls within RM220392. For these reasons, it is considered that the effects from earthworks are unchanged as a result of this variation. In terms of the Gibbston Trail, this will remain in operation throughout the duration of works, and construction traffic management processes put in place when required.

The proposed changes to RM220392 ensure that the water supply infrastructure and associated works are appropriately incorporated within a single resource consent, with the works aligning with the approved ORC resource consents. The changes will facilitate the establishment of the water supply infrastructure to serve the Resort, and are considered to provide efficiencies for ongoing monitoring actions by QLDC.

Overall, the effects of the proposed changes are considered to be less than minor, with any actual or potential adverse effects appropriately avoided and mitigated through the existing conditions of RM220392, along with those of the relevant ORC consents.

5.2 OBJECTIVES AND POLICIES

For the reasons outlined above, it is considered that the present proposal does not give rise to any new or significant adverse effects that were not previously considered and authorised by the issue of RM220392. In this regard, we consider the proposal remains generally consistent with the relevant objectives and policies referred to in the original application, with the decision on RM220392 confirming that the proposal was consistent with the relevant objectives and policies of the ODP and PDP.

Notwithstanding the above, an assessment against the most relevant objectives and policies of the PDP has been undertaken, with this associated with specific objectives and policies within Chapter 30 and Chapter 21, as relevant to the specific matters discussed above.

5.2.1 Chapter 30: Energy and Utilities

Objective 30.2.6 and supporting **Policy 30.2.6.2** seek to provide for utilities that support the well-being of the community, and require consideration of effects having regard to alternatives, including the technical and operational requirements of the utility. The infrastructure will benefit the Resort and its occupants through the provision of suitable water supplies that meets their reasonable needs. All other parts of the water system have been approved by QLDC, with the



only outstanding item associated with the water intake structure the subject of the present variation. ORC have considered and authorised all the necessary consents for the intake, such that there are considered to be no other alternatives relevant for consideration.

The activity is consistent with **Policy 30.2.6.3**. To the extent that the primary function of the utilities dictates their appearance, in this case effort and care has been taken in terms of the siting, finished heights, colours and landform modification as viewed from the public realm. The external appearance of the water intake structure will be mitigated by the use of recessive colours and sympathetic siting to align with the relevant conditions under RM220392 and those granted by ORC.

5.2.2 Chapter 21: Rural Zone

Objective 21.2.1 seeks to enable land uses whilst protecting Outstanding Natural Landscapes and maintaining rural amenity and character values. It is supported by **Policy 21.2.1.11** (Rural Character and Amenity Values), where the zone provides for activities as long as they maintain or enhance rural character, amenity values and landscape values. The water intake structure is the last piece of infrastructure for the approved water system by both ORC and QLDC. It has been designed to align with the relevant appearance conditions in RM220392, ensuring that the landscape and rural amenity is maintained.

Objective 21.2.3 and supporting **Policy 21.2.3.1** seek to ensure the life supporting capacity of water is safeguarded and that activities do not adversely affect potable water. The water intake works have been approved by ORC, with the water take structure aligned within the relevant works authorised through RM220392. The outcome of the proposed variation will ensure that the water supply system for the Resort are contained within RM220392 and aligned with the relevant ORC resource consents. This will ensure that potable water is provided to the Resort development at a quantity and quality that is acceptable to both QLDC and ORC.

Objective 21.2.12 seeks protection and enhancement of the natural character of lakes and rivers and their margins whilst providing for appropriate activities. **Policy 21.2.12.7** addresses the adverse effects of the location, design and use of structures within sensitive areas of lakes and rivers. ORC have granted consent for the construction of the structure and the earthworks, and for the structure to be located within the river. RM220392 has authorised the water supply system, including the placement of pipes, water tanks, storage pond, treatment building and associated earthworks. The intake structure is aligned with the relevant conditions of the ORC consents and RM220392, including those relating to design and landscaping matters.

Overall, for the reasons outlined above and within the assessment of effects within **SECTION 5.1**, the proposal is considered to be consistent with the relevant objectives and policies of the PDP.



5.3 POTENTIALLY AFFECTED PARTIES

The original application RM220392 was processed and granted on a non-notified basis. There are no new factors that would result in significant environmental effects arising from the proposed changes, with the decision on RM220392 concluding that any adverse effects were less than minor. To this end, no parties are considered to be adversely affected by the proposed changes.

For completeness, it is noted that Aukaha were consulted with in early May 2023 and were provided with an overview document of the proposal for comment. Further, the relevant ORC consents were processed on a non-notified basis, with appropriate consideration of various stakeholders.

6 RESOURCE MANAGEMENT ACT 1991

Section 127 of the RMA sets out the requirements for applications to change or cancel conditions of resource consents:

- (1) *The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent, subject to the following:*
 - ...
 - (b) *no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent...*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if—*
 - (a) *the application were an application for a resource consent for a discretionary activity; and*
 - (b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who—*
 - (a) *made a submission on the original application; and*
 - (b) *may be affected by the change or cancellation.*

We note that in ‘Body Corporate 97019 v Auckland City Council (2000 NZRMA 202)’ it was determined that:

“In deciding whether an application for variation is in substance a new application, the consent authority should compare any differences in the adverse effects likely to follow from the varied proposal with those of the activity in its original form. Where the variation would result in a fundamentally different activity, or one having materially different adverse effects, a consent authority may decide the better course is to treat the application as a new application.”

It is considered that the proposed changes do not result in an activity that is materially different in nature to that approved by RM220392, and there are no significant differences in adverse effects on the environment compared to those authorised under the same. The relevant matters for consideration have been assessed as part of the application, and through the resource consent process with ORC. As such, it is considered the proposed changes can be treated as a variation to the original consent under s127 of the RMA.



7 SUMMARY

This application has addressed all of the assessment criteria relevant to the proposed variation and concludes that any potential adverse effects of the proposed changes are considered to be less than minor, with there being no parties adversely affected by the proposed changes. Consequently, the proposed changes should be approved since it represents only a minor change to the approved development, which has been deemed to be in accordance with the purpose of the RMA.

Please do not hesitate to contact me should you have any queries. You can contact me direct on 021 057 3762 or via email at sam@townplanning.co.nz.

Yours sincerely,
Town Planning Group

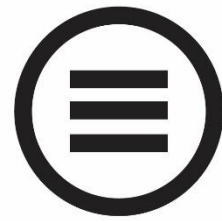


Samantha Kealey
Senior Planner

Attachments:

- [A]** Application Form 10
- [B]** RM220392
- [C]** RM23.870.01, RM23.870.02, RM23.870.03, RM23.870.04 (including Decision Report)
- [D]** Records of Title
- [E]** Plans by GeoSolve





TOWNPLANNING
GROUP

Application for Resource Consent to the Queenstown Lakes District Council:

Gibbston Valley Station Limited

*LAND USE CONSENT FOR THE
INSTALLATION OF WATER
INFRASTRUCTURE IN THE KAWARAU RIVER*

3 October 2024



Document prepared by:

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Offices in Tāhuna, Wānaka, Ōtautahi & Tāmaki Makaurau



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1 Executive summary

Gibbston Valley Station Limited (“**the Applicant**”) applies for land use consent to undertake earthworks within the margins of the Kawarau River for the installation of water infrastructure at Gibbston Valley Resort (“**the site**”).

The Record of Titles (**RT**) and the legal description are not relevant in this case as the water infrastructure is to be placed within the river and therefore not on private land.

The infrastructure will sit upon the bank of the river which will then connect to the infrastructure granted consent under RM220392.

The land surrounding where the water intake infrastructure is to be located forms part of the wider 330-hectare landholding of Gibbston Valley Station that contains viticulture, farming and visitor industry related activities within the valley floor of Gibbston, and the higher reaches of the landholding have a low intensity pastoral farming focus.

The proposal is for earthworks within 10m of the bed of any water body, a structure within an outstanding natural landscape and a utility that is oversized with the bed of the Kawarau River. The site is zoned **Rural Zone** under the Queenstown Lakes District Plan. Overall, resource consent is required for a **Discretionary Activity** under the District Plan.

In summary, this Assessment of Environmental Effects (“**AEE**”) report considers the effects of the proposal and determines that the proposal will have less than minor adverse effects on the environment. The proposed development and activities will be entirely appropriate in the context of the receiving environment.

The proposal aligns with the key objectives and policies of the District Plan. The proposal achieves the purpose and principles of the RMA.

2 Site and surrounds

2.1 Site details

The application site is located along the Gibbston Highway as shown in **Figure 1** below.



Figure 1 Application site highlighted by red dot adjacent to Gibbston Highway (GripMap)

The application site is legally described as Crown Land Block V Kawarau Survey District as held under 23395 under the ownership of Statin Services Limited. The Record of Title is enclosed as **Attachment [B]**. There are no relevant instruments that impede the proposed land use.

The Applicant holds a concession from the Department of Conservation (**DoC**) for easements for rights to convey water, electricity and access associated with the installation and operation of the water intake structure for a term not exceeding 60 years associated with the water infrastructure being located on a marginal strip¹. In addition, a licence to occupy will be required from Land Information New Zealand (**LINZ**) for the portion of the intake structure on the bed of the Kawarau River. The implementation of the concession and licence to occupy are matters before the regulatory functions of those respective agencies and have no bearing on the RMA and District Plan administration.

¹ Concession number: PAC 13 04 294

2.2 Access

The site has access from Gibbston Highway (State Highway 6) via Vines Way. It is a public road under the Land Transport Act 1998 and included as a legal road under the District Plan.



Figure 2 View of access and surrounding environment, facing northeast from Gibbston Highway

2.3 Surrounding environment

The land where the water infrastructure is planned is part of the larger 330-hectare Gibbston Valley Station. This station includes viticulture, farming, and visitor-related activities on the valley floor of Gibbston, while the higher areas focus on low-intensity pastoral farming.

The proposed works will be on the Kawarau River, which runs through a deeply incised gorge. This river forms the northern boundary of the site, with State Highway 6 (**SH6**) along the southern boundary. The area is zoned Rural and is designated as an Outstanding Natural Landscape on the Proposed District Plan (**PDP**) maps. Additionally, the Kawarau River is subject to the wāhi tupuna overlay #24. The river, which drains Lake Wakatipu and flows east through the Kawarau Gorge for about 60km before reaching Lake Dunstan near Cromwell, is fed by the Shotover River from the north and the Nevis River from the south. It is protected by a Water Conservation Order that preserves its wild and scenic qualities, natural characteristics, and recreational value, although this order does not impose restrictions on water extraction.

2.4 Existing consents

RM220392 (**Attachment [B]**), was granted resource consent on a non-notified basis by Queenstown Lakes District Council (**‘QLDC’**) on September 8, 2022; this resource consent authorised the construction and installation of a water system for the Gibbston Valley Resort development (**‘the Resort’**).

On July 2, 2024, the Applicant was granted consent from ORC (**Attachment [C]**) authorising the placement of an intake structure in the Kawarau River, disturbing the bed of the Kawarau River, undertaking earthworks and discharging sediment to land, all in relation to water extraction for the purposes of the water system for the Resort development. These consents include:

- Land Use Consent RM23.870.01: To place an intake structure in the Kawarau River for the purpose of water abstraction
- Land Use Consent RM23.870.02: To disturb the bed of the Kawarau River for the purpose of installing an intake structure
- Land Use Consent RM23.870.03: To undertake earthworks for an intake structure associated with a residential development
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The relevant intake infrastructure is identified in **Figure 3** below:

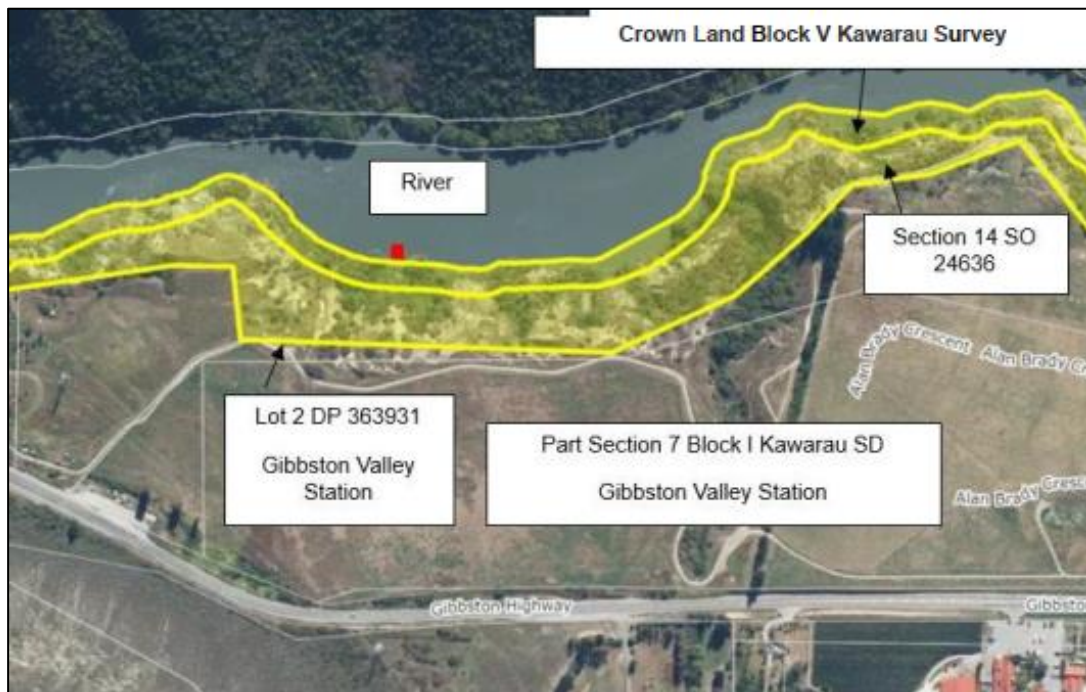


Figure 3 Location of intake and surrounding land

3 Description of the proposal

3.1 Overview

The water intake pump station will be made of concrete and have a flat concrete roof/lid and will be accessed via a hatch on the wall, which will be enclosed by short retaining walls. Enclosed in the walls will be a pre-cast concrete manhole that acts as a wet well to the water intakes. The primary pump station will house three pumps. The pump station will be a height of 2 metres (m), a length of 6.53 m and a width of 4.4m. The total area of the pump station will be 28.7 square metres (m²), broadly as illustrated in **Figure 4**. The pump station will then be connected to two water intakes located on the bed of the Kawarau River.

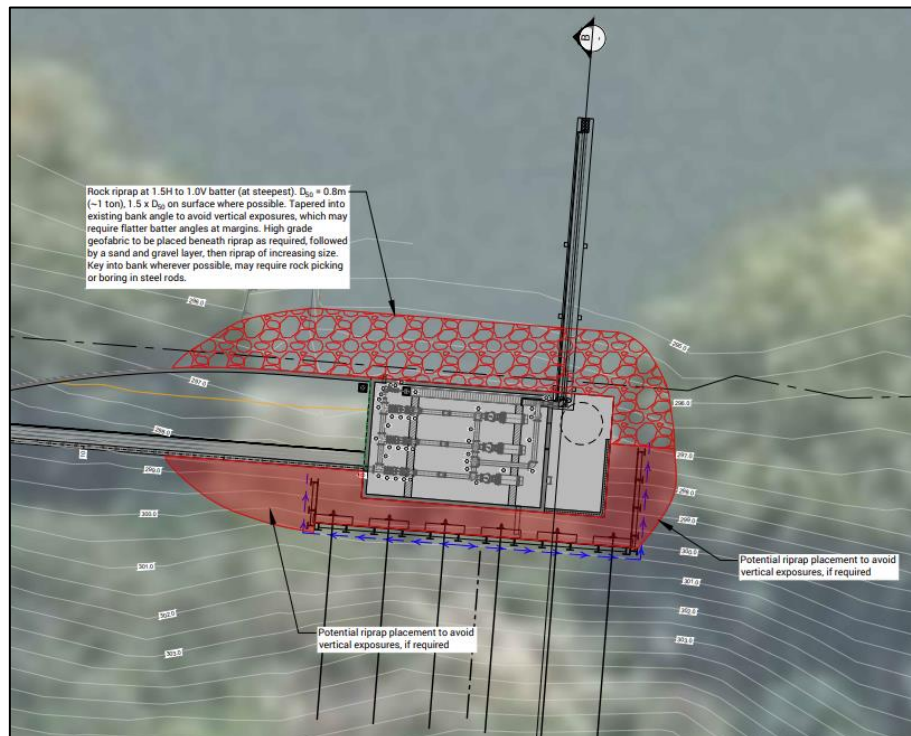


Figure 4 Water Intake Infrastructure (GeoSolve)

The water intakes will be stacked vertically at different lengths into the river to account for low to normal flows and high flows. The wet well chamber will be a width of 2.275m and height of 4m.

Rock armouring is to be constructed along the perimeter of the structure and between intakes to protect the water intakes from damage. The riprap is to protect areas that have been altered as part of the construction process. The Kawarau River has turbulent flows and to mitigate this and flooding the riprap will be tapered into the natural bank slope and avoid vertical exposures. The steepest riprap batter angle proposed is 1.5H to 1V and the preferable batter slope 2.5H to 1V., as shown below in **Figure 5**. Underneath the proposed riprap will be a high grade geofabric (e.g. bidim cloth). The

proposed depth of the rock armouring is 2m and approximately volume of 80 cubic metres (m³) based on a 2m depth x 20m length x 2m width.

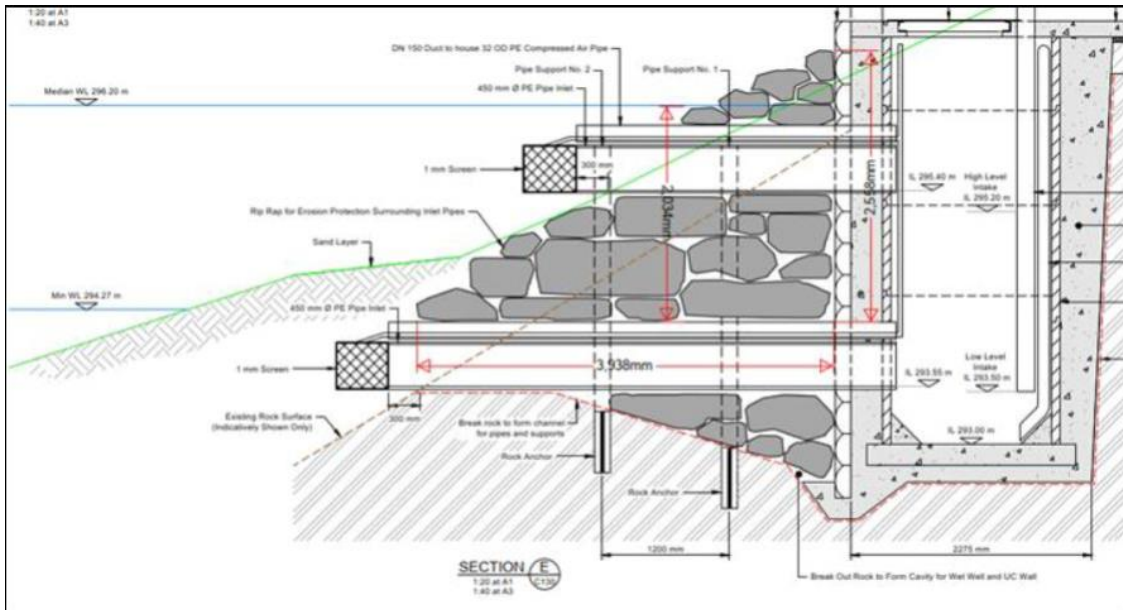


Figure 5 Section of the water intake and station, showing the deepest extent of rip rap to protect the intakes.

The intake station will be located 0.8m above the level of median flow as seen in **Figure 6** below. The wet well will have two water intake pipes that will be staggered to accommodate river flow levels. The two lengths will be 5.5m and 7.5m approximately from the wall of the intake structure.

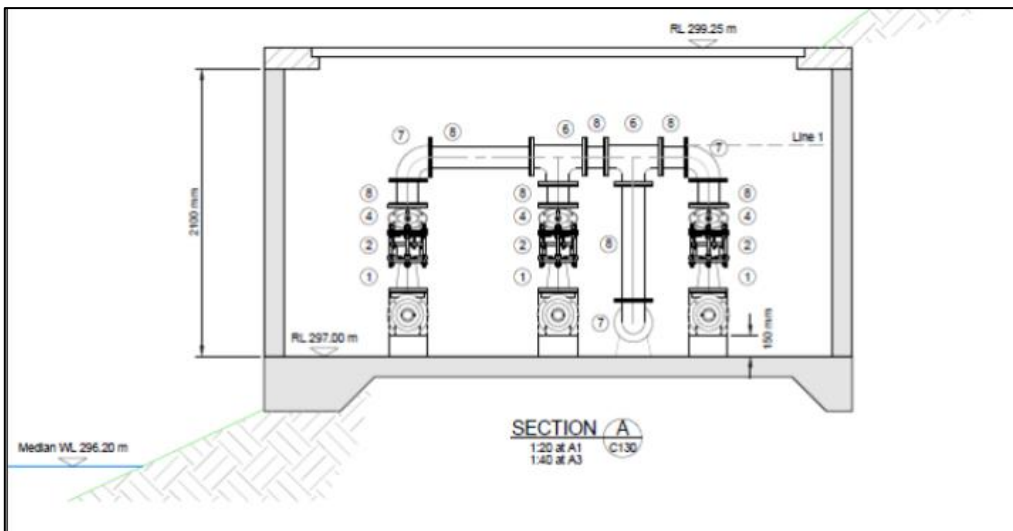


Figure 6 View of median flow level and section of primary water intake station

The proposed earthworks are to widen the existing access track and access the margin of the Kawarau River to place the intake structure, with this intended to enable a 14-tonne excavator. The total area of earthworks will be approximately 250m². The maximum cut and fill depth proposed are up to 3.5m. The total volume of earthworks

will be approximately 110m³ cut and 50m³ fill, resulting in a balance of 60m³. The site will be stabilised by retaining walls that will support the pump station. Once construction is complete the temporary access track will be rehabilitated and reduced in width to accommodate a quad bike scale vehicle and smaller excavator (3-5 tonne), which will be used for maintenance access.

The works will take place between March and June in order to ensure the construction areas are not affected by water. The casing and water intake pipe placement will permanently be in the wetted bed of the Kawarau River. It is anticipated that the works in the bed will take several days and the overall site works are estimated to take no more than 12 weeks.



4 Statutory provisions

4.1 Queenstown Lakes Proposed District Plan

The site is located within the **Rural Zone** under the District Plan as shown in **Figure 7** below and is subject to the Threatened Environments Classification 2012 <10% indigenous cover left overlay.

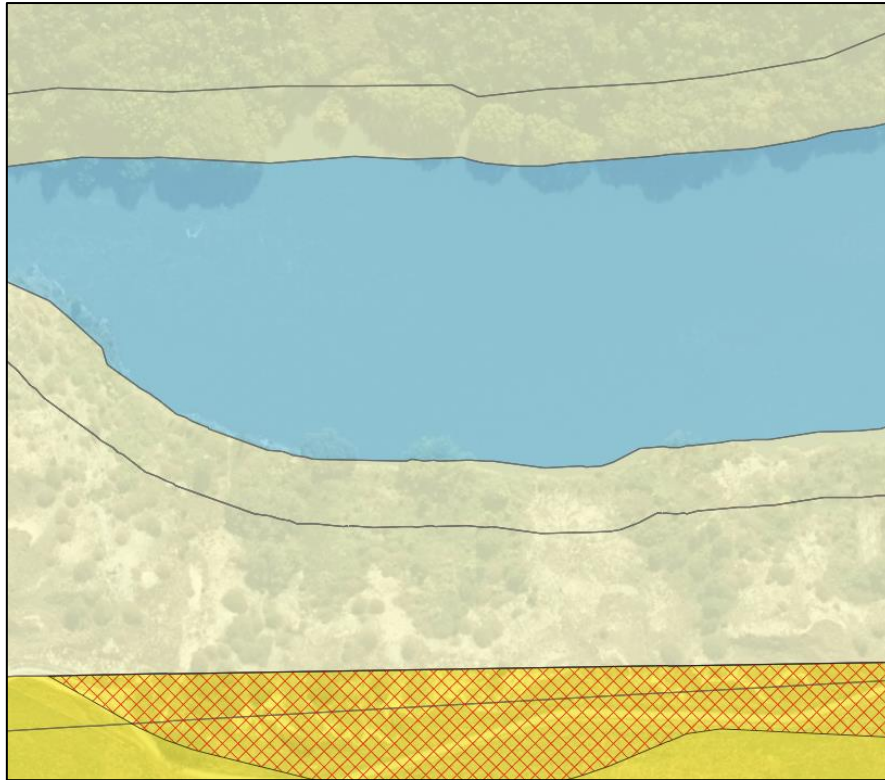


Figure 7 Zoning, site (PDP)

For the purposes of the following compliance assessment, the proposal is considered to defined as a utility under the District Plan, with this definition identified as follows.

Utility:

means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including:

- e. structures, facilities, plant and equipment for the treatment of water.*

Resource consent is required under the District Plan for the following:

4.1.1 Chapter 21 – Rural Zone

- Rule 21.5.4 states the minimum setback of any building from the bed of a wetland, river or lake shall be 20m. The proposal is within the Kawarau River

and no setback is provided. Therefore, resource consent is sought for a **Restricted Discretionary Activity**. Discretion is limited to the Matters listed in Rule 21.5.4.

4.1.2 Chapter 25 - Earthworks

- Standard 25.5.19.1 states 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. The proposal includes 110m³ cut and 50m³ fill, resulting in a balance of 60m³. Therefore, resource consent is sought for a **Restricted Discretionary Activity** pursuant to Standard 25.5.19. Discretion is limited to the Matters listed in Rule 25.7.1.

4.1.3 Chapter 30 – Energy and Utilities

- Standard 30.5.2.2 states Any building within an ONL or ONF must be less than 10m² in area and less than 3m in height. The proposal is to be 28.7m² in area and 2m in height. Therefore, resource consent is sought for a **Discretionary Activity**.

Overall, the proposal is to be treated as a **Discretionary Activity** under the District Plan.

4.2 National Environmental Standards

In terms of compliance or otherwise with National Environmental Standards (“NES”), the only NES that is of potential relevance to this proposal is the NES for Assessing and Managing Contaminants in Soil to Protect Human Health (“**NESCS**”).

A review of the Otago Regional Council Listed Land Use Register has been undertaken for the site there are no records of contamination nor HAIL activities having been undertaken on site, as shown in **Figure 8** below.



Figure 8 Listed Land Use Register: Mapping Resource (Otago Regional Council)

In consideration of the abovementioned, it is reasonable to conclude that the site is not defined as a ‘piece of land’ under Clause 7 of the NESCS.

5 Assessment of effects

In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, the below is an assessment of effects relative to the scale and significance of the proposed activity.

This assessment is addressed under the following headings:

- Existing environment
- Effects on indigenous biodiversity
- Effects on landscape, natural character and visual amenity values
- Effects on flooding or natural hazards
- Effects on infrastructure, adjacent sites and public roads
- Effects on land stability
- Effects on cultural, heritage and archaeological sites
- Nuisance effects
- Positive effects
- Positive effects

5.1 Existing environment

As detailed in Section 2.4, Gibbston Valley Resort development holds existing resource consents that have been granted for various activities related to the proposed project. Notably, resource consent RM220392 was approved by the Queenstown Lakes District Council in 2022, authorising the construction and installation of a water system essential for the Resort's operations.

In 2024, the Otago Regional Council granted several consent collectively referred to as the RM23.870 series. These consents include:

- **RM23.870.01:** Authorisation for the placement of an intake structure in the Kawarau River for the purpose of water abstraction.
- **RM23.870.02:** Consent to disturb the bed of the Kawarau River for the installation of the intake structure.
- **RM23.870.03:** Permission to undertake earthworks for the intake structure associated with the residential development.
- **RM23.870.04:** Consent for the discharge of sediment to land in a manner that may enter water.



These existing consents establish the activities and potential impacts that are permitted under the current regulatory framework, serving as the baseline against which any new proposals or modifications to the project will be assessed.

5.2 Effects on indigenous biodiversity

To mitigate potential impacts from temporary earthworks, localised stormwater runoff will be managed through an Erosion and Sediment Control Plan (ESCP). This plan will ensure that sediment-laden runoff does not leave the site or enter the Kawarau River, thus protecting aquatic habitats and the biodiversity they support.

Following construction, the temporary access track will be rehabilitated using indigenous plant species. This approach will enhance local biodiversity by restoring native habitats and providing food and shelter for local fauna. Careful selection of plant species native to the region will be essential to ensure ecological compatibility and resilience.

The reduced width of the access track, post-rehabilitation, will limit ongoing disturbances to the surrounding environment. Maintaining access for smaller vehicles (3-5 tonnes) will help minimise soil compaction and habitat disruption.

The proposed construction schedule (March to June) has been considered in relation to local wildlife breeding and migration periods.

The proposed mitigation strategies, including effective stormwater management, rehabilitation with indigenous plantings, careful timing of construction activities, any adverse effects on indigenous biodiversity values are considered to be less than minor. With the implementation of these measures, the project aims to protect and enhance local biodiversity while ensuring the integrity of the surrounding environment throughout the construction and operational phases.

5.3 Effects on landscape, natural character and visual amenity values

The water intake infrastructure will not be visible from SH6 due to the low profile and location at the bottom near the Kawarau River, the intake infrastructure will also visually integrate into their setting. The water intake structure will abide by Condition 26 of RM220392 in terms of the colours used, with no changes proposed to the landscaping requirements under Conditions 29, 30 and 31. The water intake structure is an integral completing part of the overall water system as authorised by RM220392 (and the relevant ORC consents), and will not be out of place and will fit into its surroundings. Overall, given the relevant matters identified under RM220392 and the nature and location of the water intake structure, any adverse effects on landscape and visual amenity values are considered to be less than minor.

5.4 Effects on flooding or natural hazards

The proposed water intake pump station and associated infrastructure are situated outside the Otago Flood Hazard overlay, indicating that the site is not currently subject to significant flooding risks as per the assessments conducted by the Otago Regional Council. This low risk suggests that the project is unlikely to face direct flooding impacts under normal conditions.

Despite this, rock armouring will be constructed along the perimeter of the pump station and between the water intakes to enhance flood resilience. This riprap design aims to protect the infrastructure from erosion and potential flood damage caused by the turbulent flows of the Kawarau River.

During the construction phase, temporary earthworks could alter drainage patterns and potentially increase sediment runoff, which may affect local flood risk. However, the implementation of an ESCP will be critical in managing these risks. This plan will ensure that sediment does not enter the river, thereby minimising any short-term flooding concerns associated with construction activities.

Overall, the project is designed to enhance the site's resilience to flooding through strategic infrastructure design and effective management practices. Consequently, any adverse effects on landscape and visual amenity values are considered to be less than minor.

5.5 Effects on infrastructure, adjacent sites and public roads

Widening the existing access track to accommodate construction machinery may temporarily disrupt local traffic patterns and access for nearby properties. However, once construction is complete, the access track will be rehabilitated and narrowed, minimising ongoing disturbances.

The implementation of rock armouring and other protective measures around the pump station will enhance the structural integrity of the infrastructure, ensuring its resilience against environmental forces and contributing to its long-term functionality.

Adjacent sites may experience impacts during the construction phase, particularly related to noise, dust, and increased activity levels. It is crucial to implement effective mitigation measures, such as dust suppression techniques and noise management practices, to minimise these effects on neighbouring properties.

The construction phase is expected to result in an increase in traffic on public roads near the project site due to the movement of heavy machinery and construction vehicles. Careful traffic management will be implemented to ensure safe passage and minimise disruptions, including appropriate signage, scheduling of deliveries, and, if necessary, temporary road closures. Once the project is completed, traffic patterns are expected to return to normal, and the overall infrastructure will be enhanced by the addition of the water intake facility.



Overall, any adverse effects on infrastructure, adjacent sites and public roads are considered to be less than minor.

5.6 Effects on land stability

During the construction phase, earthworks will involve significant alterations to the landscape, including excavation and fill activities. These operations can temporarily destabilise soil, particularly in areas where cutting and filling occur. Implementing erosion and sediment control measures will be critical to minimising these risks and ensuring that soil remains intact during construction.

Post-construction, the integrity of the land surrounding the pump station and water intakes will largely depend on the effectiveness of the rehabilitation measures implemented. The installation of rock armouring will be important in protecting the site from erosion caused by river flows, thereby enhancing overall land stability. Additionally, the proposed rehabilitation of the access track with indigenous plantings will help stabilise the soil, reducing the risk of erosion and promoting natural drainage.

Overall, any effects on land stability are considered to be less than minor.

5.7 Effects on cultural, heritage and archaeological sites

Given the potential presence of significant and archaeological sites, a thorough cultural heritage assessment and comprehensive archaeological assessment will be undertaken before any ground disturbance. Additionally, open communication with the local community and indigenous groups will be maintained to effectively minimise impacts on cultural and heritage resources while facilitating the successful development of the water intake infrastructure. For this reason, any adverse effects on cultural, heritage and archaeological sites are considered minor.

5.8 Nuisance effects

Noise pollution is likely to arise from construction activities through the operation of heavy machinery, drilling, and excavation. This noise may disrupt local communities and affect the quality of life for nearby residents. To minimise disturbances, noise mitigation measures will be implemented, including scheduling work during daytime hours and using quieter equipment whenever possible.

Dust generation is another potential nuisance effect during construction. The movement of vehicles and excavation activities can create airborne dust, impacting air quality and visibility in the area. If necessary, water spraying and dust suppression agents will be employed to mitigate these effects, protecting the health of local residents and wildlife.

Increased traffic from construction activities may lead to congestion and potential safety hazards on local roads. The movement of construction vehicles could disrupt normal traffic flow, necessitating the implementation of a traffic management plan to ensure



safe passage and minimise disruptions. Clear signage and effective communication with the community will be crucial for managing expectations and reducing inconvenience.

Overall, any nuisance effects arising from the proposal are considered to be minor, and proactive measures will be taken to address them effectively.

5.9 Positive effects

The project will enhance water supply reliability and quality for the surrounding areas. By improving the infrastructure for water intake from the Kowarau River, the project aims to ensure a more consistent and safe water supply for residential, agricultural, and industrial uses. This improvement will contribute to community wellbeing and support regional development.

Additionally, the construction of the pump station and associated facilities will create job opportunities during the construction phase. This will not only benefit local workers but also stimulate the local economy through increased demand for materials and services. The project may also provide ongoing employment in maintenance and operations once it is completed.

The implementation of environmentally responsible practices during construction can have long-term benefits for the ecosystem. For example, measures such as rock armouring and erosion control will help protect the riverbank and aquatic habitats from degradation. This can contribute to the preservation of local biodiversity and improve the overall health of the river ecosystem.

Overall, the effects of the proposed changes are considered to be less than minor, with any actual or potential adverse effects appropriately avoided and mitigated through the existing conditions of RM220392, along with those of the relevant ORC consents.

5.10 Conclusion

In consideration of the abovementioned, it is considered that there are no persons on adjacent sites that will be adversely affected by the proposed development. Any potential for adverse effects can be appropriately avoided, remedied or mitigated, and will be less than minor in the context of the receiving environment.

6 Statutory assessment

6.1 Section 95, RMA

6.1.1 Section 95A assessment

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify.

In terms of Step (1), public notification is not requested, Section 95C pertaining to notification in the event that further information is not provided under Section 92 is not applicable, and the application is not being made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In terms of Step (2), there are no relevant provisions within the District Plan precluding public notification. We therefore move to Step (3).

Step (3), notification is not required by a rule in a Plan or a NES, and as demonstrated in Section 5 of this report, the adverse effects on the environment are considered to be less than minor.

Lastly, in terms of Step (4) as no special circumstances are considered to apply public notification is not required under any of the pathways in Section 95A.

6.1.2 Section 95B assessment

While public notification is not necessary, any effects of the proposal on the local environment and upon particular parties must still be considered. This is addressed through Section 95B of the RMA, which has four steps similar to Section 95A.

In terms of Step (1), there are no affected protected customary rights or customary marine title groups in terms of Subclause (2), nor is the proposed activity on or adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 in terms of Subclause (3).

In terms of Step (2), there are no relevant provisions within the District Plan precluding limited notification. We therefore move to Step (3).

Step (3) requires the consent authority to determine, in accordance with Section 95E, whether there are any affected parties as a result of this proposal. Section 95E states that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). There are not considered to be any affected persons in this instance for the reasons given in the above assessment of effects.

In terms of Step (4), no special circumstances exist therefore the application may be processed on a non-notified basis.



With respect to the above, in consideration of the conclusions of the AEE, it is concluded that the proposal will result in less than minor adverse effects on the environment, and there are no other circumstances requiring or warranting public or limited notification.

6.2 Section 104(1), RMA

Section 104 (1) of the RMA requires that the consent authority must, subject to Part 2, have regard to a range of matters when considering an application. Section 5 of this AEE addresses the matters contained in Section 104 (1) (a) and (ab).

Section 104(1)(b) of the RMA requires that the provisions of any national policy statement, the Operative Plan, or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the most relevant planning document that requires consideration is the District Plan. No National Environmental Standards are considered relevant to this application. The key Objectives and Policies outlined in the abovementioned document are set out below.

6.2.1 Queenstown Lakes District Plan

Given the nature of the proposal and associated non-compliances, the relevant Objectives and Policies are considered to be focused on those associated with the quality of the rural environment, with these identified and assessed as follows.

21.2.1 Objective – A range of land uses, including farming are enabled while:

- a. Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;*
- b. Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values;*
- c. Maintaining or enhancing amenity values within the rural environment; and*
- d. Maintaining or enhancing nature conservation values.*

The proposed infrastructure has been approved by the regional Council to occupy the riverbed as well as the earthworks and water take. The infrastructure is necessary as the link between approved tanks and pipes and the river in which the take is approved to be sought from. Revegetation around the infrastructure is proposed which will maintain and enhance the visual amenity from the river itself. The structure is not visible from the highway due to its location and proximity. The proposal will therefore align with objective 21.2.1.

21.2.3 Objective – The life supporting capacity of water is safeguarded through the integrated management of the effects of activities.

21.2.3.1 Policy – In conjunction with the Otago Regional Council, regional plans and strategies:

- a. encourage activities that use water efficiently, thereby conserving water quality and quantity;*
- b. discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.*

Otago Regional Council have granted consent for the placement of an intake structure in the Kawarau River for the purpose of water abstraction, to disturb the bed of the Kawarau River for the installation of the intake structure, to undertake earthworks for the intake structure associated with the residential development and for the discharge of sediment to land in a manner that may enter water. The consent application at hand ensures that the regional consents can be enacted and that the water infrastructure is constructed in order to provide potable water to the residential development of Gibbston Valley Resort.

25.2.1 Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities.

The installation of rock armouring will protect the site from erosion caused by the river flows, thereby enhancing overall land stability. Additionally, the proposed rehabilitation of the access track with indigenous plantings will help stabilise the soil, reducing the risk of erosion and promoting natural drainage. The earthworks will be limited in duration and will be undertaken with an erosion and sediment control plan in place. The policies under this objective discuss managing effects and protecting ONL and amenity values. As discussed within section 5 above the infrastructure is a necessary utility to ensure the residential development has potable water. With Otago Regional Council consents granted the facility requires district consent in order to erect the structure to complete the system. The upmost care will be undertaken as the structure is implemented within the waterbody to ensure the least disturbance and minimise any hazard risk to people, communities and property.

25.2.2 Objective – The social, cultural and economic wellbeing of people and communities benefits from earthworks.

25.2.2.1 Policy – Enable earthworks that are necessary to provide for people and communities wellbeing, having particular regard to the importance of:

- a. *Nationally and Regionally Significant Infrastructure;*
- b. *tourism infrastructure and activities, including the continued operation, and provision for future sensitive development of recreation and tourism activities within the Ski Area Sub Zones and the vehicle testing facility within the Waiorau Ski Area Sub Zone;*
- c. *minimising the risk of natural hazards;*
- d. *enhancing the operational efficiency of farming including maintenance and improvement of track access and fencing; and*
- e. *the use and enjoyment of land for recreation, including public walkways and trails; and*
- f. *maintaining or enhancing the operational efficiency of existing infrastructure.*

The earthworks to be undertaken for the establishment of the water infrastructure is necessary to provide potable water to the Gibbston Valley Resort residential development. This is a life supporting necessity to the development that will provide for peoples wellbeing. The earthworks will be limited in duration, allow for the structure to be erected and then rehabilitation of the area for the public to continue to use the trail and those using the river. The structure will connect to existing infrastructure consented previously and will complete the necessary system to obtain water for the community.



30.2.5 Objective – The growth and development of the District is supported by utilities that are able to operate effectively and efficiently.

30.2.5.1 Policy – Utilities are provided to service new development prior to buildings being occupied, and activities commencing.

30.2.5.5 Policy – Ensure reticulation of those areas identified for urban expansion or redevelopment is achievable, and that a reticulation system be implemented prior to subdivision.

30.2.6 Objective – The operation, maintenance, development and upgrading of utilities supports the well-being of the community.

30.2.6.1 Policy – Provide for the operation, maintenance or upgrading of utilities to ensure their on-going viability and efficiency.

30.2.6.3 Policy – Ensure that the adverse effects of utilities on the environment are managed while taking into account the positive social, economic, cultural and environmental benefits that utilities provide, including:

- a. enabling enhancement of the quality of life and standard of living for people and communities;*
- b. providing for public health and safety;*
- c. enabling the functioning of businesses;*
- d. enabling economic growth;*
- e. enabling growth and development;*
- f. protecting and enhancing the environment;*
- g. enabling the transportation of freight, goods, people;*
- h. enabling interaction and communication.*

The water infrastructure utility is required to provide potable water to the Gibbston Resort development. The growth of this area relies upon the structure being implemented in order to complete the system from the river, through the filtration systems into holding tanks and further to allotments in the area. The implementation of the utility is required to facilitate further subdivision and erection of dwellings in the local. Therefore, the utility wholly aligns with this objective and these policies.

6.3 Purpose and principles of the RMA

We understand from recent case law that a consent authority is generally no longer required to consider Part 2 of the RMA beyond its expression in the relevant statutory documents. Notwithstanding this, and noting the requirements of Schedule 4 of the RMA, we provide the following assessment against Part 2 of the RMA.

The purpose of the RMA, as set out under Section 5 (2) is to promote the sustainable management of natural and physical resources. The relevant matters in Sections 6, 7 and 8 of the RMA also require consideration. There are no matters of national importance under Section 6 that need to be recognised and provided for in this application.

The RMA specifies that particular regard shall be had to the relevant other matters listed in Section 7 including:

- b) the efficient use and development of natural and physical resources.*
- c) the maintenance and enhancement of amenity values.*
- f) maintenance and enhancement of the quality of the environment.*

On the whole, the proposal is considered to efficiently use the natural and physical resources of the site by erecting water infrastructure that has been granted consent by the Otago Regional Council to provide potable water to the community of Gibbston Valley Resort. The amenity values of the site and surrounding area will be maintained through the design and location of the proposed structure, in conjunction with the revegetation and rehabilitation of the site following erection of the infrastructure. For these reasons, the proposal is considered to appropriately maintain the quality of the surrounding environment.

There are no matters under Section 8 that require consideration with respect to this application. The site is not identified in the District Plan or otherwise known to be of any cultural significance.

For the reasons outlined in this report, the proposal is consistent with the purpose and principles under Section 5, and the associated matters under Part 2 of the RMA. The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies, and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA.



Ref: 22142

27 January 2023

Craig Barr
Town Planning Group
craig@townplanning.co.nz

Gibbston Valley Station Water Pipeline Installation – Ecological advice on clearance of indigenous vegetation

1. Introduction

GVS proposes the disturbance of vegetation to support the installation of a water pipeline infrastructure.

GVS engaged e3scientific to determine if consent for the clearance work will be required. This letter has been prepared to document the findings of this assessment.

2. Methodology

A desktop assessment of local native vegetation was completed followed by a site visit on 6th December 2022 to describe the vegetation that would be disturbed through the realignment of the trail and the installation of the water pipeline.

3. Results

The area is dominated by exotic woody weeds (such as crack willow, briar rose, and elderberry) with occasional native species such as matagouri (*Discaria toumatou*), mingimingi (*Coprosma propinqua*), pōhuehue (*Muelenbeckia australis*), harakeke (flax, *Phormium tenax*) and tree daisy *Olearia lineata*. There were at least four *Olearia lineata* visible amongst the weedy cover. *Olearia lineata* and matagouri both have a threat ranking of At Risk – Declining. This site contains only a few scattered individuals within a highly modified, weedy setting.

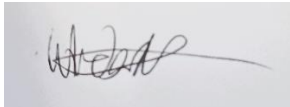


4. Conclusion

Clearance of a track for the purpose of installing pipelines should be possible in this area without significant impact on indigenous vegetation. Care should be taken to avoid indigenous vegetation where possible, particularly *Olearia lineata*.

If you have any questions regarding the information provided in this letter, please contact Trudy Anderson or Glenn Davis on 03 409 8664 or via email at trudy.anderson@e3scientific.co.nz or glenn.davis@e3scientific.co.nz.

Prepared By:



Trudy Anderson
Senior Ecologist



Glenn Davis
Managing Director

MEMORANDUM

TO: Gibbston Valley Station
 ATTENTION: Terence Vallelunga
 FROM: Peter Dwyer
 SUBJECT: Kawarau River Water Intake
 Visuals

Job No.: Q000642
 Date: 11 March 2025
 Page 1 of 2
 Reference: *MEM-250311-PGD-
 GIBBSTON Valley Water
 Intake Images*

1.0 Images for Proposed Water Intake

Dear Terence

In response to your request to provide visual images of the proposed water intake on the Kawarau River at Gibbston Valley please see below.

Image 1 is an aerial 3D view looking slightly upstream and above the intake.

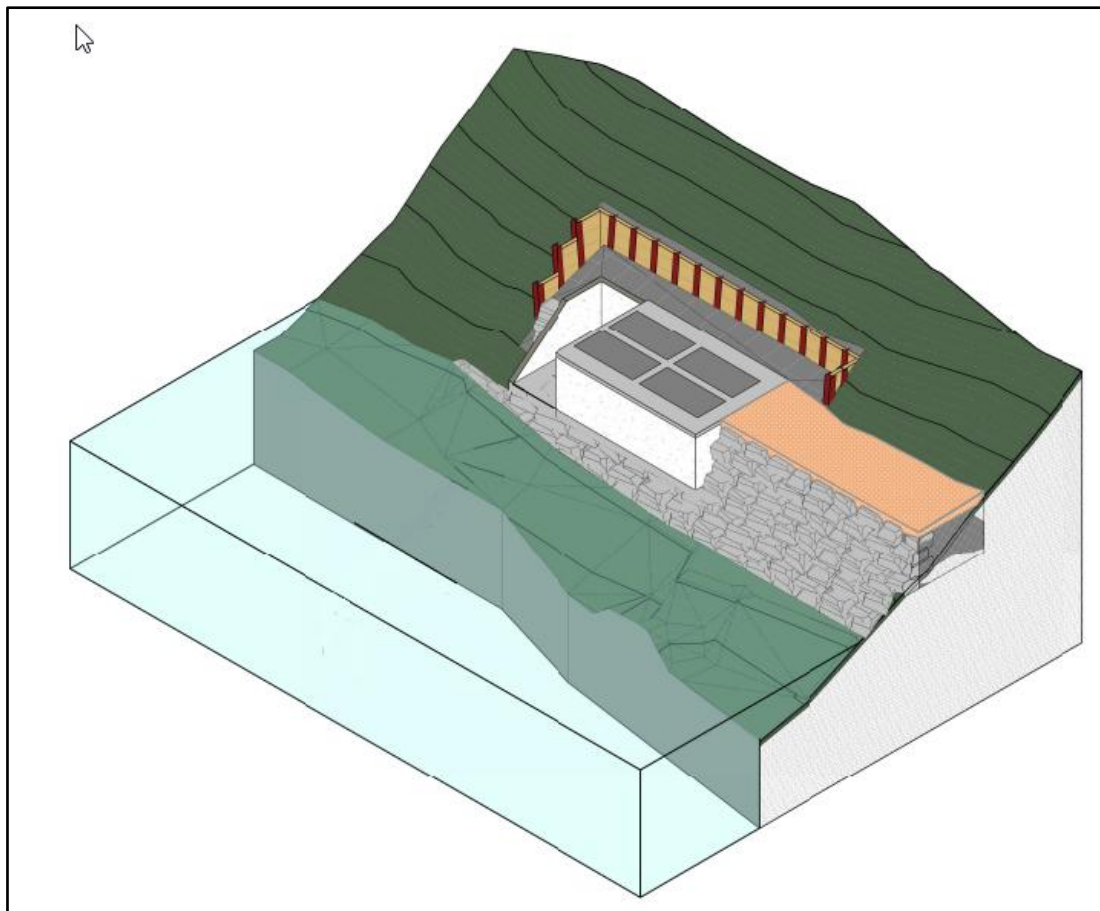


Image #1: 3D View of Proposed Water Intake

MEMORANDUM

Kawarau River Water Intake Visuals

Page 2 of 2

We note that the image shows how the proposed intake is tucked into the riverbank. This will partially obscure the intake when viewed upstream and downstream of the site.

The access track is shown to the right of the intake. This will be an unsealed track cut into the bank.

Rock rip rap erosion protection is shown in front of the intake and access track.

Image 2 is an impression of the intake taken from the river about 7m offshore. This view is where the visual impact of the intake will be greatest.

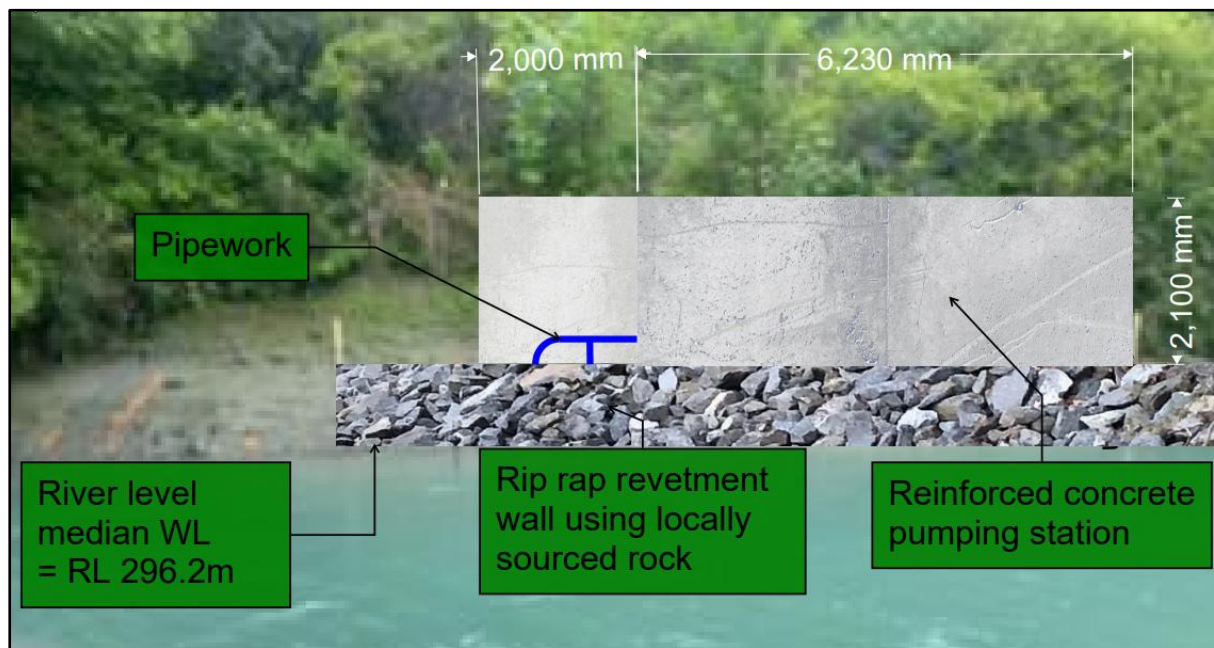


Image #2: River View of Proposed Water Intake

Note that because of the steepness of the gorge and the river level is 60m lower than the cycle path it will not be possible to see the intake from the cycle path. The intake will only be visible from the river and primarily within close proximity of the intake.

The intake is shown as bare concrete, due to the intake being submerged for extended periods and subject to high velocity flood water we have not considered any paint or other form of façade to be practical.

Rip rap will be provided at the intake and access track to provide erosion protection to the intake as recommended by the geotechnical consultant. This rip rap will comprise of approximately 1,000mm diameter locally sourced rock.

Kind Regards

Peter Dwyer
CPENG, CEngNZ



DECISIONS OF THE QUEENSTOWN LAKES DISTRICT COUNCIL
NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104
OF THE RESOURCE MANAGEMENT ACT 1991

Applicant:	Gibbston Valley Station Limited
RM reference:	RM220392
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) to install a water supply system for the Gibbston Valley resort development which includes the placement of pipes, two water tanks, water storage pond, a water treatment building and associated earthworks.
Location:	1820 Gibbston Highway, SH6, Queenstown
Legal Description:	Part Section 7 Block 1 Kawarau Survey District held in record of title OT244/27 Lot 2 DP 363931 held in record of title 260095
Zoning:	ODP: Gibbston Rural Character Zone PDP: Gibbston Valley Resort Zone Productive Planting Area 1 (PL1)
Designations / Protected Features:	Wahi Tupia 24 – Kawarau River
Activity Status:	Discretionary
Decision Date	8 September 2022

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Wendy Baker, Independent Planning Consultant, on 8 September 2022 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in **Appendix 1** of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in Appendix 1 are complied with by the consent holder. The decision to grant consent was considered (including the full and complete records available in Council's electronic file and responses to any queries) by Wendy Baker, Independent Planning Consultant, under delegated authority pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

Consent is sought to install and operate a water supply system for the Gibbston Valley Resort development which involves the placement of pipes, structures and buildings, and associated earthworks within the western extent of the Gibbston Valley Resort Zone, within the Productive Planting (PL1) Activity Area.

The applicant has provided a detailed description of the proposal, the site and locality and the relevant site history in Sections 2 and 3 of the report entitled "Application for Resource Consent to the Queenstown Lakes District Council: Gibbston Valley Station Ltd Land Use resource consent for water infrastructure at the Gibbston Valley Resort", prepared by Craig Barr of Town Planning Group, dated 18 May 2022, and submitted as part of the application (hereon referred to as the applicant's AEE and attached as Appendix 2). This description is considered accurate and is adopted for the purpose of this report with the following additions:

- Following lodgement, the applicant advised that the final height of the proposed utility building may need to be raised given the expected height of the infrastructure it is to house. The applicant therefore asked for flexibility in the final building height. In this regard, the applicant proposes the following condition:

The water infrastructure building may be located at a lower finished floor level and/or have a greater height (RL356.83) than as shown on the approved plans, providing the maximum height of the roof of the building does not exceed RL357.5.

This condition is intended to ensure that the maximum building height does not exceed that of the State Highway carriageway at RL 357.6. The design, colours and materials of the building will not change.

- Following a Landscape Review, the applicant provided an additional Planting Plan (drawing 2022_072/001 Revision A 'Landscape Mitigation Plan' prepared by DCM Urban Design Limited, dated 17/08/2022), and volunteered additional conditions of consent. These are detailed within the body of this report.

2. ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, Stage 2 of the PDP on 21 March 2019 and Stage 3 on 1 April 2021. There are a number of appeals on these decisions.

Where there are rules in the PDP that are treated as operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under Section 9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

2.1 OPERATIVE DISTRICT PLAN

There are no relevant rules under the ODP as the relevant rules are treated as inoperative given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned Gibbston Valley Resort Zone (GVRZ) by the PDP and the proposed activity requires resource consent under the PDP for the following reasons:

Rules that are treated as operative under s86F:

- A **restricted discretionary** activity pursuant to Rule 25.4.2 and 25.5.11 for earthworks over 500m³ in the GVRZ and over 1000m³ per site in the Rural Zone, over a contiguous area of land exceeding the maximum specified in 25.5.11 (when taking into account already consented earthworks), and

exceeding a permitted depth of 2.4m specified in Rule 25.5.12 where a depth of approximately 3.2m is proposed. It is noted that Part Section 7 Block 1 Kwarau Survey District will have utilised the permitted area and volume of earthworks associated with the AA2 development (RM201081) also undertaken within that site. The following earthworks are proposed:

- 2,350m³ over 1,230m² (over two sites) for the lined pond for raw water storage;
- Trenching the buried pipe and electricity supply, which will be neutral in terms of volume, as the trench will be backfilled to existing ground level.
- Levelling and preparation earthworks for the establishment of two 470m³ above ground water tanks and the 12m x 17m water treatment building. The tanks and the building will be located approximately 2.5m below existing ground level. The volume of earthworks proposed is approximately 5800m³ over 2,630m².

Council's discretion is restricted to the following:

- Soil erosion, generation and run-off of sediment.
- Landscape and visual amenity values.
- Effects on infrastructure, adjacent sites and public roads.
- Land stability.
- Effects on water bodies, ecosystem services and biodiversity.
- Cultural, heritage and archaeological sites.
- Nuisance effects.
- Natural Hazards.
- Functional aspects and positive effects.
- A **discretionary** activity pursuant to Rule 30.5.1.8 for water to wastewater treatment facilities. The buildings within PL1 will treat water for human consumption.
- A **discretionary** activity pursuant to Rule 30.5.2.1 for a utility building positioned closer than 40m from the SH6 road boundary (in accordance with GVRZ Rule 45.5.12), and 15m from the Gibbston Character zoned site to the west (in accordance with GVRZ Rule 45.5.11(c)). The water treatment building and water tanks will be positioned 16m from the SH6 boundary, and 15m from the western boundary.

2.3 NATIONAL ENVIRONMENTAL STANDARD FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011 ("NES")

Based on the Preliminary Site Investigation prepared on behalf of the applicant as part of previous consenting on the site, the piece of land to which this application relates is not a HAIL site, and therefore the NES does not apply.

2.4 ACTIVITY STATUS SUMMARY

Overall, the application is being considered and processed as a **discretionary** activity.

NOTIFICATION DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded (s95A(5)(b)).

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *Trade competition and the effects of trade competition (s95D(d)).*

Effects that may be disregarded:

- *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in section 3.3.2 below.*

3.3.2 Permitted Baseline (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case the applicant has already exceeded the maximum permitted volume and area of earthworks for the sites, and water and wastewater treatment facilities are specifically identified as discretionary within Chapter 30. It is therefore considered that the permitted baseline is not relevant to the consideration of this application.

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The Assessment of Effects provided at section 5 of the applicant's AEE, is comprehensive and is generally considered accurate. It is therefore adopted for the purposes of this report with exceptions detailed in the following sections:

Landscape and Visual Amenity

The applicant provided a landscape and visual effects assessment with the application, prepared by DCM, which assess the adverse effects of the activity on the landscape and visual amenity values of the site and wider environment. This was peer reviewed by Landscape Architect Jessica McKenzie dated 4 August 2022 (appended as Appendix 3).

In terms of effects on views and visual amenity, Ms McKenzie agrees with the assessment of views from the eastbound traffic on SH6, however notes that the proposed flexibility in height requested following submission of the application, will lead to additional visibility of the upper part of the proposed shed from the road corridor. Ms McKenzie also agrees that the tanks and ponds will be visible from westbound traffic on SH6.

With regards to the water tanks, Ms McKenzie disagrees that the tanks will appear as utilitarian structures commonly deployed in intensive rural working environments, due to the scale of the tanks which far exceeds the size of a standards farm tank (by approximately 15 times).

Vegetation does provide some screening although it is generally unkempt weed species partially within the road reserve which cannot be relied upon as mitigation. Therefore, Ms McKenzie notes that “the proposal will lead to views from SH6 towards the stark façade of the tanks, the bulk and starkness of the tanks will appear relatively prominent despite the tanks sitting low in the landscape”.

Ms McKenzie notes that earthworks associated with the battering of the slope and levelling of the building pad are not discussed in the visual assessment, and notes that “the proposed earthworks will be visible from SH6 when viewed in conjunction with the proposed tanks and sheds, and without remediation or structural landscaping, the proposed development may be conspicuous in these views.

In this regards, Ms McKenzie confirms that the proposal will be as described in the DCM memo (with less than minor effects on the landscape character and visual amenity of the receiving environment), provided remediation and revegetation/re-grassing of earthworked areas and structure landscape planting is undertaking to visually integrate the structures into their setting.

The applicant reviewed this report and amended the proposal to include additional planting, volunteering the following conditions:

1. All areas surrounding the water treatment building, water tanks and water storage pond and associated trenching affected by earthworks are to be regressed with a suitable pasture grass species to match existing. As soon as practicable following construction of the works, the

disturbed areas are to be sown with grass or hydro-seeded to achieve swift grass cover and watered regularly to ensure grass cover is established and maintained. The grassed area shall be mown regularly or grazed to give a tidy appearance. The grassed areas shall be watered, when required to suppress potential dust, until a grass cover has been established. An 80% grass cover is to be maintained at all times.

2. Planting as shown on drawing 2022_072/001 Revision A 'Landscape Mitigation Plan' prepared by DCM Urban Design Limited, dated 17/08/2022 shall be established on site within the first planting season (extending from 1 April to 30 September) following the completion of the water treatment shed or tanks.
3. All landscaping required for this consent shall be maintained. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.

On the basis of these conditions, and the review of Ms McKenzie, it is considered that effects on landscape and visual amenity will be less than minor.

Engineering

The proposal has been reviewed by Development Engineer Steve Hewland in a memorandum dated 22 July 2022 (appended as Appendix 4). This memorandum is comprehensive and adopted for the purpose of this assessment. Mr Hewland assesses the proposal in terms of earthworks and services and concludes that the proposal is acceptable from an engineering perspective, provided recommended conditions of consent are implemented. These have been reviewed and accepted by the applicant. It is therefore considered that adverse effects on the environment associated with earthworks and servicing will be less than minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the ‘any other activity’ category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

4.3.1 [iii] Persons who have provided written approval (s95E(3))

No written approvals were provided as part of the application.

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

1693A Gibbston Highway adjoins the application site to the west. The area of development is also positioned opposite 1786 Gibbston Highway Road. These properties are shown by a red star in Figure 1 below:



In terms of potential adverse effects on the owners and occupants of these adjacent properties, as well as effects on users of the adjacent cycle trail, and users of the state highway, it is considered that these are less than minor overall for the following reasons:

- The water tanks and utility building will be positioned below the level of the state highway and will be recessive in colour and materials and softened by proposed planting such that adverse visual amenity effects will be less than minor on any person.
- The visual effects of earthworks for the pond and pipes will result in a temporary visual effect (scarring), which will be mitigated through the filling of the pond and grassing of the trenches, as well as existing and proposed planting. Any membrane or liner for the pond will be a visually recessive colour (black, brown or grey).
- Effects associated with the construction and earthworks phase (such as noise and increased traffic) will be temporary and of short duration.

In this regard it is considered that effects on persons, including the users of the State Highway, cycle track, and owners and occupants of adjacent properties will be less than minor.

4.3.3 Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Therefore, limited notification is not required under Step 3.

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special Circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a non notified basis.

Prepared by

Decision made by



Tara Enright
CONSULTANT PLANNER



Wendy Baker
INDEPENDENT COMMISSIONER

DECISION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT

6. S104 ASSESSMENT

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.1 EFFECTS ON THE ENVIRONMENT (s104(1)(a)&(ab))

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects (s104)(1)(a)).

6.2 RELEVANT DISTRICT PLAN PROVISIONS (s104(1)(b)(vi))

Operative District Plan

The relevant objectives and policies are contained within Section 5 (Rural Areas Gibbston Rural Character Zone) of the ODP.

Relevant objectives and policies include Objective 1 and its associated policies, which seek to protect the character and landscape value of Gibbston Valley, Objective 2 relating to safeguarding the life supporting capacity of soil; Objective 3 regarding safeguarding the life supporting capacity of water; and Objective 4, relating to encouraging land management practices which accord with environmental sensitivity and amenity values.

The proposal has been reviewed by Landscape Architect Jessica McKenzie, who has concluded that the proposal is appropriate from a landscape perspective and will maintain the character and landscape values of the area. The proposal includes additional planting, and does not reduce the extent of planting in the Productive Planting Area such that the life supporting capacity of soil is not considered to be affected. Earthworks will be subject to best practice silt and sedimentation controls which will help to ensure the sediment does not leave the site and enter any waterways, including the Kaurau River.

It is noted that the infrastructure will provide Gibbston Valley Station resort and its occupants with water supply and treatment for consumption which considered to be a positive effect. It will be undertaken in a

manner that accords with the amenity values and sensitivity of the environment. Overall, it is considered that the proposal is consistent with the relevant objectives and policies of the ODP.

Proposed District Plan

The relevant operative objectives and policies of the PDP have been assessed within Section 5 of the applicant's AEE. This assessment is comprehensive and considered accurate. It is therefore adopted for the purposes of this report.

Weighting between Operative District Plan and Proposed District Plan

In this case, as the conclusions reached in the above assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

6.3 PART 2 OF THE RMA

This proposal is considered to be consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

Section 6 of the RMA sets out the matters of national importance which must be recognised and provided for. None of these are relevant to this application.

The application has regard to the other matters specified in Section 7, specifically in this instance 7(c) and 7(f). With regard to the maintenance and enhancement of amenity values and the environment, the proposal represents an appropriate outcome in this zone.

The application does not contravene any principles of the Treaty of Waitangi under Section 8.

The proposed development considered to be appropriate for the site, with any adverse effects appropriately avoided or mitigated. Overall, the proposal is considered to meet the purpose and principles of the RMA.

7.0 DECISION ON RESOURCE CONSENT PURSUANT TO SECTION 104 OF THE RMA

Consent is **granted** to install a water supply system for the Gibbston Valley resort development which includes the placement of pipes, two water tanks, water storage pond, a water treatment building and associated earthworks, subject to the conditions outlined in *Appendix 1* of this decision report imposed pursuant to Section 108 of the RMA.

Prepared by

Decision made by



Tara Enright
PLANNING CONSULTANT



Wendy Baker
INDEPENDENT COMMISSIONER

8.0 DEVELOPMENT CONTRIBUTIONS AND ADMINISTRATIVE MATTERS

This proposal may require a development contribution under the Local Government Act 2002 in line with QLDC's Development Contribution Policy. Where a development contribution is determined as required, payment will be due prior to commencement of the consent, except where a Building Consent is required when payment shall be due prior to the issue of the code of compliance certificate.

Please contact the Council if you require a Development Contribution Estimate.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries, please contact us on phone (03) 441 0499.

9.0 APPENDICES LIST

APPENDIX 1 – Consent Conditions

APPENDIX 2 – Applicant's AEE

APPENDIX 3 – Engineering Report

APPENDIX 4 – Landscape Peer Review

APPENDIX 1 – CONSENT CONDITIONS

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Job Q5702 – WTP – 3D Sheet 1 Revision E ‘PL1 Area Water Treatment Plant’ dated 25/01/2022 prepared by Paterson Pitts Group.
 - Job Q5702 – WTP – 3D Sheet 2 Revision E ‘PL1 Area Water Treatment Plant Section A-A1’ dated 25/01/2022 prepared by Paterson Pitts Group.
 - Job Q5702 – WTP – 3D Sheet 3 Revision E ‘PL1 Area Water Treatment Plant Section B-B1’ dated 25/01/2022 prepared by Paterson Pitts Group.
 - Job Q5702 – WTP – 3D Sheet 4 Revision E ‘PL1 Area Water Treatment Plant Section C-C1’ dated 25/01/2022 prepared by Paterson Pitts Group.
 - Job Q5702 – WTP – 3D Sheet 5 Revision E ‘PL1 Area Water Treatment Plant Water Supply Pipeline Route & Intake’ dated 25/01/2022 prepared by Paterson Pitts Group.
 - Tank ref T1 drawing no 33-2-01 sheet 1 ‘Tank Concept Drawings’ prepared by Reliant Solutions dated 15/11/2021.
 - Project Q000642 sheet C150 revision A ‘Gibbston Valley New Water Supply Schematic Options 1 and 2’ prepared by Fluent Solutions dated 05/03/2021.
 - Job 697 drawing no A101 ‘Floor Plan’ prepared by Specialised Structures dated 19/11/2021.
 - Job 697 drawing no A301 ‘Front & Rear Elevations’ prepared by Specialised Structures dated 19/11/2021.
 - Job 697 drawing no A302 ‘Left & Right Elevations’ prepared by Specialised Structures dated 19/11/2021.
 - Drawing 2022_072/001 Revision A ‘Landscape Mitigation Plan’ prepared by DCM Urban Design Limited, dated 17/08/2022

stamped as approved on 8 September 2022

and the application as submitted, with the exception of the amendments required by the following conditions of consent.

2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.
4. All engineering works, including the construction of retaining walls, shall be carried out in accordance with the Queenstown Lakes District Council’s policies and standards, being QLDC’s Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council’s website via the following link:
<https://www.qldc.govt.nz/>

Environmental Management

To be completed prior to the commencement of any works on-site:

5. At least 15 working days prior to any works commencing on site the Consent Holder shall submit an Environmental Management Plan (EMP) to Council’s Monitoring and Enforcement Team for review and acceptance **HOLD POINT 1**. This document must be prepared by a Suitably Qualified and Experienced Person. The EMP shall be in accordance with the principles and requirements

of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans* and specifically shall address the following environmental elements as specified in the guidelines:

- a) Administrative Requirements
 - (i) Weekly site inspections
 - (ii) Monthly environmental reporting
 - (iii) Independent audit by Suitably Qualified and Experienced Person
 - (iv) Notification and management of environmental incidents
 - (v) Records and registers
 - (vi) Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - (vii) Site induction
 - b) Operational Requirements
 - (i) Erosion and sedimentation (including Erosion and Sediment Control Plan) (to be prepared by a Suitably Qualified and Experienced Person)
 - (ii) Water quality
 - (iii) Dust
 - (iv) Cultural heritage
6. Prior to ground-disturbing activities on the initial stage of works or any subsequent new stage of works, the Consent Holder shall engage an Appropriately Qualified Person to prepare and submit an Erosion and Sediment Control Plan (ESCP) to Council's Monitoring and Enforcement Team for review and acceptance. This plan shall be a sub-plan of the overarching EMP and must be prepared in accordance with the requirements outlined on pages 13 – 18 in *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. These plans must be updated when:
- a) The construction program moves from one Stage to another; or
 - b) Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or
 - c) There has been an Environmental Incident and investigations have found that the management measures are inadequate.
7. Prior to commencing ground-disturbing activities, the Consent Holder shall nominate an Environmental Representative for the works program in accordance with requirements outlined on pages 9 and 10 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
8. Prior to commencing ground disturbing activities, the Consent Holder shall ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction in accordance with the requirements on page 8 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.

During construction:

9. Prior to bulk earthworks operations (and vegetation clearance) for the initial stage or any subsequent new stage of works, the Consent Holder must install erosion and sediment controls in accordance with the ESCP as well as provide As-built documentation for these controls by Suitably Qualified and Experienced Person **HOLD POINT 2**. It is noted that earthworks required to construct environmental management controls are allowed to commence once Council has provided notice that **HOLD POINT 1** has been met.

10. All works shall be undertaken in accordance with the most current version of the EMP as accepted as suitable by Council.
11. The EMP shall be accessible on site at all times during work under this consent.
12. The Consent Holder shall establish and implement document version control. Council shall be provided with an electronic copy of the most current and complete version of the EMP at all times.
13. The Consent Holder shall develop and document a process of periodically reviewing the EMP as outlined on page 6 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*. No ground disturbing activities shall commence in any subsequent stage of development until an EMP has been submitted and deemed suitable by Council's Monitoring and Enforcement Team.
14. The Consent Holder shall undertake and document weekly and Pre and Post-Rain Event site inspections as outlined on pages 10 and 11 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
15. A SQEP shall monitor the site monthly to ensure that the site is complying with its EMP, identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. This must include a specific audit by the SQEP of the effectiveness of the ESCP. The outcome of these inspections should be included in the Monthly Environmental Report referred to Condition 16 below.
16. The Consent Holder shall complete and submit exception reporting to QLDC in the form of a monthly environmental report. The monthly environmental report shall be submitted to QLDC's Regulatory Department within five (5) working days of the end of each month.
17. In accordance with page 9 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*, where any Environmental Incident where the EMP has failed leading to any adverse environmental effects offsite occurs the Consent Holder shall:
 - a) Report to QLDC details of any Environmental Incident within 12 hours of becoming aware of the incident.
 - b) Provide an Environmental Incident Report to QLDC within 10 working days of the incident occurring as per the requirements outlined in Section 3.3.1 of *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
18. Environmental records are to be collated onsite and shall be made available to QLDC upon request; immediately if the request is made by a QLDC official onsite and within 24 hours if requested by a QLDC officer offsite. Records and registers to be managed onsite shall be in accordance with the requirements outlined on page 14 of the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*.
19. Any Discharge (refer definition in the *Queenstown Lakes District Council's Guidelines for Environmental Management Plans*) that leaves the site shall comply with the Water Quality Discharge Criteria outlined on page 19 of the *Guideline*.

General Engineering Conditions

To be completed prior to the commencement of any works on-site

20. The consent holder shall obtain and implement a traffic management plan approved by the New Zealand Transport Agency or its network management consultant, Aspiring Highways prior to undertaking any works within or adjacent to the State Highway that affects normal operating

conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's 'Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management'. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.

21. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
 - a) The water reticulation, storage pond, water treatment, and storage tanks generally as detailed on the Patterson Pitts Group Ltd plans submitted with the application. Note this does not include the intake structure which will be subject to a separate resource consent.
 - b) An overland flow path for the purposes of preventing downslope damage to structures or utilities from any water released from the storage tanks.

To be monitored throughout earthworks

22. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
23. No earthworks, temporary or permanent, are to breach the boundaries of the site.
24. Any works near power lines, shall be undertaken in accordance with any requirements of Aurora Energy, the Electricity Act and the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001. The consent holder shall direct the contractor to submit the "Overhead Lines Close Approach Request" prior to the Works commencing
<https://www.auroraenergy.co.nz/safety/working-around-power-lines-and-cables/>
25. On completion of the earthworks the consent holder shall complete the following:
 - a) All earthworks areas shall be top-soiled and revegetated or otherwise permanently stabilised.
 - b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Colours and materials

26. The water treatment shed and water tanks are to be finished in a recessive colour such as, or similar to Ironsand – LVR 8%.
27. Any membrane or liner used for the water storage pond shall be a recessive colour such as black, brown or grey.

Height of water infrastructure building

28. The water infrastructure building may be located at a lower finished floor level and/or have a greater height (RL356.83) than as shown on the approved plans, providing the maximum height of the roof of the building does not exceed RL357.5.

Landscaping

29. All areas surrounding the water treatment building, water tanks and water storage pond and associated trenching affected by earthworks are to be regressed with a suitable pasture grass species to match existing. As soon as practicable following construction of the works, the disturbed areas are to be sown with grass or hydro-seeded to achieve swift grass cover and watered regularly to ensure grass cover is established and maintained. The grassed area shall be mown regularly or grazed to give a tidy appearance. The grassed areas shall be watered, when required to suppress potential dust, until a grass cover has been established. An 80% grass cover is to be maintained at all times.
30. Planting as shown on drawing 2022_072/001 Revision A 'Landscape Mitigation Plan' prepared by DCM Urban Design Limited, dated 17/08/2022 shall be established on site within the first planting season (extending from 1 April to 30 September) following the completion of the water treatment shed or tanks.
31. All landscaping required for this consent shall be maintained. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.

Accidental Discovery Protocol

32. If the consent holder:

- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
- (i) notify Council, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the Heritage New Zealand Pouhere Taonga and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation. Site work shall recommence following consultation with Council, the New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- b) does not have an archaeological authority from Heritage New Zealand Pouhere Taonga and discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
- (i) stop work within the immediate vicinity of the discovery or disturbance and;
 - (ii) advise Council, the Heritage New Zealand Pouhere Taonga and in the case of Maori features or materials, the Tangata whenua and if required, shall make an application for an Archaeological Authority pursuant to the New Zealand Pouhere Taonga Act 2014 and;
 - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may only recommence following consultation with Council.

Advice Notes

- a) This site may contain archaeological material. Under the Heritage New Zealand Pouhere Taonga Act 2014, the permission of the Heritage New Zealand Pouhere Taonga must be sought prior to the modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded. An archaeological site is described in the Act as a place associated with pre-1900 human activity, which may provide evidence relating to the history of New Zealand. These provisions apply regardless of whether a resource consent or building consent has been granted by Council. Should archaeological material be discovered during site works, any work affecting the material must cease and the Heritage New Zealand Pouhere Taonga must be contacted (Dunedin office phone 03 477 9871).
- b) Plan Change 8 of Otago Regional Council's Regional Plan: Water became operative on 3 September 2022 and introduced rules for earthworks. The applicant is advised that consent may be required for the proposal under the Regional Plan: Water and to contact the Regional Council for further information.

For Your Information

Monitoring

The conditions in your decision will advise if monitoring is required. To assist with compliance of your resource consent, and to avoid your monitoring deposit being used before your development starts, please complete the "[Notice of Works Starting Form](#)" and email to the Monitoring Planner at RCMonitoring@qldc.govt.nz

Environmental Management Plan

Please be aware of your requirements to appropriately manage environmental effects associated with your activity. Site management means having adequate controls in place on your site. This will ensure compliance is achieved and harmful by-products of construction activities do not damage the environment or cause nuisance to neighbours. We've provided some [advice](#) to help you mitigate any possible adverse effects that may be generated on your site as a result of construction related activities.

Engineering Acceptance

You may also have conditions that require you to apply for Engineering Acceptance. To apply, please complete the [Engineering Acceptance Application Form](#) and submit to engineeringapprovals@qldc.govt.nz. Further information regarding Engineering Acceptance can be found [here](#).

Development Contribution

If this decision requires a development contribution (DC) charge, we will be sending a notice in due course. To answer questions such as what is a DC charge, when a DC charge is triggered and timing of payments, this information is available [here](#).

If you wish to make a DC estimate calculation yourself, please use this [link](#). Full details on current and past policies can be found [here](#).

APPENDIX 2 – APPLICANT’S AEE



TOWNPLANNING
GROUP

Application for Resource Consent to the Queenstown Lakes District Council:

Gibbston Valley Station Ltd

*Land use resource consent for water
infrastructure at the Gibbston Valley Resort*

18 May 2022

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Attachments

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1 Introduction

1.1 Proposal Overview

Gibbston Valley Station Limited (**GVS/ Applicant**) applies for a land use consent for earthworks and utility activities to provide water infrastructure for the Gibbston Valley Resort. The water infrastructure will service the resort development provided for by existing resource consents for the resort and viticulture activity and the Gibbston Valley Resort Zone (**GVRZ**).

The Applicant currently sources water from Toms Creek, approximately 1km upstream of the applicant's site. The applicant holds resource consents from the Otago Regional Council for taking and use of water from Toms Creek¹ and for land use consents to install an intake structure and weir². Associated existing infrastructure consists of an 'upper reservoir' comprising four partially buried 30,000 litre water tanks.

The water take from Toms Creek is limited in quantity and while it is fit for current purposes (including the winery complex and irrigation), it is not intended to be the primary water supply for the entire resort development as a long term supply.

The Applicant holds a resource consent³ to take water from the Kawarau River at a rate of 17 litres per second and a volume of up to 1,435m³ per day. The water take consent and associated consent for the intake structure was granted by the ORC in 2008. The resource consent from the ORC for the intake structures has lapsed and a fresh consent will be sought. A separate resource consent application will be made to the Queenstown Lakes District Council for the water intake structure, located on the margin of the Kawarau River.

The Applicant also holds a concession from the Department of Conservation (**DoC**) for easements for rights to convey water, electricity and access associated with the installation and operation of the water intake structure for a term not exceeding 60 years associated with the water infrastructure being located on a marginal strip⁴. In addition, a licence to occupy will be required from Land Information New Zealand (**LINZ**) for the portion of the intake structure on the bed of the Kawarau River. The implementation of the concession and licence to occupy are matters before the regulatory functions of those respective agencies and have no bearing on the RMA and District Plan administration.

¹ RM 22.054 granted for a six year duration on 17 May 2022.

² RM19.062-063.

³ RM2008.370.V3.

⁴ Concession number: PAC 13 04 294.





Figure 1. General location of the water infrastructure in the context of the PDP Zones (dark yellow is the GVRZ, dark green is the Gibbston Character Zone and the light yellow shading is the Rural Zone).

1.2 Activity Status

Resource consent is required for a **discretionary activity** for utilities and earthworks. Full details of all required consents are outlined further in this application.

1.3 Summary of the Effects on the Environment

This Assessment of Environmental Effects (**AEE**) has considered the adverse effects of the proposal and consider that the activity will have **less than minor** adverse effects on the environment, and that no persons are adversely affected. Public notification is not requested.

The activity is appropriate in the context of the receiving environment and is in general accordance with the Structure Plan for the Gibbston Valley Resort Zone.

2 Description of the Proposal

2.1.1 Overview

The applicant proposes to install and operate a water supply system for the resort development which requires the placement of pipes, structures and buildings and associated earthworks within the western extent of the Gibbston Valley Resort Zone, within the Productive Planting (PL1) Activity Area.

Associated works within the Rural Zone will be required where a portion of the buried pipe and the intake structure, and an access track will be located within the margins of, and on the bed of the Kawarau River. Those works do not form part of this application, and a separate resource consent application will be made for these activities.

The water infrastructure scheme comprising this application is for a buried water pipe from the intake pump station to a water storage basin with a capacity of 2,350m³, water then passes through a filtration plant and then into water storage tanks located adjacent to SH6, for distribution throughout the resort development.

A generic schematic of the water supply design (after the intake from source) is in Figure 2 below.

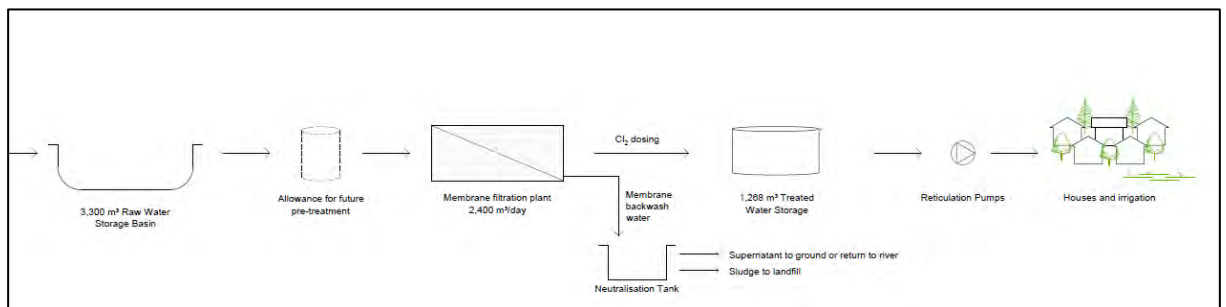


Figure 2. Generic schematic of the water supply design, illustrating the piping of water to the storage pond, water treatment and water storage tanks.

2.1.2 Proposed Works

The following works will be undertaken within the GVRZ:

- Construction of a 12m by 17m (204m²) water treatment building. The building will be located up to 16.3m from the southern boundary of the site which adjoins SH6 and will be finished in profiled metal cladding with a light reflectance value less than 20%. The building will have a lean-to roof and will be a maximum height of approximately 3.249m.
- Two 470m³ tanks for potable water storage. The tanks will be located alongside the water treatment building and will be 16.3m² from the southern boundary of the site adjoining SH6. The tanks will be finished in a recessive colour with a light reflectance value less than 36%. Each water tank will be a maximum height of 2.705m from finished ground level and a diameter of 16.2m.

- A buried water pipe through the existing vineyard within Activity Area PL1 connecting to a water storage pond which will have a capacity of 2,350m³. The water storage pond will be 1,230m² in area.
- The buried pipeline will pass through the site to the northern boundary of the GVRZ, it will be buried where it crosses the Gibbston Cycle Trail.

All earthworked material will be retained on site as cut-to-fill.

The entirety of the works will be located within Activity Area PL1(p) and will not require the removal of the recently established vineyards. Plans of the water infrastructure scheme, intake station and tanks are in **Attachment A**. Plans of the water infrastructure building are in **Attachment B**.

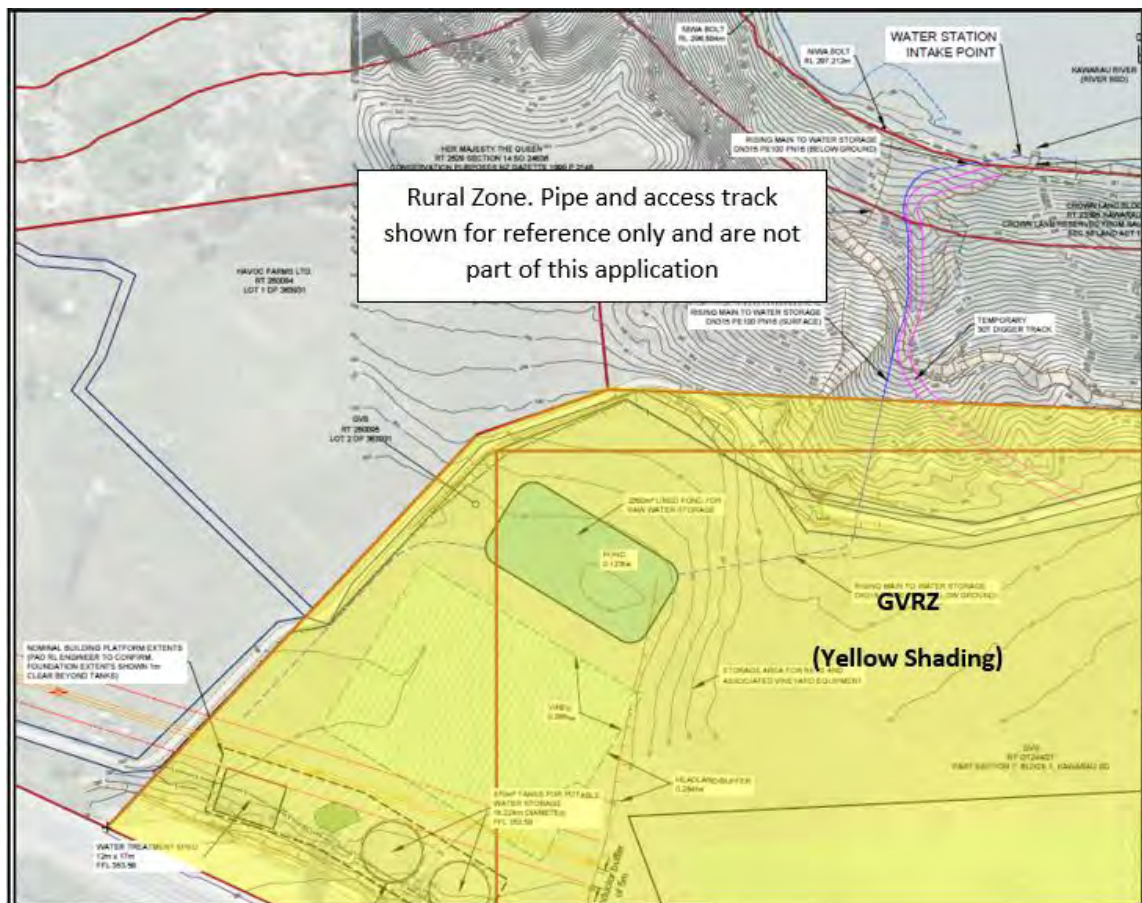


Figure 3. Overview of the location of the water infrastructure and extent of the GVRZ (refer to Attachment A).

2.2 The Proposal and the Planning Framework

The following provides a summary of the relevant PDP framework.

2.2.1 GVRZ

The activity is located within the GVRZ. GVS are developing the resort as anticipated by the PDP.

The purpose of the GVRZ is to provide for the development of a resort principally for visitor accommodation with an overall focus on onsite visitor activities based on the rural resources of the Gibbston Valley, winery tourism, and appreciation of the landscape.

2.2.2 Chapter 30 Energy and Utilities

The PDP provides a separate regulatory regime for utilities by way of Chapter 30, recognising their function as an essential service to the community, their often-high cost to establish and that some utilities have specific locational needs. For context, utility is defined in the PDP as:

Means the systems, services, structures and networks necessary for operating and supplying essential utilities and services to the community including:

- a. substations, transformers, lines and necessary and incidental structures and equipment for the transmissions and distribution of electricity;*
- b. pipes and necessary incidental structures and equipment for transmitting and distributing gas;*
- c. storage facilities, pipes and necessary incidental structures and equipment for the supply and drainage of water or sewage;*
- d. water and irrigation races, drains, channels, pipes and necessary incidental structures and equipment (excluding water tanks);*
- e. structures, facilities, plant and equipment for the treatment of water;*
- f. structures, facilities, plant, equipment and associated works for receiving and transmitting telecommunications and radio communications;*
- g. structures, facilities, plant, equipment and associated works for monitoring and observation of meteorological activities and natural hazards;*
- h. structures, facilities, plant, equipment and associated works for the protection of the community from natural hazards;*
- i. structures, facilities, plant and equipment necessary for navigation by water or air;*
- j. waste management facilities;*
- k. flood protection works; and*
- l. anything described as a network utility operation in s166 of the Resource Management act 1991.*

Utility does not include structures or facilities used for electricity generation, the manufacture and storage of gas, or the treatment of sewage.



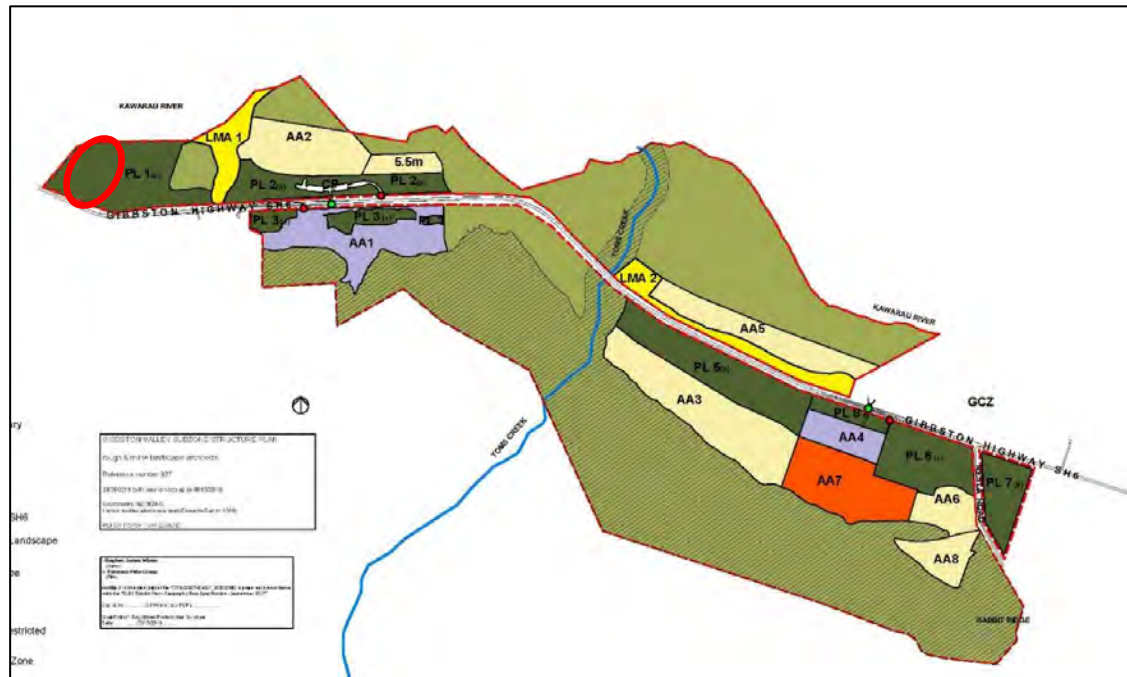


Figure 4. GVRZ Structure Plan with the red circles identifying the general location of the water infrastructure components.

3 Site and Surrounding Environment

3.1 Overview

GVS is a 330-hectare landholding that contains viticulture, farming and visitor industry related activities within the valley floor of Gibbston, and the higher reaches of the landholding have a low intensity pastoral farming focus.

The existing Gibbston Valley Winery facility, located within Activity Area 1 of the GVRZ is a key feature within the wider station and represents a well-established focal development node in the valley which currently contains vineyards, a large winery complex with associated cellar door sales, restaurant/café, cheesery, gift store, bike hire, wine cave, administration offices, function buildings, storage buildings, staff accommodation, visitor accommodation and a lodge/spa facility – all within the surrounds of a working vineyard. The wider site is used for pastoral farming, concerts and viticulture.

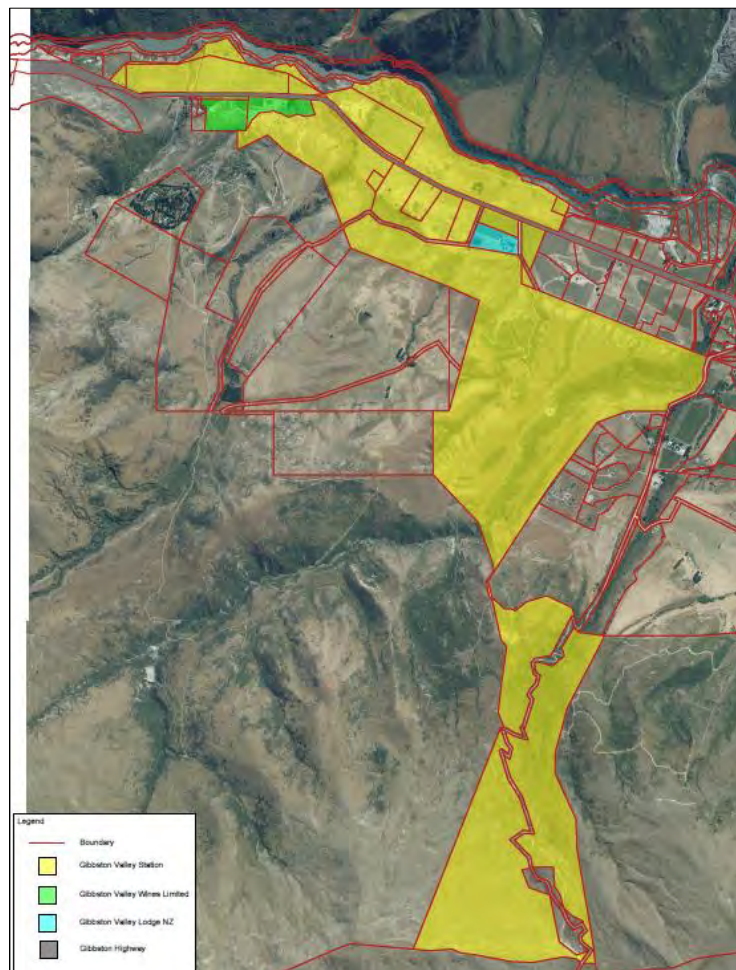


Figure 5. Site Plan of GVS, GVW and Gibbston Valley Lodge (a subsidiary company).

3.2 Environment and Site Description

The water infrastructure water treatment buildings and water storage pond and tanks are located at the western edge of the GVRZ within Activity Area PL1 which contains a recently established vineyard. The intake and intake pump station will be located on the margin of the Kawarau River. The area where the earthworks are proposed is located between the recently established vineyard and SH6. The land is vegetated in pasture grass. Activity Area PL1 has a hummocky topography where it is adjacent to the State Highway, and then has a relatively flat, yet consistent northward fall toward the Kawarau River.

The Kawarau River drains Lake Wakatipu and flows generally eastwards through the Kawarau Gorge for about 60km until it reaches Lake Dunstan near Cromwell. The Shotover River enters it from the north near Queenstown while the Nevis River enters it from the south. A Water Conservation Order protects the river for its wild and scenic character, natural characteristics, scientific values and for recreational use.

The Kawarau River is located in a deeply incised gorge, marks the northern boundary of the site and SH6 runs along the southern site boundary. It is zoned Rural and identified on the PDP maps as an Outstanding Natural landscape and the Kawarau River is also subject to wāhi tupuna overlay #24 Kawarau River.

The area for the water treatment shed and tanks sits at FFL353.58 masl with SH6 being at approximately 357.38 masl, a difference in height of 3.8m. The top of the shed will be at 356.83. In this location there is a small layby off SH6 which currently has some small stockpiles of gravel. The layby or turning is unsealed and extends into the Gibbston site. Structures visible in this location include pylons, overhead powerlines, the rooftop of the Winehouse at 1693 Gibbston Valley Highway, and a small house which has been relocated onto the site.

3.3 Site Details

The Record of Titles (RT) and the legal description of the sites subject to the subdivision and/or earthworks are identified are in **Attachment C** and are:

- Part Section 7, Block 1 Kawarau Survey District owned by GVS and zoned GVRZ held in record of title OT244/27.
- Lot 2 DP 363931 owned by GVS and zoned GVRZ held in record of title 260095.

3.4 Gibbston Cycle Trail

The Gibbston Trail currently passes through and around the site subject to the water infrastructure development area. The trail will remain in operation throughout the duration of works. The only potential disturbance to the Trail will be trenching of the water pipe and electricity cable, however the Trail will be able to be kept open its

operation, and the effects of construction can be managed so that the safety of trail users will not be affected.

The trail where it is located within easements (i.e. on land owned by GVS) is not defined as a public place under the PDP and therefore is not subject to any relevant policy assessment associated with the effects of the activity from public places.

3.5 Wāhi Tupuna Overlay

Wāhi tupuna overlay #24 Kawarau River is located along the northern margin of the GVRZ and over the wider Rural Zoned margin of the Kawarau River.

The works within the Wāhi tupuna overlay will be limited to trenching the buried water pipe and electricity supply, up to the boundary of the Site. Ground level will be reinstated as the trench is backfilled. The trenching of the pipe is a permitted activity pursuant to Rule 30.5.1.4 and Rule 25.5.10.A.

4 Statutory Provisions

4.1 Queenstown Lakes District Plan

The Council has undertaken the review of the 2007 District Plan (**ODP**) by way of a series of plan changes (referred to as a Proposed District Plan), notified in a series of stages from August 2015.

The District Plan consists of two volumes, separated by geographic area, and these areas are categorised by way of separate zones that fall into one of Volume A or Volume B. Volume A is the land that has been reviewed (for convenience referred to as the proposed district plan, until such time it is made operative), while Volume B contains land that to date has not been reviewed. All land subject to this application has been subject to review and is within Volume A.

The GVRZ provisions have been approved by the Environment Court and are treated as operative.

PDP Chapter 30 Energy and Utilities is subject to appeals⁵.

With regard to the relevant district wide provisions, the PDP District Wide chapters are the applicable chapters, only limited to the extent to which there are any outstanding appeals preventing the provisions from being deemed operative.

In this case the following relevant PDP District Wide Chapters (or parts that are relevant to this application) have had either all submissions in opposition and appeals determined and the corresponding previous ODP District Wide rule (if any) does not apply⁶:

- Chapter 1 Introduction - noting that this chapter contains no rules but does contain interpretive instruction;
- Chapter 2 Definitions;
- Chapter 25 Earthworks;
- Chapter 27 Subdivision and Development; and
- Chapter 29 Transport.

4.2 Consents Required

The components of the activity engage the following rules and the following identified compliance or where a resource consent is required:

⁵ Annotated Appeals version URL Link Downloaded 11/3/22: <https://www.qldc.govt.nz/media/inamwn12/aa3-chapter-30-energy-and-utilities-aug-2021.pdf>

⁶ RMA section 86F(1)(b).



4.2.1 Chapter 25 Earthworks

- Rule 25.4.2 limits the volume of earthworks to 500m³ per site within the GVRZ and 1000m³ per site within the Rural Zone. It is noted that Part Section 7 Block 1 Kwarau Survey District will have utilised the permitted area and volume of earthworks associated with the AA2 development (RM201081) also undertaken within that site.

Earthworks associated with the water treatment infrastructure are:

- The earthworks will extend across two sites and comprise cut and fill of 2,350m³ volume and 1,230m² area for the lined pond for raw water storage;
- Trenching for the buried pipe and electricity supply (this will be neutral in terms of cut and fill because trench will be backfilled to existing ground level);
- levelling and preparation earthworks to establish the two 470m³ above ground water tanks and the 12m x 17m water treatment building. As identified in the plans in **Attachments A and B** the tanks and building will be located in the order of 2.5m below existing ground level (FFL 353.8 over existing GL at 355.35). The volume of earthworks is in the order of 2630m² area and volume of 5800m³ and exceeds the permitted volumes in the GRVZ.

The permitted volume and area will be exceeded and a **Restricted Discretionary** activity consent is required.

Rule 25.5.15 limits the permitted depth of cut to 2.4m. Earthworks associated with the water treatment tanks and building will be up to 3.2m. A **Restricted Discretionary** activity resource consent is required.

The matters of discretion for the above are identified in part 25.7 of the PDP.

4.2.2 Chapter 30 Energy and Utilities

- Rule 30.5.1.8 requires a **Discretionary Activity** consent for water or wastewater treatment facilities. The buildings within PL1 will treat water for human consumption.
- Rule 30.5.2.1 requires that where a utility is a building, it must be set back in accordance with the internal boundary and road boundary setbacks for accessory buildings in the zone in which it is located. The water treatment building requires a setback of 40m from SH6 (in accordance with GVRZ Rule 45.5.12) and a 15m setback from the Gibbston Character Zoned site to the west (in accordance with GVRZ Rule 45.5.11(c)).

The water treatment building and water tanks will be located 16m from the SH6 boundary and 15m from the internal boundary to the west. Resource consent is

required as a **Discretionary Activity** where the water treatment building and water tanks are located 24m within the 40m road setback.

4.2.3 Summary of Activity Status

Overall, resource consent is required under the PDP for a **Discretionary activity**.



5 Assessment of Effects

In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, the below is an assessment of effects relative to the scale and significance of the proposed activity.

The assessment provided below focuses on the effects arising from the rule breaches identified in Section 4 above, as set out under the following headings:

- Effects on landscape character and visual amenity values
- Effects from earthworks
- Positive Effects

5.1 Effects On Landscape Character And Visual Amenity Values

The water tanks and water treatment building will be substantially screened from SH6 by the existing hummock, which the tanks and building will be excavated into the side of as illustrated by sections A to C in **Attachment A**.

Section C identifies that highest part of the roof of the water treatment building will be at about the same level as the SH6 road carriageway. Views of the wider area and ONL context from the road will not be obscured and the views will be fleeting and not intrusive.

The water tanks will also be located upon an excavated platform so that their roofs will not be greater than the road level of SH6. The water tanks will not obstruct views to the wider ONL nor, will they be visually dominant or appear as incongruous features in foreground views from SH6.

To the extent that they are visible, the tanks and water treatment building will appear as utilitarian structures commonly deployed in intensive rural working environments which rely on water for irrigation, fire fighting water storage, and frost fighting purposes (where water is used for frost fighting).

The adverse effects of the location of the building and water tanks into the road boundary setback are substantially mitigated by the associated siting of the building and water tanks at a reduced finished ground level. In this instance, the visibility of the building and tanks are reduced by being located on an excavated platform within the road boundary setback which has reduced the finished height of the structures, rather than located in the middle of the paddock.

Views of the irrigation pond will be partially obscured in both summer and winter by the recently established grape vines in PL(1). Irrigation ponds are common features in rural working environments associated with viticulture and horticulture activities. The water



storage pond, to the extent it is visible, will also appear as a structure which is commonly used in farming, horticulture and viticulture.

The pipeline will be buried and will not have any permanent adverse visual effects.

For the purposes of assessing the visual effects of the water infrastructure from the Gibbston Cycle Trail, only the locations where the Trail is a public place is where it is located on the Department of Conservation land being Section 14 SO 24636, and landscape and visual amenity effects are able to be considered, are identified in **Figure 6** below. From this public locations, the water infrastructure will not be likely to be readily visible due to distance from the infrastructure and that the Trail is located at a lower elevation than the PL(1) Activity Area.

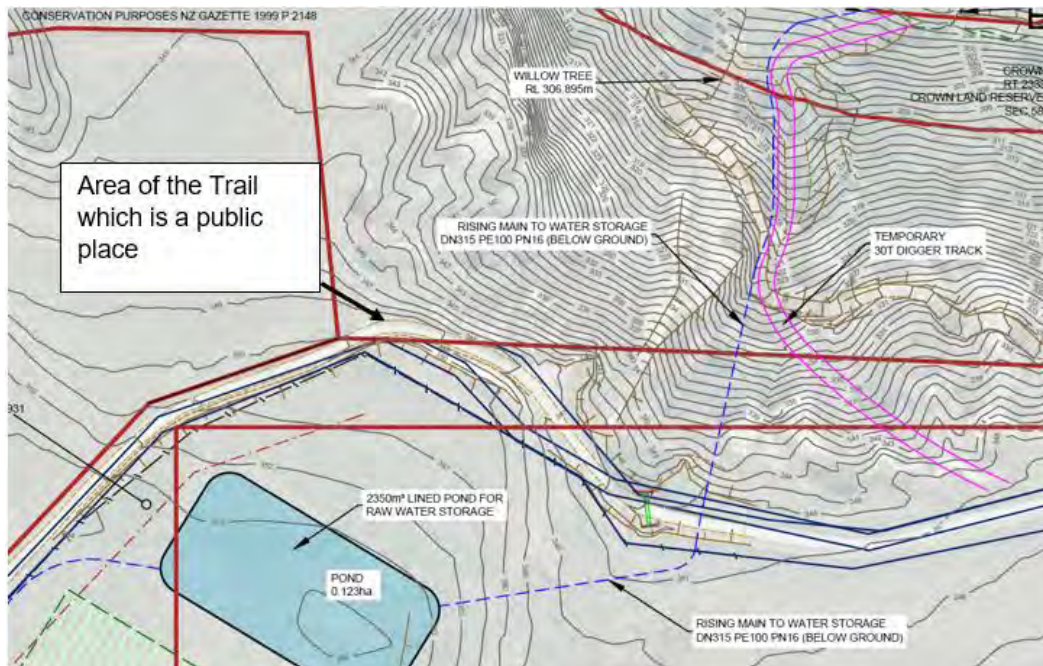


Figure 6. Excerpt of the site plan identifying the portion of the Gibbston Cycle Trail, in the vicinity of water infrastructure, which is a public place.

Overall, the adverse effects on landscape values and visual amenity from the water infrastructure will be less than minor.

A landscape and visual effects assessment has been undertaken by DCM (**Attachment D**). The DCM assessment has assessed the adverse effects of the activity on landscape and visual amenity values and identifies that the proposed activity will be undertaken where there is a presence of structures and such as the road, distribution lines and poles, and National Grid lines and lattice towers, and the magnitude of change arising from the activity would be low.

The DCM assessment identifies that views of the water treatment building and tanks from SH6 in both directions, would be fleeting and for the most part screened by the existing topography and the excavation of, and siting of the structures below the road level.



Overall, the building and earthworks associated with the water treatment building, tanks, storage pond and associated earthworks will have less than minor adverse effects on landscape and visual amenity values.

5.2 Construction Effects

The adverse effects from the earthworks have been assessed in accordance with the relevant assessment matters in Chapter 25 Earthworks.

5.2.1 Soil erosion and generation of sediments

The applicant has not prepared a draft erosion and sediment plan (**ESCP**), however will accept conditions of consent that a plan be prepared and submitted prior to works commencing. The erosion of soil and generation of sediments during earthworks, will be able to be managed through an effective ESCP which incorporates the key principles of the QLDC Guidelines for Environmental Management Plans (2019)⁷. The Guidelines recommend that any plan is prepared by a suitably qualified and experienced person, consistent with PDP assessment matter 25.8.2.4. The ESCP will be able to manage all construction phase stormwater discharges and any windblown sediment discharges to air. Following the completion of construction, all excavated areas will be stabilised and contoured to prevent erosion. Conditions of consent are able to be imposed which requires a ESCP to be submitted for approval prior to works commencing.

Key principles which can be addressed are to divert or capture the sediment entrained in any stormwater flows so that they do not leave the construction site area, and enter any drain or culvert on roadside swale.

It is considered that the design of the ESCP by a suitably qualified and experienced person, and the appropriate implementation at all times of that plan will provide sufficient confidence that the activity will comply with PDP Rules 25.5.12 and 25.5.13 that respectively require that sediment leaving the site is minimised, and that any dust does not cause a nuisance effect.

5.2.2 Landscape and visual amenity

The landscape and visual amenity effects have been assessed above as part of the overall effects of the infrastructure.

5.2.3 Effects on infrastructure, adjacent sites and public roads

The potential effects from earthworks on SH6 are addressed above. Infrastructure owned by other parties including the 11Kva Distribution line owned by Aurora. The earthworks and separation of structures complies with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001). The National Grid passes

⁷

[Weblink: Queenstown Lakes District Council's Standard for Environmental Management Plans \(qldc.govt.nz\)](https://www.qldc.govt.nz/Weblink: Queenstown Lakes District Council's Standard for Environmental Management Plans (qldc.govt.nz))

through the centre of the site but does not include any towers on the site, the closest is located on the adjoining site to the west.

The earthworks, including any dust nuisance and associated machinery can be managed to avoid effects on the operation of other infrastructure.

The adverse effects on infrastructure, adjacent sites and roads from the earthworks will be less than minor.

5.2.4 Effects on water bodies, ecosystem services and biodiversity

The site is not located nearby to any water body and localised stormwater run-off can be contained through the ESCP to ensure that no sediment laden runoff leaves the site or enters the Kawarau River. The area affected by earthworks does not contain any indigenous vegetation.

5.2.5 Cultural, heritage and archaeological values

The northern edge the GVRZ is affected by the Wāhi tūpuna overlay #24 (Kawarau River), however the proposed activity (with the exception of trenching of the pipe) is a substantial distance from the overlay and does not affect any known cultural or heritage items

Accidental discovery protocols can be adopted for the duration of works with the Applicant amenable to a condition of consent to this effect. Should any sites of potential significance be discovered, all works will cease until clearance is provided by an archaeological expert and/or iwi.

5.2.6 Nuisance effects

Any potential adverse effects such as noise, dust and vibration associated with earthworks can be managed so that the adverse effects will be less than minor. In relation to dust and the potential for this to cause nuisance effects beyond the site boundary, a water cart or sprinkler system will be used in summer months to keep excavated areas moist to prevent dust issues with this to be detailed in the ESCP.

5.2.7 Functional Aspects and Positive Effects

The earthworks are considered necessary to realise development that is anticipated by GVRZ. The earthworks accord with assessment matters 25.8.10.1 and 25.8.10.2, while maintaining landscape character, and avoiding and mitigating adverse effects of visual amenity values of the GVRZ and wider environment.

5.3 Positive effects

The proposal will provide for the infrastructure for a resort and viticulture development which is anticipated by the PDP through Chapter 30 and Chapter 45 GVRZ.

5.4 Conclusion

The adverse effects of the proposal will be less than minor.



6 Statutory Assessment

6.1 Objectives and Policies

The key objectives and policies of relevance to this proposal are in Chapter 30 Energy and Utilities and Chapter 45 GVRZ.

6.1.1 Chapter 30 Energy and Utilities

The following objectives and policies are relevant to the activity:

Objective 30.2.6 The establishment, continued operation and maintenance of utilities supports the well-being of the community.

Policy 30.2.6.2 When considering the effects of proposed utility developments consideration must be given to alternatives, and also to how adverse effects will be managed through the route, site and method selection process, while taking into account the locational, technical and operational requirements of the utility and the benefits associated with the utility.

Alternatives have not been detailed in the application because the adverse effects of the proposal are not considered to be significant⁸. The water infrastructure will be located where anticipated productive and resort development activities will not be compromised.

The infrastructure will benefit the Gibbston Valley Station resort and its occupants by the provision of water supply and treatment for consumption.

The activity is consistent Policy 30.2.6.2.

Policy 30.2.6.3 Ensure that the adverse effects of utilities on the environment are managed while taking into account the positive social, economic, cultural and environmental benefits that utilities provide, including:

- a. enabling enhancement of the quality of life and standard of living for people and communities;*
- b. providing for public health and safety;*
- c. enabling the functioning of businesses;*
- d. enabling economic growth;*
- e. enabling growth and development;*
- f. protecting and enhancing the environment;*
- g. enabling the transportation of freight, goods, people;*
- h. enabling interaction and communication.*

The adverse effects of the utilities can be managed, as set out in the above assessment of effects, while making provision for an onsite water supply and treatment system for the resort. The activity is consistent with Policy 30.2.6.3.

⁸ I.e in context of RMA 1991 Schedule 4 Clause 6(1)(a).

Objective 30.2.7 The adverse effects of utilities on the surrounding environments are avoided or minimised.

Policy 30.2.7.1 Manage the adverse effects of utilities on the environment by:

- a. avoiding their location on sensitive sites, including heritage and special character areas, Outstanding Natural Landscapes and Outstanding Natural Features, and skylines and ridgelines and where avoidance is not practicable, avoid significant adverse effects and minimise other adverse effects on those sites, areas, landscapes or features;*
- b. encouraging co-location or multiple use of network utilities where this is efficient and practicable in order to avoid, remedy or mitigate adverse effects on the environment;*
- c. ensuring that redundant utilities are removed;*
- d. using landscaping and or colours and finishes to reduce visual effects;*
- e. integrating utilities with the surrounding environment; whether that is a rural environment or existing built form.*

The proposal has avoided locating within a sensitive location, and while the water infrastructure is located within the prescribed road boundary setback, the use of topography and additional earthworks will assist with mitigating the visibility of the structures as viewed from SH6. The works are not located within the ONL, nor on a ridgeline, and the visual effects of the utilities will be mitigated by the use of recessive colours for the building and planting of a row of indigenous trees along the road boundary. The activity is consistent with this policy.

Policy 30.2.7.2 Require the undergrounding of services in new areas of development where technically feasible.

Services will be underground. The activity is consistent with this policy.

Policy 30.2.7.4 Take account of economic and operational needs in assessing the location and external appearance of utilities.

To the extent that the primary function of the utilities dictates their appearance, in this case effort and care has been taken in terms of the siting, finished heights, colours and landform modification as viewed from public places. The external appearance of the water building and water storage tanks will be mitigated by the use of recessive colours and sympathetic siting.

6.1.2 Chapter 45 Gibbston Valley Resort Zone

The zone has one objective 45.2.1:

Visitor accommodation, viticulture, horticulture, commercial, tourism and limited residential activities developed in an integrated and planned manner with particular regard to the maintenance and enhancement of landscape, ecological values, soil values, productive land use and economic sustainability.

The purpose of the PL1 Activity Area is for productive viticulture, or horticulture areas that also serve the ancillary purpose of mitigating visual effects of development from State Highway 6, associated with development in Activity Area AA2. The vines recently



installed in PL1 will not be affected, nor with the capacity of these areas to achieve a minimum amount of planting, which was determined through the AA2 resource consent RM201081. The proposal is consistent with Policies 45.2.1.6 and 45.2.1.7.7.

The relevant landscape related policy is:

45.2.1.13 Avoid, remedy or mitigate the adverse effects of utilities, including water tanks on skylines, ridges, hills, prominent slopes and views from the Kawarau River.

The activity will not detract from the views to, and the landscape values of the Kawarau River or its margins, and can avoid or mitigate its adverse effects, including on the slopes of, and views from the Kawarau River. The activity is consistent with these policies.

45.2.1.14 Maintain the overall sense of openness within the Zone, particularly in respect of views from State Highway 6.

This policy while generic to the entire Zone, is important to help assess the effects of the infrastructure within PL1 in proximity to the State Highway. Notwithstanding the encroachment into the 40m setback from the State Highway, the effects of the infrastructure will be avoided or mitigated and in the context of Policy 45.2.1.14 will ensure an overall sense of openness is maintained. The activity is consistent with these policies.

Policy 45.2.1.31 ensures development can be serviced, including with water and wastewater. This activity will help ensure that anticipated development within the GVRZ can be undertaken with appropriate servicing.

6.1.3 Summary

The proposal will achieve the relevant PDP objectives and policies.

6.2 Section 95 of the RMA

6.2.1 Section 95A Assessment

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify.

In terms of Step (1), public notification is not requested, Section 95C pertaining to notification in the event that further information is not provided under Section 92 is not applicable, and the application is not being made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In terms of Step (2), the proposal does not fall within any of the matters for which public notification is precluded.

Moving to Step (3), notification is not required by a rule in a Plan or a NES, and as demonstrated in Section 5 of this report, the adverse effects on the environment are considered to be less than minor.



Lastly, in terms of Step (4) as no special circumstances are considered to apply public notification is not required under any of the pathways in Section 95A.

6.2.2 Section 95B Assessment

While public notification is not necessary, any effects of the proposal on the local environment and upon particular parties must still be considered. This is addressed through Section 95B of the RMA, which has four steps similar to Section 95A.

In terms of Step (1), there are no affected protected customary rights or customary marine title groups in terms of Subclause (2), nor is the proposed activity on or adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 in terms of Subclause (3).

In terms of Step (2), none of the circumstances in Subsection (5) that would preclude limited notification apply. We therefore move to Step (3).

Step (3) requires the consent authority to determine, in accordance with Section 95E, whether there are any affected parties. Section 95E states that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). There are not considered to be any affected persons in this instance for the reasons given in the above description of the proposal and assessments.

The adjoining land to the west at 1639A Gibbston Highway is zoned Gibbston Character Zone and Rural Zone. The site is used for farming and is vegetated in pastoral grasses. The activity nature and scale of the water infrastructure will not be out of keeping with infrastructure required for farming in the rural environment, and the water treatment building will be located a complaint distance (15m) from the common boundary of these sites. The adverse effects of the activity will be less than minor on the owners of this property.

Overall, any actual or potential adverse effects of the proposed development are considered to be less than minor.

In terms of Step (4), no special circumstances exist therefore the application may be processed on a non-notified basis.

With respect to the above, in consideration of the conclusions of the AEE, it is concluded that the proposal will result in less than minor adverse effects on the environment, and there are no other circumstances requiring or warranting public or limited notification.

6.3 Section 104 (1) of the RMA

Section 104 (1) of the RMA requires that the consent authority must, subject to Part 2, have regard to a range of matters when considering an application.

Part 5 of this application addresses the matters contained in section 104 (1) (a) and (ab). This section of the application considers those matters relevant under section 104 (1) (b) and (c).

6.4 Section 104(c) Other Matters

No particularly relevant other matters have been identified.

6.5 Part 2 of the RMA

The following matters of national importance under section 6 shall be recognised and provided for:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*

The proposal does not engage with any section 6 matters. The margins of the Kawarau River (an ONF) and the wider ONL to the north will not be affected and nor will public access (in the form of the Queenstown Trail) be affected.

Other matters under section 7 that particular regard shall be had include:

- (b) *the efficient use and development of natural and physical resources:*
- (c) *the maintenance and enhancement of amenity values:*
- (f) *maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*

The proposed activity will result in the efficient use of land and resources, through development anticipated by the GVRZ as part of an integrated development focused on viticulture and visitor activities.

The proposal will maintain and enhance amenity values as anticipated as part of development within the GVRZ and the management plans and appropriate conditions of consent will ensure the quality of the environment is maintained and enhanced.

The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA and accords with the definition of sustainable management.



APPENDIX 3 – ENGINEERING REPORT

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT - PEER REVIEW

RM220392 – GIBBSTON VALLEY STATION LTD

RESOURCE CONSENT APPLICATION FOR THE PLACEMENT OF PIPES, TWO WATER TANKS, A WATER STORAGE POND, A WATER TREATMENT BUILDING AND ASSOCIATED EARTHWORKS AT 1820 GIBBSTON VALLEY HIGHWAY, QUEENSTOWN

Jess McKenzie (Landscape Planner)

vivian+espie

4th August 2022

SUMMARY OF PROPOSAL AND SITE DESCRIPTION

1. Consent is sought for earthworks and infrastructure associated with water supply to the Gibbston Valley Resort Zone (**GVRZ**) including a water treatment building, two large tanks and a water storage pond.
 - The water treatment building is to be 204m², (12m x 17m) with a max. height of 3.25. We understand that since the time that the application was submitted the applicant has proposed to increase the max. height of the shed by 0.77m.
 - The building will be clad in profiled metal cladding with a light reflectivity value (**LRV**) of less than 20%.
 - The proposed tanks have a diameter of 16.2m and a max height of 2.7m. The tanks will be recessive in colour and have an LRV of less than 36%.
 - The area of earthworks required to create a level building pad for the tanks and shed is in the order of 2630m² with a volume of 5800m³.
 - The water storage pond will have an area of 1230m², requiring 2,350m³ of earthworks.
 - Trenching for the buried pipe and electricity supply (this will be neutral in terms of cut and fill because the trench will be backfilled to existing ground level).
2. We have been engaged to provide a peer review of the Landscape and Visual Impact Memo prepared by DCM Urban Design Limited dated 17 May 2022 (**The DCM Memo**), the application

plans and attachments in relation to the potential landscape and visual effects resulting from proposed water infrastructure and earthworks.

3. The site is identified as located within the Productive and Landscape Planting Area 1 (PL1) in the GVRZ structure plan. Productive and amenity planting are provided for in these this area.
4. The DCM memo submitted as part of this application includes details of the site locality and the proposal. A detailed site plan and cross sections are found in the Water Infrastructure Plans prepared by Patterson Pitts Group and dated 25 January 2022. We agree with the description of the proposal and the wider landscape and the proposal.

PEER REVIEW

5. We have read the DCM Memo, the Assessment of Environmental Effects (AEE) dated 18 May 2022 and viewed the Water Infrastructure Plans. We visited the site on 25 July 2022.
6. We generally agree with the description of the receiving environment. It is noted that the site is identified as PL1 on the GVRZ structure plan and is intended to:

provide for either existing or proposed productive viticulture, or horticulture areas that also serve the ancillary purpose of mitigating visual effects of development from State Highway 6.

Landscape character

7. With regard to the landscape character, the site is currently an open, productive, rural site comprising vines and open paddock land. We agree that area is currently undergoing extensive construction work associated with the development of the GVRZ. However, this work is over 400m east of the site. The land that separates the site of the proposed instructure is currently open paddocks and is identified as productive land, open space and recreation area, and landscape management area on the structure plan. As such, the site and its surroundings are anticipated to be retained in a relatively open landscape. While sheds, tanks and reservoirs are commonly found in the rural environment, the scale of those proposed (470,000L) is over 15 times larger than a standard farm tank. As it stands, the proposal does not include conditions requiring remediation of earthworked areas or structural landscaping to help integrate the proposed tanks and sheds into the productive landscape, and in the absence of mitigation, the tanks are likely to appear prominent and disproportionate to the productive planting, particularly in views from State Highway 6 (SH6) in the short term while the earthworked area is exposed.

Effects on Views and Visual Amenity

8. We generally agree with the assessment of views from the eastbound traffic on SH6. However, we note that the proposed 0.77m increase in building height will lead to additional visibility of the upper part of the proposed shed from the road corridor. We also agree that the tanks and ponds will be visible in views experienced by westbound traffic. The tanks are described as *'not viewed as 'out of character for their rural setting' being similar in form to a farm shed'*. We disagree with this statement; tanks will be easily identifiable as tanks, and as discussed above the scale of the tank is larger than an average farm tank. Views towards the tanks are available intermittently along the stretch of SH6 between the existing Gibbston Valley Winery and the site. Vegetation does provide some screening although it is generally unkempt weed species partially within the road reserve that cannot be relied upon as mitigation. As it stands, the proposal will lead to views from SH6 towards the stark façade of the tanks, the bulk and starkness of the tanks will appear relatively prominent despite the tanks sitting low in the landscape.
9. Earthworks associated with the battering of the slope and levelling of the building pad are not discussed in the visual assessment. We understand 1230m² area and 2,350m³ of earthworks are proposed to create the water storage pond and 2630m² area and volume of 5800m³ of earthworks are proposed to create a level building pad for the proposed tanks and shed. We understand this involves cutting into the existing bank to allow for the tanks and shed to be located closer to State Highway 6 (SH6). The earthworks will result in the removal of much of the existing vegetation that softens views toward the proposed built form including a poplar tree. The proposed earthworks will be visible from SH6 when viewed in conjunction with the proposed tanks and sheds, and without remediation or structural landscaping, the proposed development may be conspicuous in these views.
10. We understand that the effects on the trail running past the site can be disregarded as the trail is located within easements (i.e. on land owned by GVS) and is not defined as a public place under the PDP.

Statutory Guidance

11. The DCM memo does not cover the relevant statutory documents or assess the proposal against the relevant Objectives and Policies in the District Plan. The Objectives and Policies relating to landscape and visual amenity are found in Chapter 25 - Earthworks, Chapter 30 - Energy and

Utilities and Chapter 45 Gibbston Valley Resort Zone. The Objectives and Policies aim to minimise adverse effects through mitigation and remediation of earthworks, minimise adverse effects of utilities by integrating them into the surrounding environment through considered placement, landscaping and recessive colours, and to avoid or mitigate the adverse effects of buildings on the landscape character of the zone through productive landscape plantings, enhancement of landscape management areas, retention of open space and building design, materials and colours.

CONCLUSION & RECOMMENDATIONS

12. Generally, we agree with the DCM report. However, the conclusions reached rely heavily on the proposed buildings being perceived as part of the productive landscape and on some form of reinstatement and/or mitigation being carried out following the completion of works. It appears that the DCM report has not consider the effects of the earthworks and relies on the assumption that the earthworked areas are remediated, a robust condition ensuring that earthworked areas are remediated would be required to ensure this outcome is achieved. We also considered that additional structural landscaping would be beneficial to help integrate the development with the existing landscape and soften views from SH6, particularly in views experienced by westbound traffic. We consider that if effective consent conditions are included that require remediation and revegetation/re-grassing of earthworked areas and require some structural landscape planting to visually integrate the structures into their setting, then the effects of the proposal will be as describe in the DCM memo.

vivian+espie

4 August 2022

Quality Assurance

Report prepared by Vivian and Espie for Queenstown Lakes District Council.			
Reviewed and Approved By	Jess McKenzie	Landscape Architect	4 August 2022

Tara Enright

From: Jessica McKenzie <jessica@vivianespie.co.nz>
Sent: Wednesday, 24 August 2022 2:54 pm
To: Tara Enright
Subject: RE: GVS - Water Infrastructure consent RM220392

Hi Tara,

Looks good to me. Poplars as shown on the plan should provide appropriate mitigation. Volunteered conditions 1,3 & 4 would still be needed and condition 2 would need to be updated to reflect the planting shown on the landscape mitigation plan.

Let me know if you need anything else.

Thanks,
 Jess

Jess McKenzie | MLA | Landscape Architect | Vivian + Espie Ltd



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From: Tara Enright <Tara.Enright@qldc.govt.nz>
Sent: Wednesday, 24 August 2022 12:05 pm
To: Jessica McKenzie <jessica@vivianespie.co.nz>
Subject: FW: GVS - Water Infrastructure consent RM220392

Hi Jessica,

The applicant has come back with the below and attached suggestion for landscaping. What are your thoughts?

Kind regards
 Tara

Tara Enright | Resource Management Consultant | Planning and Development
 Queenstown Lakes District Council
 M: +64 27 276 9797
 E: Tara.Enright@qldc.govt.nz



From: Craig Barr <craig@townplanning.co.nz>
Sent: Wednesday, 24 August 2022 11:54 am
To: Tara Enright <Tara.Enright@qldc.govt.nz>
Subject: RE: GVS - Water Infrastructure consent RM220392

Hi Tara

We suggest the following attached, a row of poplars at right angles to screen and diffuse visibility of from the eastern approach (facing Queenstown) is this supported?

Regards
 Craig



Craig Barr – Principal Planner

Cell: 027 406 5593 | Email: craig@townplanning.co.nz
 Town Planning Group | www.townplanning.co.nz
 Offices in Queenstown, Wānaka, Christchurch & Auckland

From: Tara Enright <Tara.Enright@qldc.govt.nz>
Sent: Monday, 15 August 2022 4:04 pm
To: Craig Barr <craig@townplanning.co.nz>
Subject: FW: GVS - Water Infrastructure consent RM220392

Hi Craig,

The LA has asked for a slight modification to the landscaping proposed – see email below. Let me know if this is feasible and if you are willing to modify the plan/conditions accordingly.

Kind regards,
 Tara

Tara Enright | Resource Management Consultant | Planning and Development
 Queenstown Lakes District Council
 M: +64 27 276 9797
 E: Tara.Enright@qldc.govt.nz



From: Jessica McKenzie <jessica@vivianespie.co.nz>
Sent: Monday, 15 August 2022 4:00 pm

To: Tara Enright <Tara.Enright@qldc.govt.nz>

Subject: RE: GVS - Water Infrastructure consent RM220392

Hi Tara,

Looks good, however, I am not overly concerned about views from SH6 adjacent to the site and do not think planting along the embankment is necessary. The proposed development is likely to be most visible from the stretch of road highlighted in yellow below. Is it possible to include appropriate mitigation in the approximate location identified in green below.



Let me know if you need anything else.

Thanks,
Jess

Jess McKenzie | MLA | Landscape Architect | Vivian + Espie Ltd



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From: Tara Enright <Tara.Enright@qldc.govt.nz>
Sent: Monday, 15 August 2022 3:41 pm
To: Jessica McKenzie <jessica@vivianespie.co.nz>
Subject: FW: GVS - Water Infrastructure consent RM220392

Hi Jess,

The applicant for the Gibbston Valley Station consent has proposed some conditions to address the recommendations in your report, please see the email below. Are these sufficient in your opinion?

Kind regards,
 Tara

Tara Enright | Resource Management Consultant | Planning and Development
 Queenstown Lakes District Council
 M: +64 27 276 9797
 E: Tara.Enright@qldc.govt.nz



From: Craig Barr <craig@townplanning.co.nz>
Sent: Thursday, 11 August 2022 1:46 pm
To: Tara Enright <Tara.Enright@qldc.govt.nz>
Subject: RE: GVS - Water Infrastructure consent RM220392

Hi Tara

The applicant agrees to volunteer the following landscaping and visual mitigation, put forward by way of conditions:

1. All areas surrounding the water treatment building, water tanks and water storage pond and associated trenching affected by earthworks are to be regressed with a suitable pasture grass species to match existing. As soon as practicable following construction of the works, the disturbed areas are to be sown with grass or hydro-seeded to achieve swift grass cover and watered regularly to ensure grass cover is established and maintained. The grassed area shall be mown regularly or grazed to give a tidy appearance. The grassed areas shall be watered, when required to suppress potential dust, until a grass cover has been established. An 80% grass cover is to be maintained at all times.
2. The embankment area located behind the water treatment shed and tanks (between the State Highway 6 road boundary) is to be planted with the following plants located at the top edge of the embankment, for a continuous length of 120m

Front row (closest to SH6) - Griselinia littoralis (broadleaf) planted at 800mm centres to form a hedge

Back row – Plants at 2.0m centres using a mix of the following species:

 - a. Sophora microphylla (Kowhai) 25 litre pot, 1.2m high
 - b. Hoheria augustifolia (Lacebark) 25-35 litre pot, 1.5m high
 - c. Cordyline australis (cabbage tree) 25 litre pot, 1.2m high
 - d. Pittosporum tenuifolium (Kohuhu) 25-35 litre pot 1.3-1.5m+ high
3. The proposed landscaping shall be established on site within the first planting season (extending from 1 April to 30 September) following the completion of the water treatment shed or tanks.

4. All landscaping required for this consent shall be maintained. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.

Attached is a plan to give you an indication of the location and extent of 120m – relative to the road frontage area. Its not intended to be the 'stamped plans' but we can do something if its your preference.

Regards
Craig



Craig Barr – Principal Planner

Cell: 027 406 5593 | Email: craig@townplanning.co.nz
Town Planning Group | www.townplanning.co.nz
Offices in Queenstown, Wānaka, Christchurch & Auckland

From: Tara Enright <Tara.Enright@qldc.govt.nz>
Sent: Monday, 8 August 2022 2:43 pm
To: Craig Barr <craig@townplanning.co.nz>
Subject: GVS - Water Infrastructure consent RM220392

Good afternoon Craig,

I am just working on the Gibbston Valley water infrastructure consent (RM220392) and note that I received the Landscape Peer Review from Vivian+Espie late last week – please find this attached.

In general, it concurs with the DCM Urban assessment, but only if robust conditions are included ensuring earthworked areas are remediated, and additional structural landscaping is undertaken to integrate the development with the existing landscape, and soften views from SH6 (particularly westbound traffic). Further details about what the conditions would need to mitigate are in the report.

Can you please advise if the applicant will volunteer such conditions? It would be great if you would provide wording of what the applicant would be willing to undertake. Otherwise I can draft something up and send it through for the applicant to consider and adopt.

Kind regards,
Tara

Tara Enright | Resource Management Consultant | Planning and Development
Queenstown Lakes District Council
M: +64 27 276 9797
E: Tara.Enright@qldc.govt.nz



APPENDIX 4 – LANDSCAPE PEER REVIEW



ENGINEERING REPORT

TO: Tara Enright
FROM: Steve Hewland
DATE: 22/7/22

APPLICATION DETAILS	
REFERENCE	RM220392
APPLICANT	Gibbston Valley Station Limited
APPLICATION TYPE & DESCRIPTION	Land use consent application for installation of a water supply system for the Gibbston Valley resort development which requires the placement of pipes, two water tanks, a water storage pond, a water treatment building and associated earthworks.
ADDRESS	1829 Gibbston Valley Highway
ZONING	Gibbston Valley Resort Zone
SITE AREA	330 hectares approx
ACTIVITY STATUS	Discretionary
VALUATION NUMBER	

Earthworks

Earthworks are necessary to construct the storage pond, create level pads for the tanks and treatment building, and trenching for the reticulated services and utilities. A total of approximately 5000m³ is proposed over an area of approx. 4000m².

Details of the maximum pond depth are not in the application, the average depth can be calculated at 2m. The maximum depth of cut for the structure platforms will slightly exceed 2.4m. No geotechnical assessment of slope stability associated with these cuts is included in the application. The plans show that the maximum batter slope of the earthworks for the structures will not exceed 2H:1V and that the toe of the cut is approx. 16m from the boundary and a further 5-6m from the State Highway carriageway. For these reasons am satisfied there is no risk of land instability beyond the boundary. I have recommended some site management conditions and I recommend the planner includes the relevant EMP conditions. It is possible that works may be undertaken that have the potential to affect users of the state highway, if this occurs Waka KaTohi need to approve a temporary traffic management plan and a related condition is recommended.

Services

The water infrastructure is being constructed to provide a private water scheme for the adjacent residential development. This involves a new intake from the Kawarau River, pumping and reticulation to a storage pond, further pumping and reticulation to a treatment plant and then into two large storage tanks. This application does not include any of the intake works which are subject to other third party approvals and resource consent for this will be applied for separately. I recommend a condition that details of the infrastructure are provided for review and acceptance.

There needs to be a defined overland flow path for draining of the tanks, for any overtopping from tanks if the sensor fails and the pump continues to deliver water, or in the event of a significant earthquake that ruptured a tank. I am satisfied a flow path that avoids structures and/or utilities (noting the transmission tower on the site) is feasible and recommend a condition that details of this are provided for review.

1.0 **RECOMMENDED CONDITIONS**

It is recommended that the following conditions are included in the consent decision:

General

1. All engineering works, including the construction of retaining walls, shall be carried out in accordance with the Queenstown Lakes District Council's policies and standards, being QLDC's Land Development and Subdivision Code of Practice adopted on 8th October 2020 and subsequent amendments to that document up to the date of issue of any resource consent.

Note: The current standards are available on Council's website via the following link:
<https://www.qldc.govt.nz/>

To be completed prior to the commencement of any works on-site

2. The consent holder shall obtain and implement a traffic management plan approved by the New Zealand Transport Agency or its network management consultant, Aspiring Highways prior to undertaking any works within or adjacent to the State Highway that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their CoPTTM ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's 'Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management'. The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Manager of Resource Management Engineering at Council prior to works commencing.
3. Prior to commencing works on the site, the consent holder shall obtain 'Engineering Review and Acceptance' from the Queenstown Lakes District Council for development works to be undertaken and information requirements specified below. The application shall include all development items listed below unless a 'partial' review approach has been approved in writing by the Manager of Resource Management Engineering at Council. The 'Engineering Review and Acceptance' application(s) shall be submitted to the Manager of Resource Management Engineering at Council for review, prior to acceptance being issued. At Council's discretion, specific designs may be subject to a Peer Review, organised by the Council at the applicant's cost. The 'Engineering Review and Acceptance' application(s) shall include copies of all specifications, calculations, design plans and Schedule 1A design certificates as is considered by Council to be both necessary and adequate, in accordance with Condition (1), to detail the following requirements:
 - a) The water reticulation, storage pond, water treatment, and storage tanks generally as detailed on the Patterson Pitts Group Ltd plans submitted with the application. *Note this does not include the intake structure which will be subject to a separate resource consent.*
 - b) An overland flow path for the purposes of preventing downslope damage to structures or utilities from any water released from the storage tanks.

To be monitored throughout earthworks

4. No permanent batter slope within the site shall be formed at a gradient that exceeds 1(V):2(H).
5. No earthworks, temporary or permanent, are to breach the boundaries of the site.
6. Any works near power lines, shall be undertaken in accordance with any requirements of Aurora Energy, the Electricity Act and the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP 34:2001. The consent holder shall direct the contractor to submit the "Overhead Lines Close Approach Request" prior to the Works commencing
<https://www.auroraenergy.co.nz/safety/working-around-power-lines-and-cables/>
7. On completion of the earthworks the consent holder shall complete the following:

- a) All earthworked areas shall be top-soiled and revegetated or otherwise permanently stabilised.
- b) The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent.

Advice Note:

1. The proposed water reservoir may require a Building Consent if it is not exempt under the Building Act 2004.
-

Prepared by:



Steve Hewland
LAND DEVELOPMENT ENGINEER

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220392

Thursday, 08 September 2022

HAVOC FARMS LTD.
RT 260094
LOT 1 DP 363931

GVS
RT 260095
LOT 2 DP 363931

NOMINAL BUILDING PLATFORM EXTENTS
(PAD RL ENGINEER TO CONFIRM.
FOUNDATION EXTENTS SHOWN 1m
CLEAR BEYOND TANKS)

WATER TREATMENT SHED
12m x 17m
FFL 353.58

SH6 BOUNDARY

FOUNDATION LINE

470m³ TANKS FOR POTABLE
WATER STORAGE
16.224m DIAMETER
FFL 353.58

VINES
0.366ha

HEADLAND/BUFFER
0.284ha

STORAGE AREA FOR NETS AND
ASSOCIATED VINEYARD EQUIPMENT

2350m³ LINED POND FOR
RAW WATER STORAGE

POND
0.123ha

RISING MAIN TO WATER STORAGE
DN315 PE100 PN16 (BELOW GROUND)

WILLOW TREE
RL 306.895m

RISING MAIN TO WATER STORAGE
DN315 PE100 PN16 (BELOW GROUND)

TEMPORARY
30T DIGGER TRACK

GVS
RT OT244/27
PART SECTION 7, BLOCK 1, KAWARAU SD

SCALE BAR 1:1000

LEGEND

	SURVEY MARK
	POWER POLE
	POPLAR TREE
	CONTOUR 1.0m
	FENCELINE
	EDGE OF TRACK
	TOP OF BANK
	BOTTOM OF BANK
	GPS RTK SURVEY EXTENT
	COVENANTS/EASEMENTS
	BOUNDARY

NOTES:

Plan Information

- This plan includes information from site surveys (June 2021) of visible services and surface features existing at the time of survey.
- Contour information is produced from both LiDAR and GPS RTK ground observations. The main extents have been observed with GPS RTK, and LiDAR data has been utilised around the peripheries of the site. Delineation between these two data sources is shown on the plan.
- Digital format AutoCAD and 12d Model files are available on request to Paterson Pitts Group.

Coordinates and Orientation

- Coordinates and bearings are in terms of Geodetic Datum 2000, Mount Nicholas Circuit grid projection.
- Boundary dimensions for adjacent parcels are as sourced from the LINZ digital cadastral database (DCDB), LandOnline, Nov 2020. No warranties are given by Paterson Pitts Group as to adjacent parcel boundary and easement accuracy recorded in the DCDB.
- Levels are in terms of Mean Sea Level (Dunedin Vertical Datum 1958), using the NZGeoid2016 geoid model.
 - Origin of Levels:
 - Nail 7, R.L. 357.111m (GVS Height Origin)

General Disclaimer

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T 03 441 4715
E queenstown@ppgroup.co.nz

Client/Location:

GIBBSTON VALLEY STATION
1976 GIBBSTON HIGHWAY, SH 6
LOT 2 DP 363931 &
PART SECTION 7 BLOCK I KAWARAU SD

Purpose/Drawing Title:

PL1 AREA
WATER TREATMENT PLANT

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Designed by:		A3	1:1000
Drawn by:	EdA JAN. 2022		
Checked by:			
Approved by:			
Job Ref:	Q5702 - WTP 3D	Sheet No:	Revision No:
		1	E
			Date Created:
			25/01/2022

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220392

Thursday, 08 September 2022

NOMINAL BUILDING PLATFORM EXTENTS
(PAD RL ENGINEER TO CONFIRM.
FOUNDATION EXTENTS SHOWN 1m
CLEAR BEYOND TANKS)

WATER TREATMENT SHED
12m x 17m
FFL 353.58

SH6 BOUNDARY

FOUNDATION LINE

470m³ TANKS FOR POTABLE
WATER STORAGE
16.224m DIAMETER
FFL 353.58

VINES
0.366ha

HEADLAND/BUFFER
0.284ha

2350m³ LINED POND FOR
RAW WATER STORAGE

POND
0.123ha

STORAGE AREA FOR NETS AND
ASSOCIATED VINEYARD EQUIPMENT

RISING MAIN TO WATER STORAGE
DN315 PE100 PN16 (BELOW GROUND)

GVS
RT OT244/27
PART SECTION 7, BLOCK 1, KAWARAU SD

Conductor buffer
of 5m

LEGEND

- SURVEY MARK
- POWER POLE
- POPLAR TREE
- 354 CONTOUR 1.0m
- FENCELINE
- EDGE OF TRACK
- TOP OF BANK
- BOTTOM OF BANK
- GPS RTK SURVEY EXTENT
- COVENANTS/EASEMENTS
- BOUNDARY

NOTES:

Plan Information

- Contour and 3d data information is produced from LiDAR data adjusted to conform to MSL (Dunedin vertical Datum) using GPS RTK ground observations.
- Digital format AutoCAD and 12d Model files are available on request to Paterson Pitts Group.

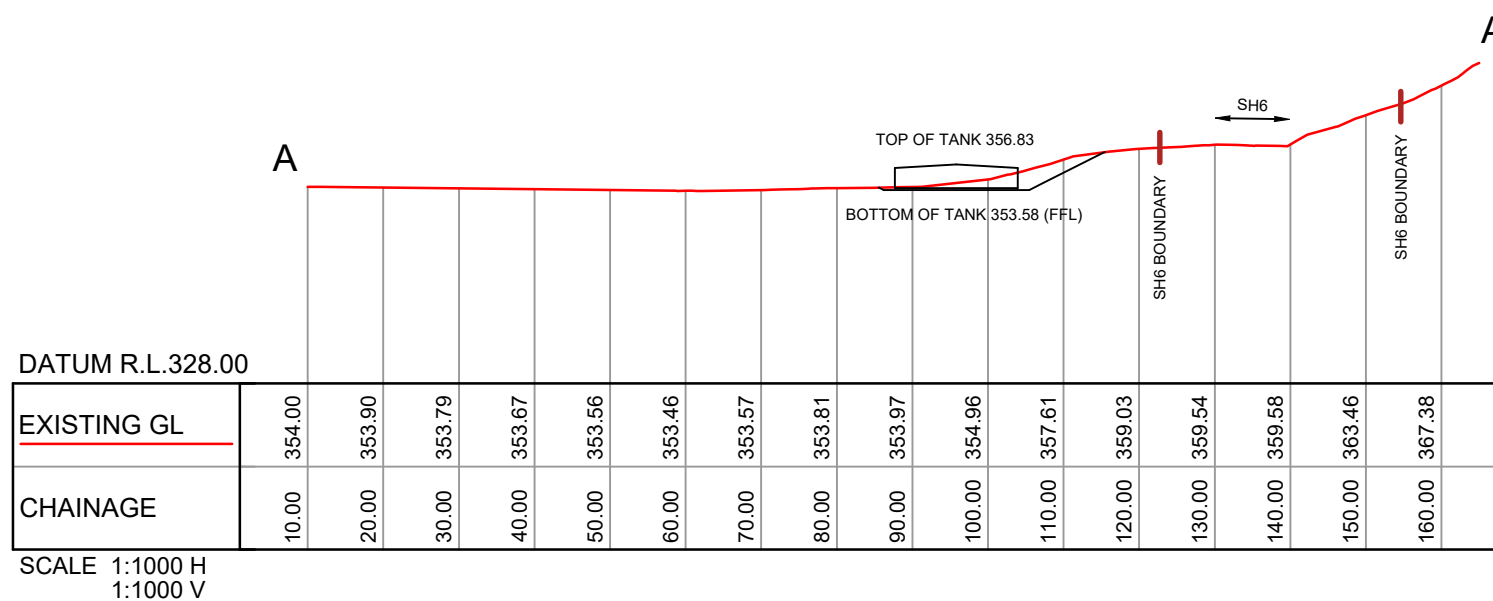
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0m 20m 40m 60m
SCALE BAR 1:1000



LONG SECTION A-A1

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E queenstown@ppgroup.co.nz

Client/Location:

GIBBSTON VALLEY STATION
1976 GIBBSTON HIGHWAY, SH 6

Purpose/Drawing Title:

PL1 AREA
WATER TREATMENT PLANT
SECTION A-A1

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Drawn by:	EdA NOV. 2021	A3	1:1000
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Approved by:			
Job Ref:	Q5702 - WTP 3D	Sheet No:	Revision No:
		2	E
			Date Created:
			25/01/2022

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220392

Thursday, 08 September 2022



LEGEND	
	SURVEY MARK
	POWER POLE
	POPLAR TREE
	CONTOUR 1.0m
	FENCELINE
	EDGE OF TRACK
	TOP OF BANK
	BOTTOM OF BANK
	GPS RTK SURVEY EXTENT
	COVENANTS/EASEMENTS
	BOUNDARY

NOTES:

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NOMINAL BUILDING PLATFORM EXTENTS
(PAD RL ENGINEER TO CONFIRM.
FOUNDATION EXTENTS SHOWN 1m
CLEAR BEYOND TANKS)

WATER TREATMENT SHED
12m x 17m
FFL 353.58

470m³ TANKS FOR POTABLE
WATER STORAGE
16.224m DIAMETER
FFL 353.58

2350m³ LINED POND FOR
RAW WATER STORAGE

POND
0.123ha

RISING MAIN TO WATER STORAGE
DN315 PE100 PN16 (BELOW GROUND)

STORAGE AREA FOR NETS AND
ASSOCIATED VINEYARD EQUIPMENT

VINES
0.366ha

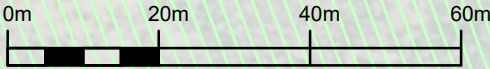
HEADLAND/BUFFER
0.284ha

GVS
RT OT244/27
PART SECTION 7, BLOCK 1, KAWARAU SD

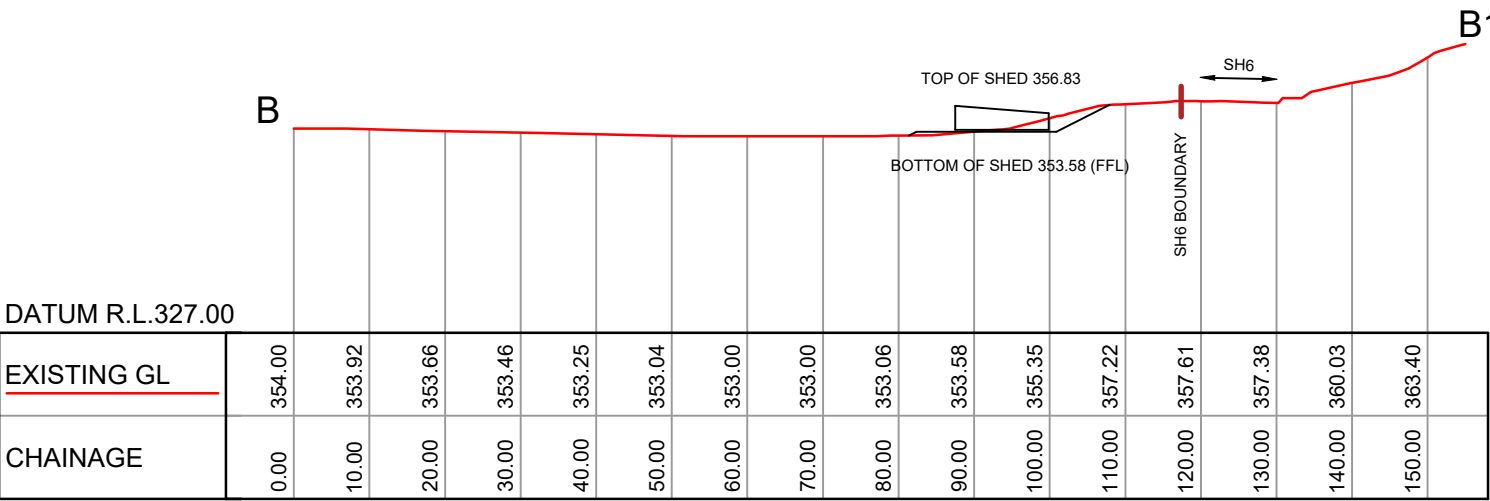
Conductor buffer
of 5m

SH6 BOUNDARY

FOUNDATION LINE



SCALE BAR 1:1000



SCALE 1:1000 H
1:1000 V

LONG SECTION B-B1

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E queenstown@ppgroup.co.nz

Client/Location:

GIBBSTON VALLEY STATION
1976 GIBBSTON HIGHWAY, SH 6

Purpose/Drawing Title:

PL1 AREA
WATER TREATMENT PLANT
SECTION B-B1

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Designed by:		A3	1:1000
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Approved by:			
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			Date Created:
			25/01/2022

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220392

Thursday, 08 September 2022

0m 20m 40m 60m

SCALE BAR 1:1000

LEVEL OF RIVER BED
1.0M OUT FROM ROCK
RL 294.124m

LEGEND

	SURVEY MARK
	POWER POLE
	POPLAR TREE
	CONTOUR 1.0m
	FENCELINE
	EDGE OF TRACK
	TOP OF BANK
	BOTTOM OF BANK
	GPS RTK SURVEY EXTENT
	COVENANTS/EASEMENTS
	BOUNDARY

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NOMINAL BUILDING PLATFORM EXTENTS
(PAD RL ENGINEER TO CONFIRM.
FOUNDATION EXTENTS SHOWN 1m
CLEAR BEYOND TANKS)

WATER TREATMENT SHED
12m x 17m
FFL 353.58

SH6 BOUNDARY

FOUNDATION LINE

2350m³ LINED POND FOR
RAW WATER STORAGE

POND
0.123ha

STORAGE AREA FOR NETS AND
ASSOCIATED VINEYARD EQUIPMENT

VINES
0.366ha

470m³ TANKS FOR POTABLE
WATER STORAGE
16.224m DIAMETER
FFL 353.58

HEADLAND/BUFFER
0.284ha

Conductor buffer
of 5m

RISING MAIN TO WATER STORAGE
DN315 PE100 PN16 (BELOW GROUND)

RISING MAIN TO WATER STORAGE
DN315 PE100 PN16 (BELOW GROUND)

WILLOW TREE
RL 306.895m

RISING MAIN TO WATER STORAGE
DN315 PE100 PN16 (BELOW GROUND)

WATER STATION
INTAKE POINT

NIWA BOLT
RL 297.212m

NIWA BOLT
RL 296.584m

NIWA BOLT
RL 296.483m

CROWN LAND BLOCK V
RT 23395 KAWARAU SD
CROWN LAND RESERVED FROM SALE (MARGINAL STRIP)
SEC 58 LAND ACT 1948

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LOT 1 DP 363931

GVS
RT 260095
LOT 2 DP 363931

GVS
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Client/Location:

GIBBSTON VALLEY STATION
1976 GIBBSTON HIGHWAY, SH 6

Purpose/Drawing Title:

PL1 AREA
WATER TREATMENT PLANT
WATER SUPPLY PIPELANE ROUTE & INTAKE

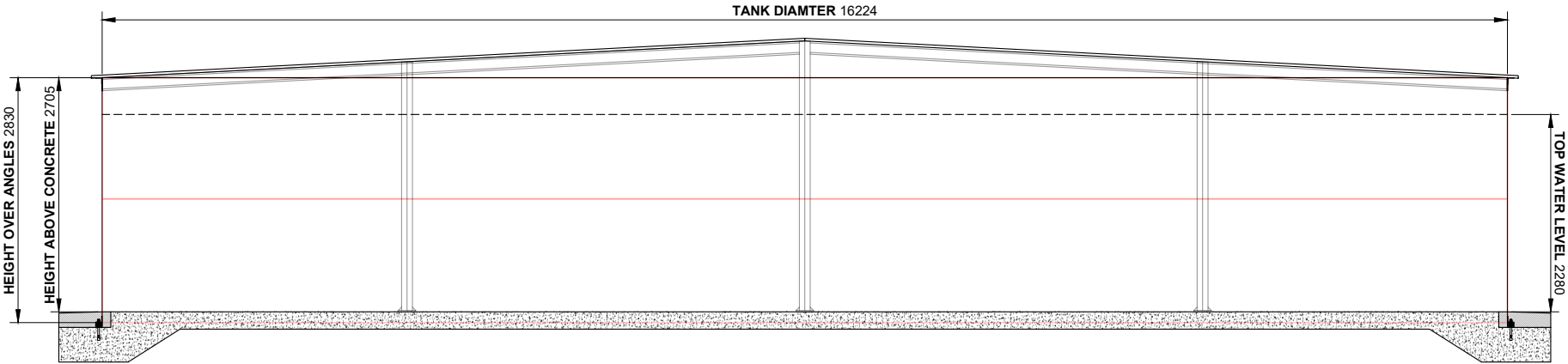
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Drawn by:	EdA JAN. 2022		
Checked by:			
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Job Ref:	Q5702 - WTP 3D	Sheet No:	Revision No:
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			Date Created:
			25/01/2022

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
APPROVED PLAN:
RM220392

Thursday, 08 September 2022



DESIGN PARAMETERS	
MODEL	53-10
HEIGHT	2.705m
DIAMETER	16.224m
AREA	206.7m ²
MAXIMUM CAPACITY	584.2m ³
OPERATIONAL CAPACITY	471.28m ³
TOP WATER LEVEL	2.28m
FREEBOARD	0.425m
ROOF TYPE	TROUGH DECK ROOF
ROOF PITCH	3°

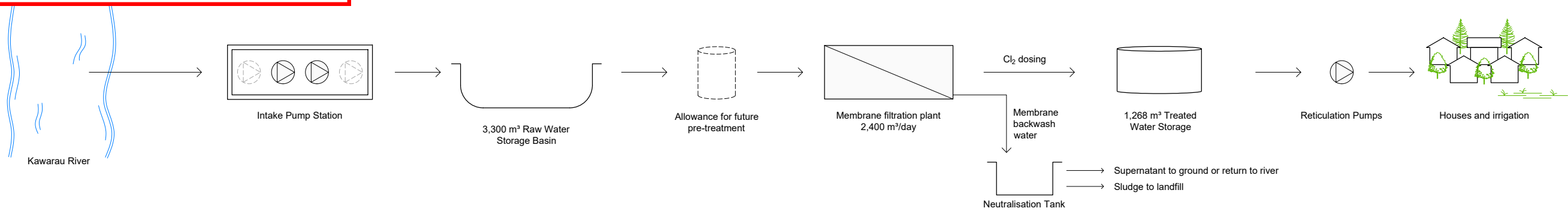
NOTE:
1. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SPECIFIED.

						ENGINEERED BY:					
						SCALE:					
						NTS	CLIENT FLUENT SOLUTIONS				
						RBV	PROJECT GIBSTON VALLEY WATER SUPPLY				
						CHECKED BY:	TITLE				
						GWK	TANK CONCEPT DRAWING				
0	FOR TENDER	RBV	GWK	BJK	16/11/2021	APPROVED BY:					
REV	DESCRIPTION	DRAWN	CHECKED	APPROVED	DATE	BJK	TANK REF.	DRAWING NO	REV	SHEET	
		DO NOT SCALE				DATE:	T1		333-2-1-01	0	NO 1
						16/11/2021					OF 1

QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220392

Thursday, 08 September 2022



OPTION 1 - COMBINED POTABLE AND IRRIGATION SYSTEM

NTS

A	Concept Design	AS	05/03/21
Revision	App	Date	Approved

Surveyed	JR	Mar'21
Designed	AB	Mar'21
Drawn	JR	Mar'21
Reviewed	AS	Mar'21
Approved		

Verify all dimensions on site before commencing work. Prioritise figured dimensions over scaling. Refer all discrepancies to the drawing office.
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Level 2, Burns House, 10 George Street
PO Box 5240, Dunedin 9058

T: 03 929 1263
E: office@fluentsolutions.co.nz

Client
Gibbston Valley Station Ltd

Project Title
Gibbston Valley
Water Supply

Sheet Title
Gibbston Valley New
Water Supply Schematic
Options 1 and 2

Scale (A1 Original)		NTS	
Issue		Concept Design	
Project No	Sheet	Revision	
Q000642	C150	A	

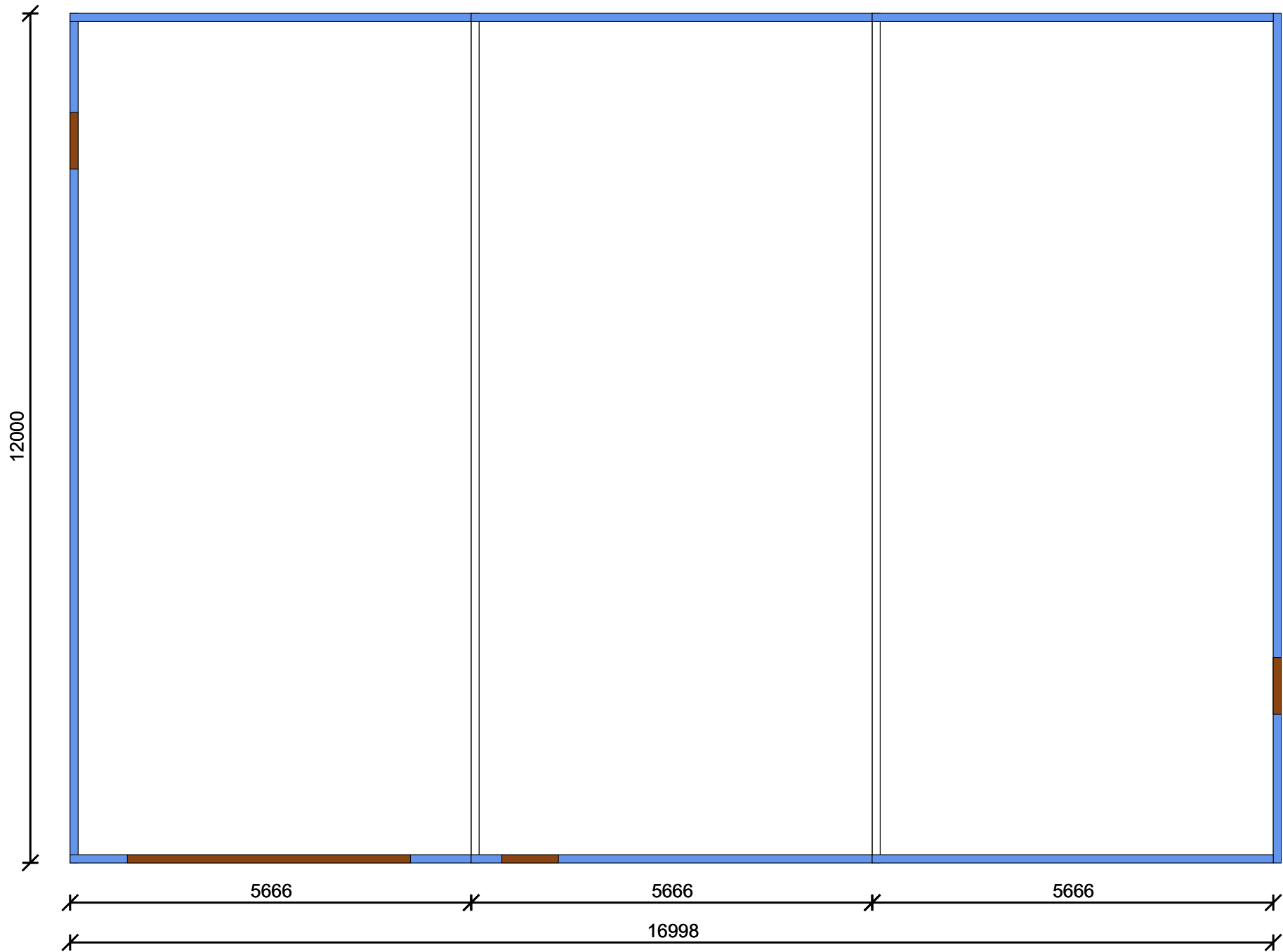
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QUEENSTOWN LAKES DISTRICT COUNCIL

APPROVED PLAN:
RM220392

Thursday, 08 September 2022



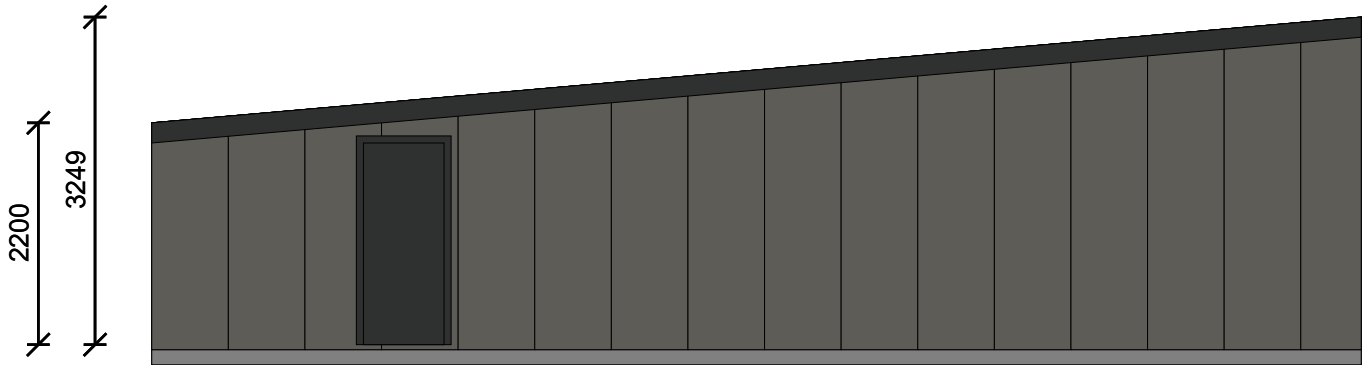
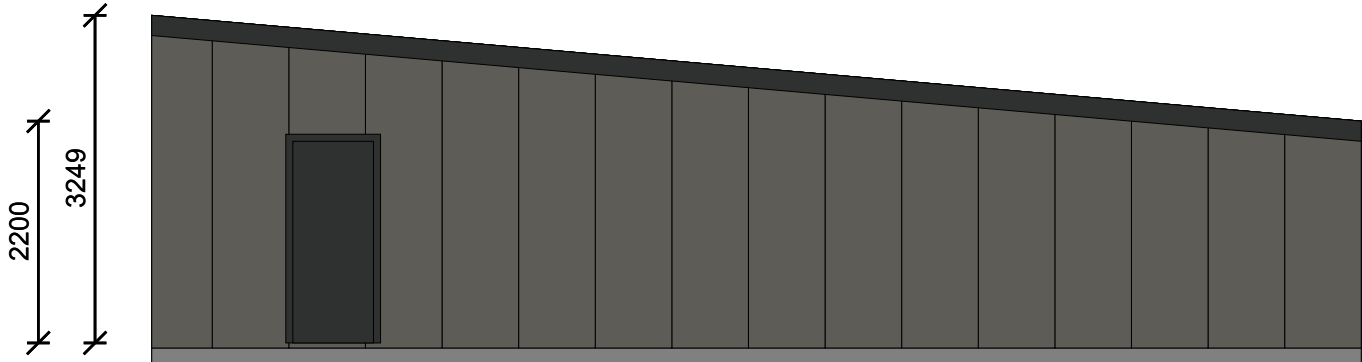
All Dimensions to be checked and verified by the Contractor on site before commencing construction
DO NOT SCALE OFF DRAWINGS

PROJECT NAME: 12.0span,2.2high,17.0long	DRAWING STATUS: WORKING DRAWINGS	
	DATE: 19/11/2021 JOB NO: 697	SCALE: 75:1 DRAWING NO: A101
DRAWING NAME: FLOOR PLAN		

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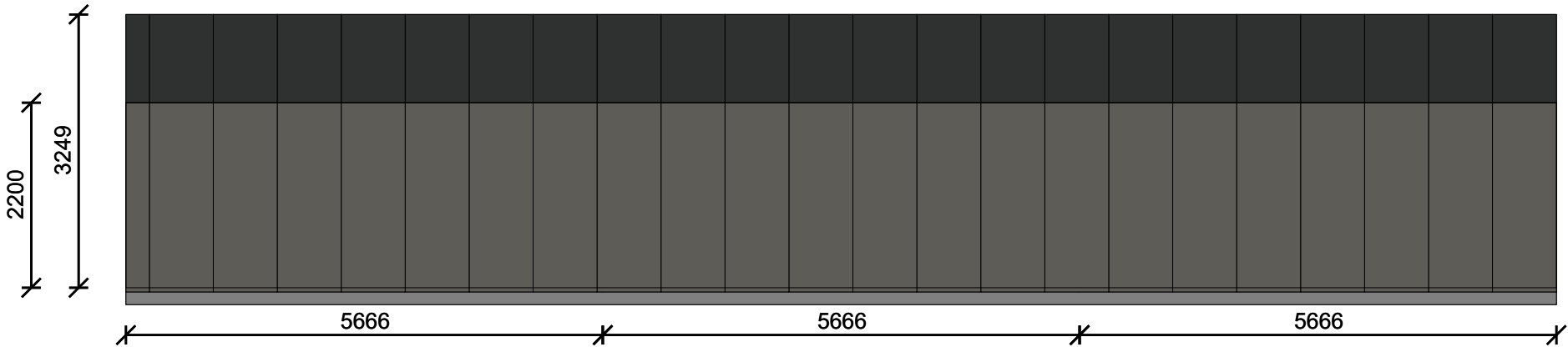
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RM220392

Thursday, 08 September 2022



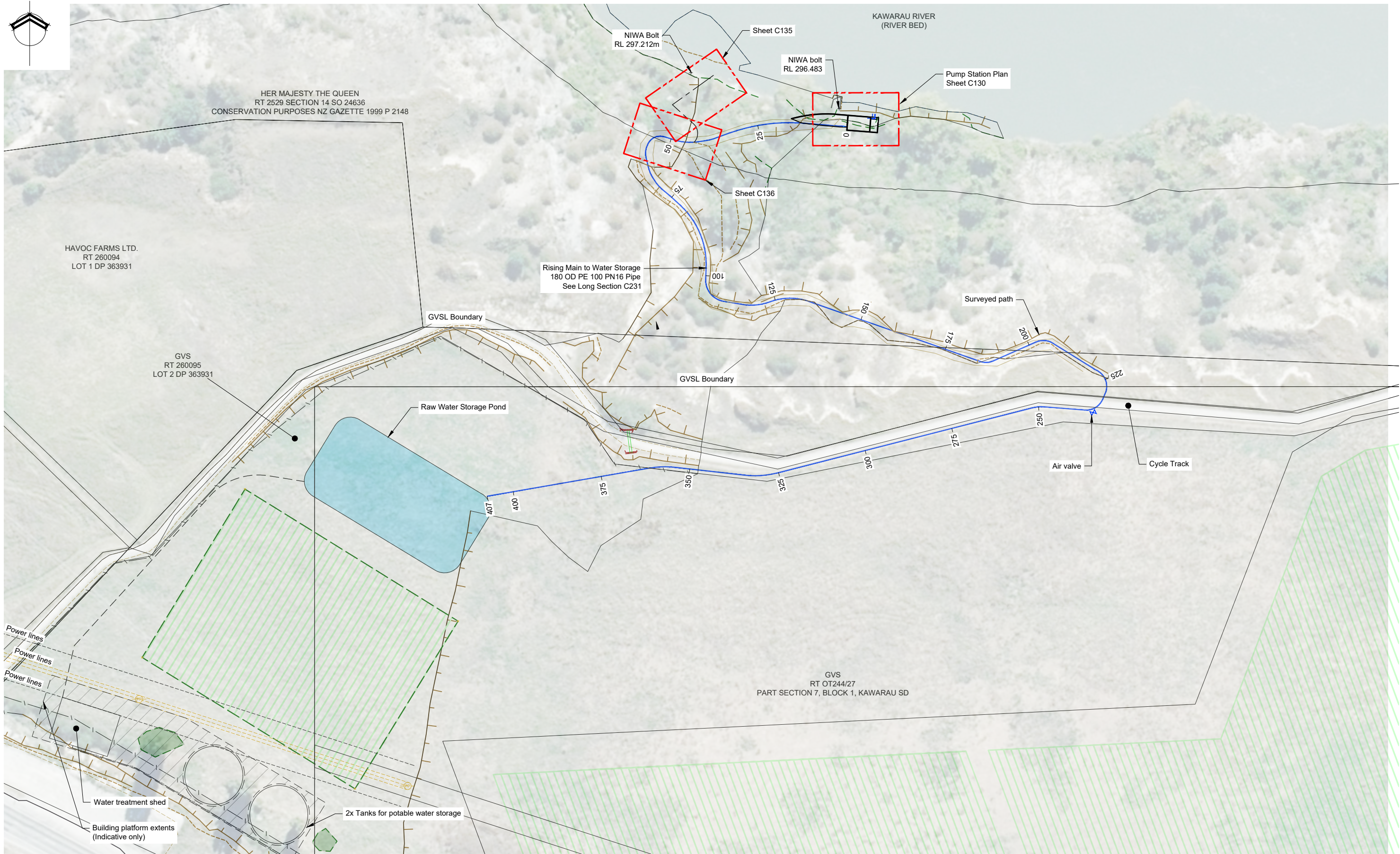
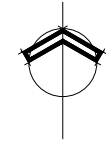
All Dimensions to be checked and verified by the Contractor on site before commencing construction
DO NOT SCALE OFF DRAWINGS

PROJECT NAME: 12.0span,2.2high,17.0long	DRAWING STATUS: WORKING DRAWINGS	
DRAWING NAME: FRONT & REAR ELEVATIONS	DATE: 19/11/2021 JOB NO: 697	SCALE: 75:1 DRAWING NO: A301



All Dimensions to be checked and verified by the Contractor on site before commencing construction
DO NOT SCALE OFF DRAWINGS

PROJECT NAME: 12.0span,2.2high,17.0long	DRAWING STATUS: WORKING DRAWINGS	
	DRAWING NAME: LEFT & RIGHT ELEVATIONS	<div>DATE: 19/11/2021 JOB NO: 697</div> <div>SCALE: 75:1 DRAWING NO: A302</div>



Path: Z:\2_Jobs\000641 - 000650\000642-Gibbston Valley WS6_Drawings\04_Production | File Name: Q000642 Intake.dwg

Revision	B	For Consent	PD	17/07/23	Surveyed	Paterson Pitts	Jun '21
	A	For Review	PD	04/07/23	Designed	PD	Feb '23
			App		Drawn	AB	Jul '23
			Date		Reviewed	PD	Jul '23
				Approved	PD		Jul '23
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Client

Gibbston Valley Station Ltd

Project Title

Gibbston Valley Water Supply

Sheet Title

Intake and Rising Main Layout Plan

Scale (A1 Original)

1:500 m

Issue

For Consent

Project No

Q000642

Sheet

C120

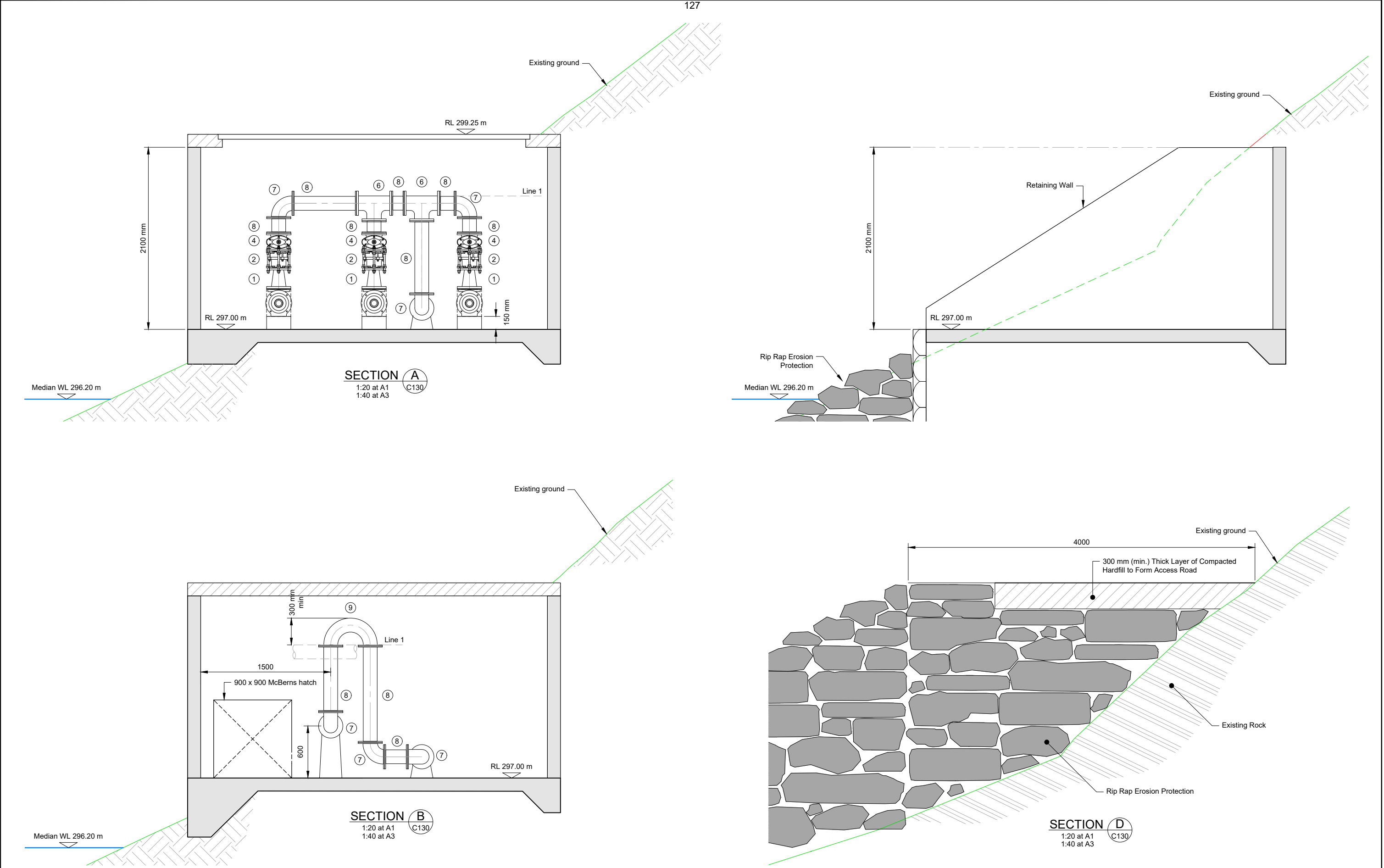
Revision

B





Scale (A1 Original)		1:20 m
Issue		For Consent
Project No	Sheet	Revision
Q000642	C130	H



C	For Consent	PD	18/10/23	Surveyed	PD	Jun 23
B	For Consent	PD	17/07/23	Designed	AB	Jun 23
A	For Review	PD	19/06/23	Drawn	PD	Jun 23
Revision		App	Date	Reviewed	PD	Jun 23
				Approved	PD	Jun 23

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Client
Gibbston Valley Station Ltd

Project Title
Gibbston Valley
Water Supply

Sheet Title
Pump Station Sections

Scale (A1 Original)
1:20 m

Issue
For Consent

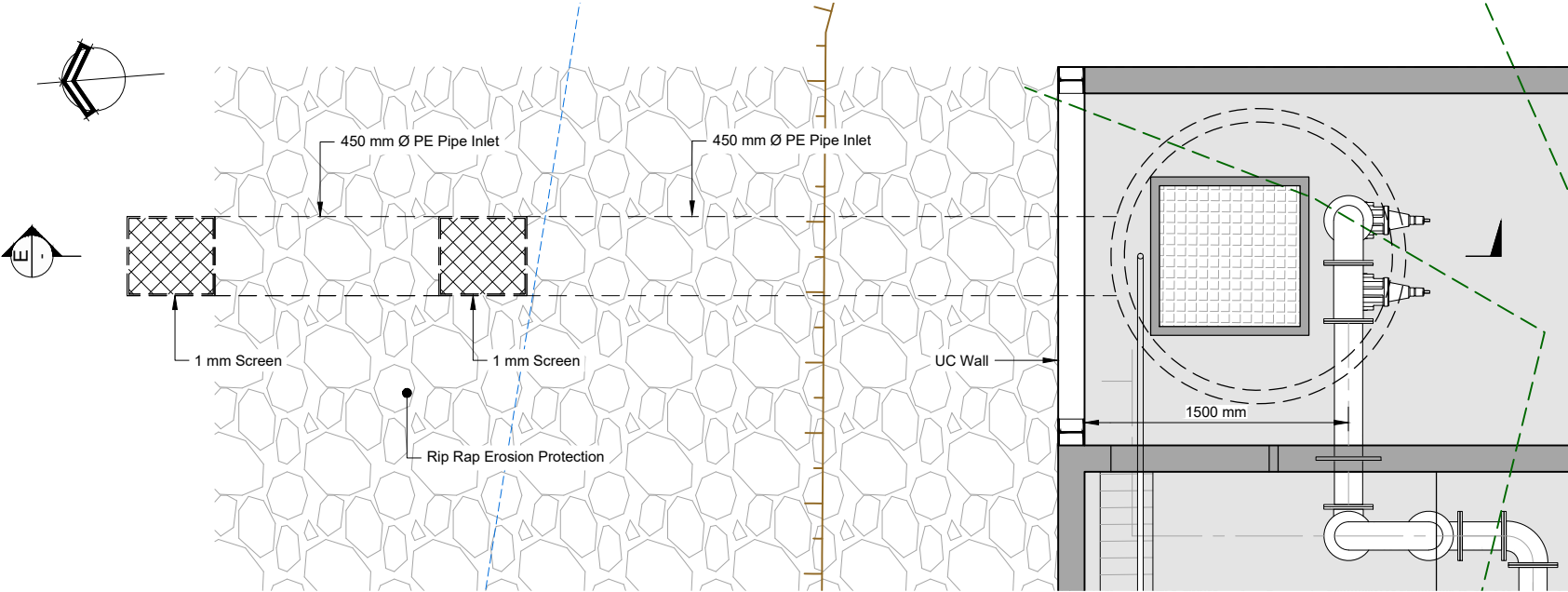
Project No
Q000642

Sheet
C131

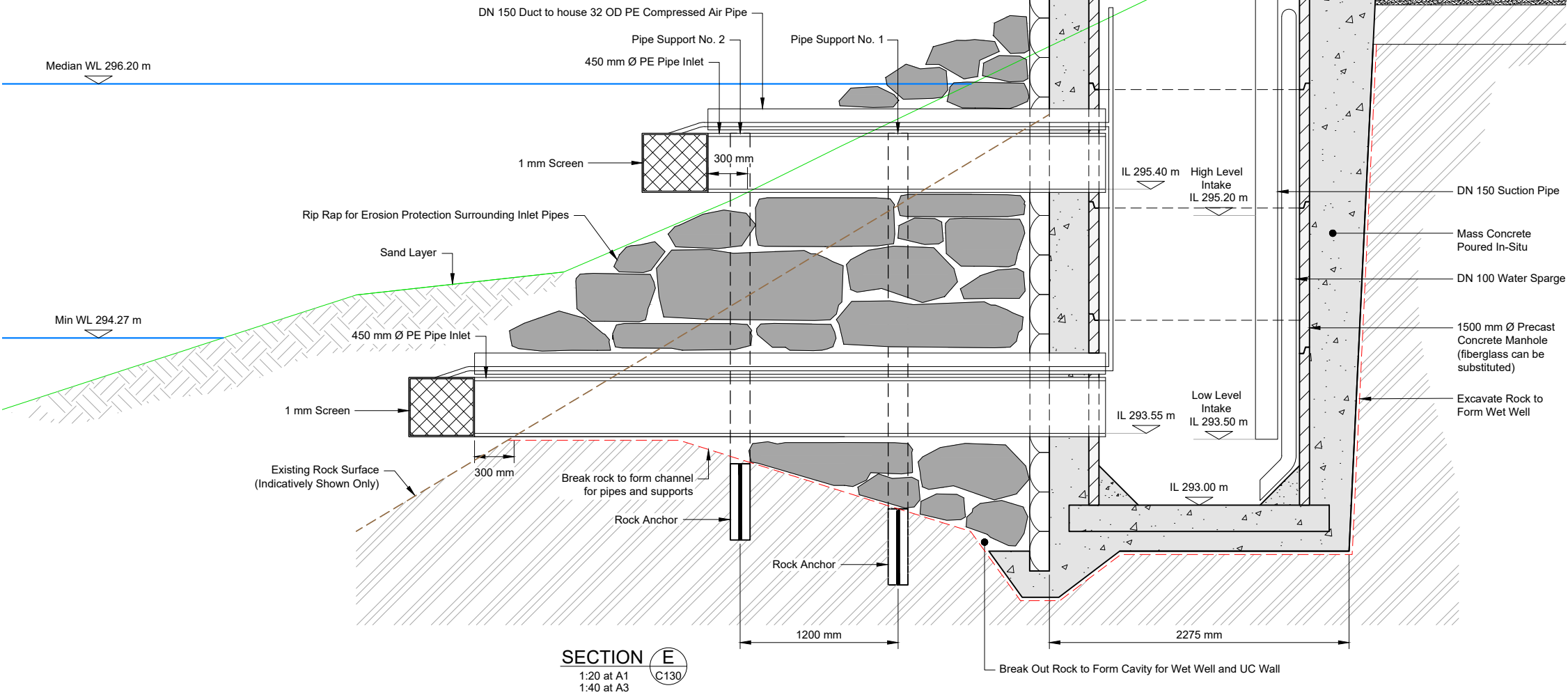
Revision
C

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INTAKE PIPE PLAN
1:20 at A1
1:40 at A3



SECTION E
1:20 at A1
1:40 at A3
C130

100 mm
75 mm
50 mm
40 mm
30 mm
20 mm
10 mm
0

P:\212_Jobs\000642_Gibbston Valley WS\8_Drawings\A3_Production - File Name: Q000642 Intake.dwg

C	For Consent	PD	18/10/23	Designed	PD	Jun 23
B	For Consent	PD	17/07/23	Drawn	JP	Jun 23
A	For Review	PD	19/06/23	Reviewed	PD	Jun 23
Revision		App	Date	Approved	PD	Jun 23

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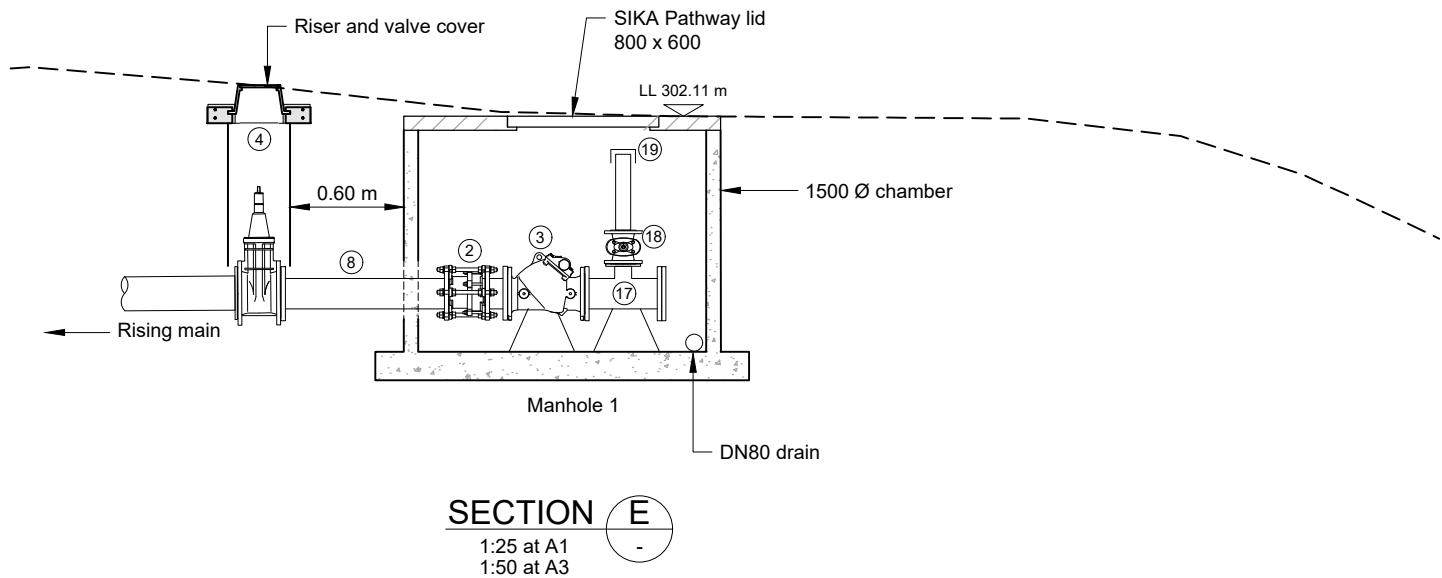
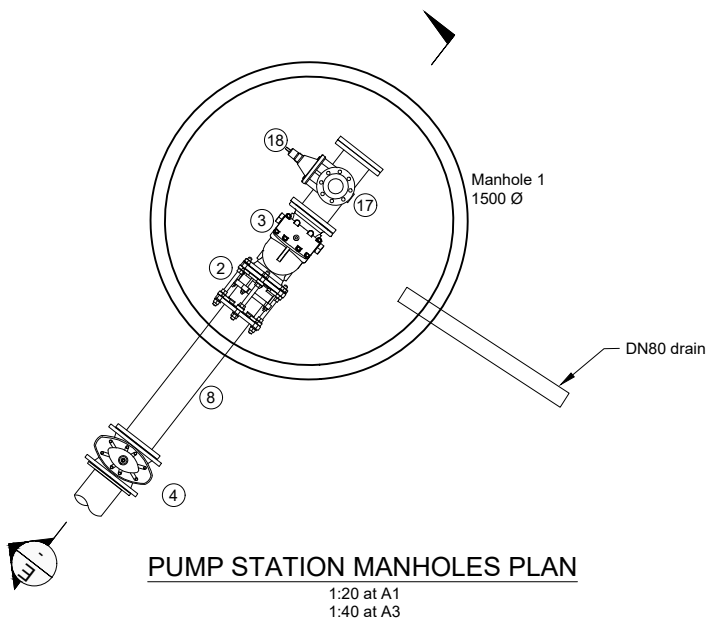
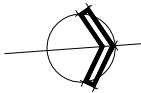
Client
Gibbston Valley Station Ltd

Project Title
Gibbston Valley
Water Supply

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Scale (A1 Original)	1:20 m
Issue	For Consent
Project No	Q000642
Sheet	C132
Revision	C



P:\2023\23_06\000642_Gibbston Valley WS\8_Drawings\A3_Production File Name: Q000642 Intake.dwg

C	For Consent	PD	01/09/23	Surveyed	PD	Jun 23
B	For Consent	PD	17/07/23	Designed	AB	Jun 23
A	For Review	PD	19/06/23	Drawn	PD	Jun 23
Revision	App	Date	Approved	PD	Jun 23	

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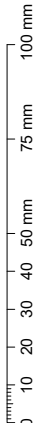
Client
Gibbston Valley Station Ltd

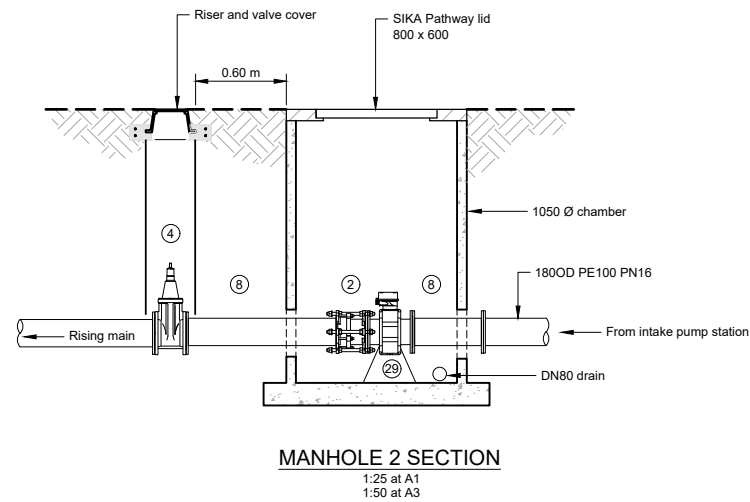
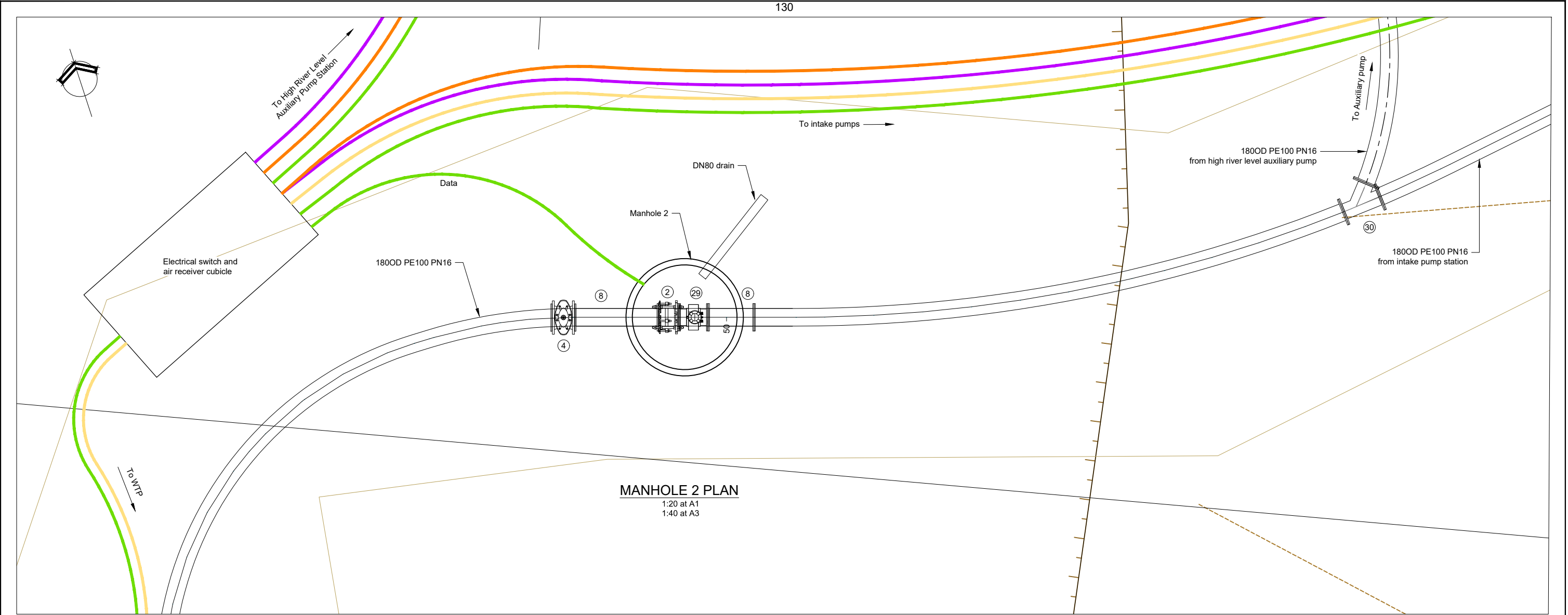
Project Title
Gibbston Valley Water Supply

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Sheet Title	Scale (A1 Original)			1:20 m
High River Level	Issue For Consent			
Auxiliary Pump Station				
Plan and Section				
	Project No	Sheet	Revision	
	Q000642	C135	C	





LEGEND	
—	Pump cable
—	Air
—	LV
—	Data

B A Revision	For Consent	PD 17/07/23	Designed PD Jun 23
	For Review	PD 19/06/23	Drawn AB Jun 23
			Reviewed PD Jun 23
			Approved PD Jun 23
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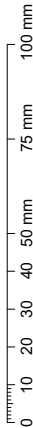
Client
Gibbston Valley Station Ltd

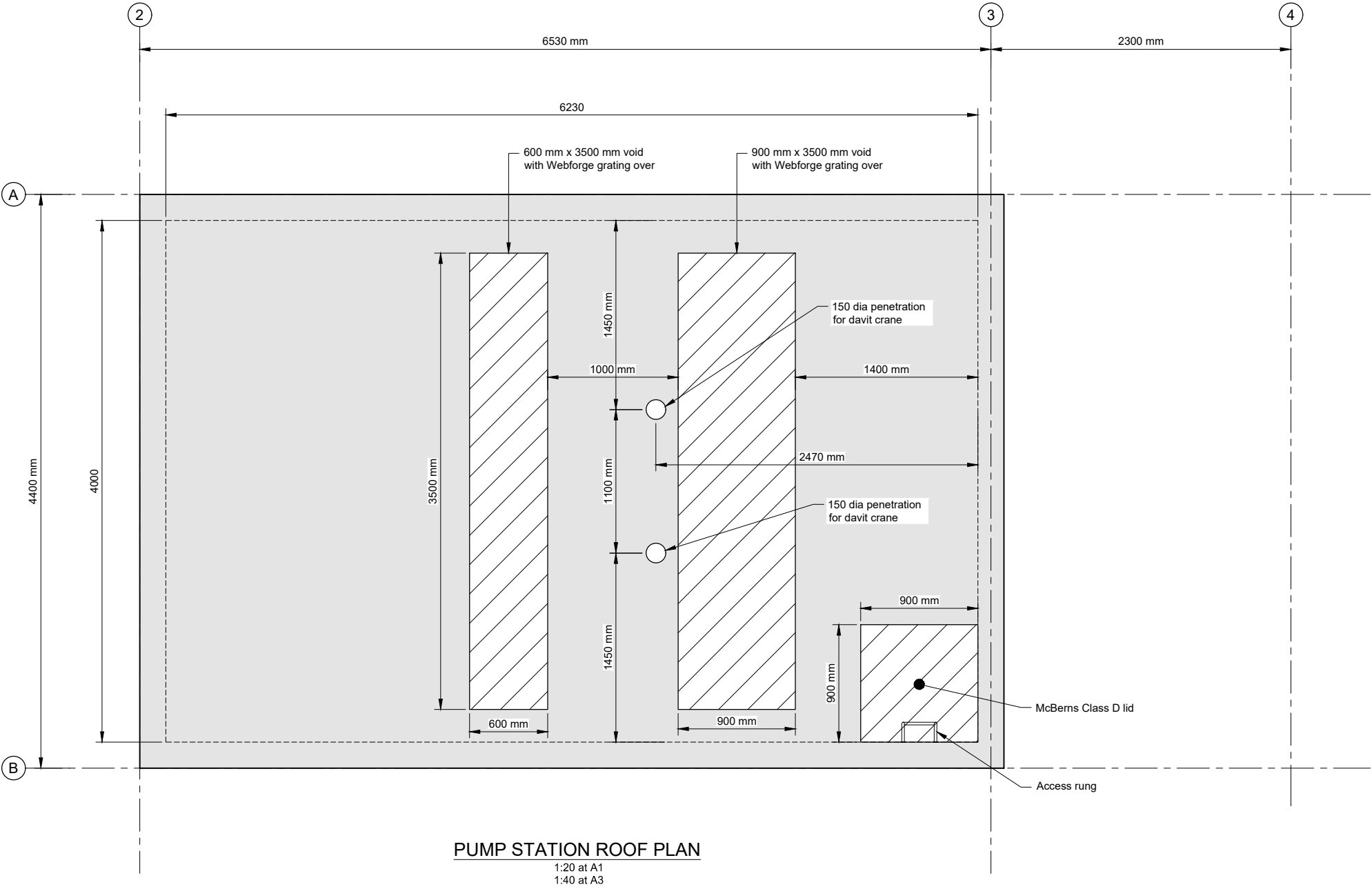
Project Title
Gibbston Valley Water Supply

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Sheet Title Manhole 2 Layout Plan and Section		Scale (A1 Original) 1:25 m
Issue For Consent		
Project No Q000642	Sheet C136	Revision B





PUMP STATION ROOF PLAN
1:20 at A1
1:40 at A3

Path: Z:\2_Jobs\000642_Gibbston Valley WS\B_Drawings\A3_Production File Name: 000642 Intake.dwg

C	For Consent	PD	06/09/23	Designed	PD	Jun 23
B	For Consent	PD	01/09/23	Drawn	AB	Jun 23
A	For Review	PD	19/06/23	Reviewed	PD	Jun 23
Revision		App	Date	Approved	PD	Jun 23

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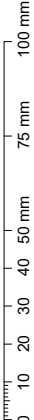
Client
Gibbston Valley Station Ltd

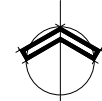
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Project Title
Gibbston Valley
Water Supply

Sheet Title
Pump Station Roof Plan

Scale (A1 Original)		1:20 m
Issue		For Consent
Project No	Sheet	Revision
Q000642	C140	C





SURFACE ANALYSIS CUT/FILL	
COLOUR	ELEVATION RANGE (m)
	-3.5 to -3.0
	-3.0 to -2.5
	-2.5 to -2.0
	-2.0 to -1.5
	-1.5 to -1.0
	-1.0 to -0.5
	-0.5 to 0.0
	0.0 to 0.5
	0.5 to 1.0
	1.0 to 1.5
	1.5 to 2.0
	2.0 to 2.5

Approximate Cut/Fill Summary

Name	Cut	Fill	Net
Pump Station	~110 m³	~50 m³	~60 m³ Cut

Path: Z:_jobs\000641 - 000650\000642 Gibbston Valley WS\9_Drawings\01_Production | File Name: 000642 Intake.dwg

0	For Consent	JR	21/08/23
A	For Information	KM	09/08/23
Revision		App	Date

Surveyed			
Designed	PD		Jun 23
Drawn	AB		Aug 23
Reviewed	KM		Aug 23
Approved	JR		Aug 23

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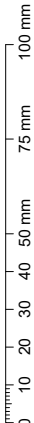
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Client
Gibbston Valley Station Ltd

Project Title
Gibbston Valley
Water Supply

Sheet Title
Pump Station
Earthworks Plan

Scale (A1 Original)		1:250 m
Issue		For Consent
Project No	Sheet	Revision
Q000642	C500	0



Our Reference: 1249070055-40932

Consent No. RM23.870.04

DISCHARGE PERMIT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Gibbston Valley Resort Infrastructure Limited

Address: Deloitte, Level 13, Otago House, Dunedin

To discharge contaminants to land in a manner that they may enter water for the purpose of a water intake structure for resort development and associated residential development

For a term expiring 1 July 2027

Location of consent activity: Kawarau River, approximately 700 metres east of the Kawarau Gorge Suspension Bridge

Legal description of consent location: Easement of Department of Conservation (DoC), Section 14 SO 24636

Map Reference (NZMT 2000): E1277632 N5007869

Conditions

Specific

1. The discharge to land must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as consent number RM23.870
 - a) Resource consent application forms and AEE signed by the Applicant and dated December 2023;
 - b) Further information response s92(1), dated 7 February 2024; and
 - c) Final further information response s92(1), dated 12 April 2024.

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

2. This consent must be exercised in conjunction with Land Use Consent RM23.870.01, Land Use Consent RM23.870.02 and Land Use Consent RM23.870.03.
3. In carrying out any earthworks directly adjacent to the riverbed, the following standards must be adopted:
 - a) Keep work areas outside flowing water to the extent practicable;
 - b) Minimise the overall non-stabilised earthworks footprint;

- c) Progressively stabilise completed areas of earthworks as soon as practicable;
 - d) Divert clean run off away from non-stabilised earthworks areas;
 - e) Use the best practicable option to design and install a variety of perimeter controls for the management of flows of water and sediment and sediment retention; and
 - f) If a heavy rainfall event is forecast, undertake pre-event inspections and any maintenance that is required and postpone work as required.
4. The discharge authorised by this consent must not result in:
- a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;
 - b. Any conspicuous change in colour or visual clarity;
 - c. Any emissions of objectionable odour;
 - d. The rendering of fresh water unsuitable for consumption by farm animals or any significant adverse effects on aquatic life.

In any river, lake, artificial watercourse or wetland.

5. During earthwork activities, the ingress and accumulation of surface run off water and/or perched groundwater must be minimised by:
- a) Maintaining a waterproof cover over any excavation trenches and pits outside of working hours;
 - b) Diversion of surface water flow around the work areas; and
 - c) Regular disposal of the water, if ponding occurs within the excavation.

Performance Monitoring

6. Prior to the commencement of earthwork activity on the subject site, an Erosion and Sediment Control Plan (ESCP) must be prepared and submitted to the Consent Authority for certification. The ESCP must contain sufficient detail to address the following matters :
- a) Specific erosion and sediment control works (locations, dimensions, capacity etc);
 - b) Supporting calculations and design drawings;
 - c) Catchment boundaries and contour information;
 - d) Details of construction methods;
 - e) Timing and duration of construction and operation of control works;
 - f) Details relating to the management of exposed areas; and
 - g) Monitoring and maintenance requirements.
7. Within 10 working days following installation of the specific erosion and sediment control works referred to in Condition 6, and prior to the commencement of earthworks activity on the subject site, a suitably qualified professional must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with Condition 6 to the Consent Authority.

The operational effectiveness and efficiency of all erosion and sediment control measures must be maintained throughout the duration/each stage of earthwork activity, or until the site is permanently stabilised against erosion.

8. When undertaking works within the bed of the Kawarau River for the construction works, the Consent Holder must:
- a) Undertake works, as far as practicable, when flows in the river are low;
 - b) Undertake works with the minimum practicable time in the wet bed;
 - c) Ensure that any reinstatement of works after floods are, as far as practicable, on the recession of the flood, while the river flow is still naturally turbid;
 - d) Ensure that sediment losses to natural water are avoided where practicable and that silt control measures are in place;
 - e) Ensure that all disturbed vegetation, soil or other material is deposited, stockpiled or contained to prevent the movement of the material so that it does not result in:
 - i. the diversion, damming or blockage of any river or stream;
 - ii. the passage of fish being impeded;
 - iii. the destruction of any significant habitat in a water body;
 - iv. flooding or erosion.
 - g) Ensure that consented structures in the bed or banks of the river are stabilised and/or armoured to prevent scouring and erosion;
 - h) Ensure that the installation of in-river structures and associated river disturbances are implemented under the supervision of persons with appropriate experience in the supervision of in-river civil engineering construction works;
 - i) Ensure that fuel storage tanks and machinery stored in the construction area are maintained at all times to prevent leakage of oil and other contaminants into the river. No refuelling of machinery must occur within the river. In the event of contamination, the consent holder must undertake remedial action and notify the Consent Authority within 5 working days; and
 - j) Ensure that any damage to the riverbanks be reinstated to a quality at least equivalent to that prior to works commencing within one month of completion of the works.
9. Where any sediment discharge incident beyond the property boundary caused by the residential earthworks has led to a discharge to water, the Consent Holder must:
- a. Report to Consent Authority details of the incident within 12 hours of becoming aware of the incident;
 - b. Identify any corrective actions taken by the Consent Holder so far; and
 - c. Provide a comprehensive Environmental Incident Report to the Consent Authority within 10 working days of the incident occurring.
10. Within 10 working days following the completion of earthworks on the subject site all areas of exposed soil will be permanently stabilised against erosion.

General

11. The Consent Holder must ensure that the discharge authorised by this consent does not cause any flooding, erosion, scouring, land instability or property damage.

12. The Consent Holder must ensure that all practical measures are taken to prevent cement and cement products, from entering flowing water. This must include:
 - a) Avoiding flowing water coming into contact with the concrete until the concrete is firmly set.
 - b) Using boxing or other similar devices to contain wet cement during construction of the structure.
 - c) If any concrete is spilled beyond the boxing, pouring of concrete must stop immediately and all concrete must be removed from the watercourse.
 - d) No equipment used in the pouring of concrete may be washed out on-site.
 - e)

Notes to Consent Holder

1. *The Consent Holder will be required to pay the Consent Authority an administration and monitoring charge to recover the actual and reasonable costs incurred to ensure ongoing compliance with the conditions attached to this consent, collected in accordance with Section 36 of the Resource Management Act 1991.*
2. *To calculate the change in clarity in the water, follow the below calculation: Upstream – Downstream = Change Change ÷ Upstream X 100 = % Change A conspicuous change in visual clarity is defined as 40%.*
3. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
4. *Where information is required to be provided to the Consent Authority in Condition 6-10 this is provided in writing to compliance@orc.govt.nz, and the email heading is to reference RM23.870.04 and the condition the information relates to.*

Issued at Dunedin this 2nd day of July 2024



Peter Christophers
Acting Team Leader Consents Coastal

Our Reference: 1249070055-4029

Consent No. RM23.870.01

LAND USE CONSENT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Gibbston Valley Resort Infrastructure Limited

Address: Deloitte, Level 13, Otago House, Dunedin

To place structures in the Kawarau River for the purpose of water abstraction

For a term expiring 1 July 2027

Location of consent activity: Kawarau River, approximately 700 metres east of the Kawarau Gorge Suspension Bridge

Legal description of consent location: Easement of Department of Conservation (DoC), Section 14 SO 24636

Map Reference (NZTM 2000): E1277632 N5007869

Conditions

Specific

1. This consent authorises the placement and maintenance of an intake structure, wet well, water intakes and rock armouring within the bed of Kawarau River. The placement and maintenance activities must be carried out in accordance with the plans and all information submitted with the application, detailed below, and in the location specified above and in Appendix 1, and all referenced by the Consent Authority a consent number RM23.870.01.
 - a) Resource consent application and supporting information dated 8 December 2023.
 - b) Further information response s92(1), dated 7 February 2024.
 - c) Additional further information response s92(1), dated 12 April 2024.

If there are inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

2. All construction and maintenance activities must be managed so to minimise sediment being realised into the Kawarau River and must ensure that discharges associated with the works do not cause:

- a) A conspicuous change to the colour or clarity of the receiving waters beyond 20 metres from the construction site; or
 - b) Conspicuous oil or grease films, scums, foams, or floatable or suspended material 20 metres from the construction site.
3. The works authorised by this consent must be complete within 12 weeks of the commencement date of the works and notified to the Consent Authority in Condition 11.
4. Hours of work under this consent shall be from 7.00 am to 7.00 pm, Monday to Saturday. Works shall not be undertaken on Sundays or Public Holidays.
5. The activity authorised by this consent must only be exercised in accordance with Land Use Consent RM23.870.02, Land Use Consent RM23.870.03 and Discharge Permit RM23.870.04.
6. When undertaking works within the wet bed of the Kawarau River, works must be kept to a minimum.
7. In carrying out any works directly adjacent to the riverbed, the following standards must be adopted:
 - a) Keep work areas outside flowing water to the extent practicable;
 - b) Minimise the overall non-stabilised earthworks footprint;
 - c) Progressively stabilise completed areas of earthworks as soon as practicable;
 - d) Divert clean run off away from non-stabilised earthworks areas;
 - e) Use the best practicable option to design and install a variety of perimeter controls for the management of flows of water and sediment and sediment retention; and
 - f) If a heavy rainfall event is forecast, undertake pre-event inspections and any maintenance that is required and postpone work as required.
8. During the works to erect and maintain the wet-well intake structure, provision for public access along the trail (on the upper escarpment) is made available at all times.
9. Ongoing public access is not obstructed along the trail (on the upper escarpment) at the completion of works, and any permanent above ground structures associated with this project (i.e. pump station) are located off the trail.

Performance Monitoring

10. The Consent Holder must prepare and submit a Construction Management Plan (CMP) to the Consent Authority for certification no less than 10 working days prior to the commencement of construction. The CMP must (as a minimum) specify the following:
 - a) Construction timetable and staging;
 - b) Construction methodology;
 - c) General site management, including details of:

- i. site access;
 - ii. the bunding or containment of potential contaminants including fuel and lubricants;
 - iii. methods to minimise sedimentation and erosion;
 - iv. use and maintenance of machinery;
 - v. methods to maintain public access, while the works are being carried out;
 - vi. methods to ensure compliance with noise standards;
 - vii. a spill contingency management plan;
 - viii. methods to secure the site, equipment and material prior and during high flows or flood events; and
 - ix. methods to ensure the site, equipment and material will not exacerbate damage to property and infrastructure or increase risk to human life during high flows or flood events;
- d) Site reinstatement upon completion of the structure; and
- e) Methods for dealing with complaints.

Construction must not commence until the CMP has been certified and all measures identified in that plan as needing to be put in place prior to the start of the works are in place.

All works on-site must comply with the certified CMP at all times. All personnel working onsite must be made aware of the requirements contained in the CMP.

A copy of the CMP must be held on-site at all times while the construction activity is occurring.

11. The Consent Holder must notify the Consent Authority in writing of the commencement date of the works and provide photographs of the area where work is to be undertaken no less than 10 working days prior to the commencement of works.

Photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form.

12. Prior to exercising the consent, the Consent Holder must install a fish screen across the intake to avoid fish ingress and uptake the complies with the following:
 - a) The apertures on the intake screen are not greater than 1 millimetre aperture as identified in the approved plans.
 - b) The fish screen must be fully functional at all times. If it is damaged and cannot be repaired or replaced immediately, the intake must be shut down.

13. The fish screen, as required by Condition 12, must be maintained in good working order, to ensure that the screen is performing as designed. Records must be kept of all inspections and maintenance, and these should be made available to the Consent Authority, on request.
14. Within five working days of the completion of the works, the site must be restored as follows:
 - a) All machinery, equipment, construction materials, surplus material, debris, rubbish and other material related to the construction activity must be removed from the site;
 - b) The banks and riparian margins left in a stable condition;
 - c) All exposed earthworks rehabilitated with native plants; and
 - d) The existing ground is reinstated to a like-for-like condition following the works.

The Consent Holder must submit to the Consent Authority photographic evidence of the completed works and rehabilitation undertaken in accordance with this condition within 10 working days of the completion of the construction activity.

Photographs must be in colour and be no smaller than 200 x 150 millimetres.

15. Within 40 working days of the completion of the construction activity, the Consent Holder must supply the Consent Authority with a complete set of 'as built' plans. The 'as built' plans must include a location plan, a plan which shows the structure specifications, a typical cross section, and the GPS coordinates of the end of each of the four pipes on the intake gallery structure.
16. The Consent Holder must provide an updated Flood Management Plan to the Consent Authority for review and acceptance if they propose any changes from the following:
 - a) Weather forecasts are to be monitored daily (including consulting multiple forecasting sources).
 - b) Works sensitive to high river levels are not to be undertaken if heavy rain is forecasted for the catchment of the Kawarau River in the upcoming days.
 - c) No more than 5 linear metres of retaining wall is to be under construction at any time, in order to minimise the area of exposed open cut.
 - d) In the event of forecasted high river levels:
 - All equipment and materials undertaking works considered to be within a potential flood hazard location are to be moved to high ground.
 - Any open excavation is to be secured by covering with fastened Bidim cloth or similar geotechnical fabric to prior to high flow event.
 - e) Refuelling areas will be outside of potential flood hazard.
 - f) Material storage will be above high river level.

- g) Temporary drainage measures for the access track are to be constructed and inspected/maintained following significant rainfall events. Silt transport mitigation measures are to be installed and maintained as appropriate.
- h) Before leaving site each day multiple weather forecasts will be consulted, and if significant rainfall is expected, all plant will be removed from the potential flood hazard area.

General

- 17. The structure authorised by this consent must be maintained to ensure that they are structurally sound, pose no undue risk to human life, property, or the natural environment.
- 18. The Consent Holder shall ensure that the construction activity, maintenance activity, and structure do not cause any flooding, erosion, scouring, land instability, or property damage.
- 19. At completion the works shall not result in any decrease of the upstream and downstream cross-sectional area of the streambed, as the streambed exists prior to commencement of the works authorised by this consent.
- 20. When undertaking construction and maintenance works within the bed of the Kawarau River, the Consent Holder must:
 - a) Ensure that any reinstatement of works after floods are, as far as practicable, on the recession of the flood, while the river flow is still naturally turbid;
 - b) Ensure that all disturbed vegetation, soil or other material is deposited, stockpiled or contained to prevent the movement of the material so that it does not result in:
 - i. the diversion, damming or blockage of any river or stream;
 - ii. the passage of fish being impeded;
 - iii. the destruction of any significant habitat in a water body;
 - iv. flooding or erosion.
 - c) Ensure that consented structures in the bed or banks of the river are stabilised and/or armoured to prevent scouring and erosion;
 - d) Ensure that no wet concrete and sediment are discharged into the Kawarau River;
 - e) Ensure that the installation of in-river structures and associated river disturbances are implemented under the supervision of persons with appropriate experience in the supervision of in-river civil engineering construction works;
 - f) Ensure that fuel storage tanks and machinery stored in the construction area are maintained at all times to prevent leakage of oil and other contaminants into the river. No refuelling of machinery must occur within the river. In the event of contamination, the

Consent Holder must undertake remedial action and notify the Consent Authority within 5 working days; and

- g) Ensure no damage to trees on the riverbed or in riparian areas; and

Ensure that any damage to the riverbanks be reinstated to a quality at least equivalent to that prior to works commencing within one month of completion of the works.

- 21. The Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must:

- a) Waterblast all machinery to remove any visible dirt and/or vegetation prior to being brought on-site to reduce the potential for pest species being introduced to the bed of the watercourse. Machinery and equipment that has worked in watercourses must, prior to entering the site, also be cleaned with suitable chemicals or agents to kill didymo;
- b) To avoid the spread of the *Didymosphenia geminata* or any other pest plant, not use machinery in the berm or bed of the river that has been used in any area where the pest plant(s) are known to be present in the previous 20 working days, unless the machinery has been thoroughly cleansed with a decontamination solution (for information on decontamination contact the Consent Authority's Biosecurity Team);
- c) Remove any vegetation caught on the machinery at the completion of works; and
- d) Prior to leaving the site, waterblast all machinery following the completion of works to reduce the potential for pest species being spread from the bed of the watercourse.

- 22. In the event that an unidentified archaeological site is located during works, the following will apply:

- a) Work must cease immediately at that place and within 20 metres around the site.
- b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Consent Authority must be notified.
- c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
- d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (c)

will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.

- e) Works affecting the archaeological site and any human remains (kōiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.
- f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

23. If the consent holder:

- (a) discovers any of the following: kōiwi tangata (human skeletal remains), wāhi taoka (resources of importance), wāhi tapu (places or features of special significance) or other Māori artefact material, or any feature or archaeological material that predates 1900:

All works shall cease and provision shall be made to enable the site to be inspected by the relevant authority or agency:

- (b) if the discovery is human remains or kōiwi, the New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process shall not apply until the New Zealand Police confirm that they have no further interest in the discovery; or
- (c) if the discovery is of other than evidence of contaminants, a site inspection for the purpose of initial assessment and response shall be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Mana Whenua representatives;

Work within the area determined by the Council at e. shall only recommence when all of the following requirements, so far as relevant to the discovery, have been met:

- i. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
- ii. any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
- iii. the requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health are met;

- iv. any material of scientific or educational importance must be recorded and if appropriate recovered and preserved;
- v. where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Mana Whenua, that:
 - any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and
 - any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values.
- vi. any necessary resource consent has been granted to any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the Plan or allowed by any existing resource consent.
- vii. there are no requirements in the case of archaeological sites that are not of Māori origin and are not covered by Heritage New Zealand Pouhere Taonga Act 2014

Review

24. Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent within 3 months of each anniversary of the commencement of this consent for the purpose of:
 - a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
 - b) ensuring the conditions of this consent are consistent with any National Environmental Standards Regulations, relevant plans and/or the Otago Regional Policy Statement.

Notes to Consent Holder

1. *If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).*

2. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

3. *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand (see Section 6). For pre-contact Maori sites this evidence may be in the form of Taonga (artefacts) such as tiki (adzes) or flake tools as well as bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Pre-1900 buildings are also considered archaeological sites. Burials/koiwi tangata may be found from any historic period. Archaeological sites are legally protected under Sections 42(1) & (2) of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an Authority from Heritage New Zealand Pouhere Taonga irrespective of whether the works are permitted, or a consent has been issued under the Resource Management Act 1993 or Building Act 1991.*

4. *The Consent Holder will be required to pay the Consent Authority an administration and monitoring charge to recover the actual and reasonable costs incurred to ensure ongoing compliance with the conditions attached to this consent, collected in accordance with Section 36 of the Resource Management Act 1991.*

5. *The Consent Holder must comply with the Biosecurity Act 1993 and the rules of the Regional Pest Management Plan 2019 in relation to avoiding the spread of pest organisms.*

*The Consent Holder must also comply with all notices and guidelines issued by Biosecurity New Zealand, in relation to avoiding spreading the pest organism *Didymosphenia geminata* known as “Didymo” (refer to www.biosecurity.govt.nz/didymo).*

6. *In accordance with Condition 10, CMP measures undertaken on site are not part of the actual construction activities provided for in the 12-week timeframe as required by Condition 3*

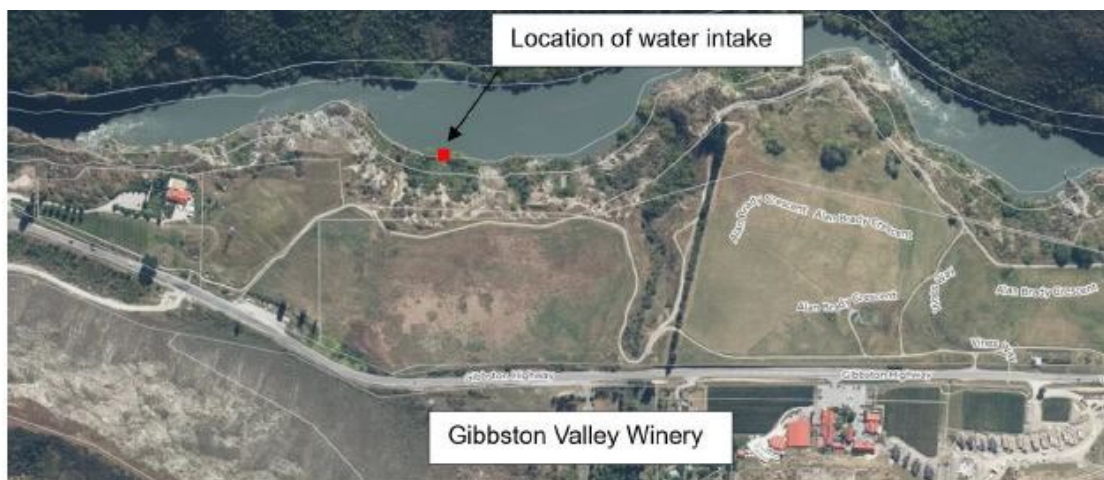
7. *Where information is required to be provided to the Consent Authority in condition/s 10-16 this is provided in writing to compliance@orc.govt.nz and the email heading is to reference RM23.870.01 and the condition/s the information relates to.*

Issued at Dunedin this 2nd day of July 2024



Peter Christophers
Acting Team Leader Consents Coastal

Appendix 1: Intake structure location



Our Reference: 1249070055-40930

Consent No. RM23.870 .02

LAND USE CONSENT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Gibbston Valley Resort Infrastructure Limited

Address: Deloitte, Level 13, Otago House, Dunedin

To disturb the bed of the Kawarau River for the purpose of placing structures

For a term expiring 1 July 2027

Location of consent activity: Kawarau River, Approximately 700 metres east of the Kawarau Gorge Suspension Bridge

Legal description of consent location: Easement of Department of Conservation (DoC), Section 14 SO 24636

Map Reference (NZTM 2000): E1277632 N5007869

Conditions

Specific

1. This consent authorises the disturbance of the bed of the Kawarau River at the location specified above, for the purpose of erecting an intake structure, wet well, water intakes and rock armoring within the bed of Kawarau River. The disturbance must be carried out in accordance with the plans and all information submitted with the application, detailed below, and in the location specified above and in Appendix 1, and all referenced by the Consent Authority as consent number RM23.870.
 - a) Resource consent application and supporting information dated 8 December 2023.
 - b) Further information response s92(1), dated 7 February 2024.
 - c) Additional further information response s92(1), dated 12 April 2024.

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

2. The works authorised by this consent must be completed within 12 weeks of the commencement date of the works as notified to the Consent Authority in Condition 6.
3. The activity authorised by this consent must only be exercised in accordance with the Land Use Consent RM23.870.01, Land Use Consent RM23.870.03 and Discharge Permit RM23.870.04.
4. When undertaking works within the wet bed of the Kawarau River, works must be kept to a minimum.
5. All disturbance activities must be managed so to minimise sediment being released into the Kawarau River and must ensure that discharges associated with the works do not cause:
 - a) A conspicuous change to the colour or clarity of the receiving waters beyond 20 metres from the construction site; or
 - b) Conspicuous oil or grease films, scums, foams, or floatable or suspended material 20 metres from the construction site.

Performance Monitoring

6. The Consent Holder must notify the Consent Authority in writing of the commencement date of the works and provide photographs of the area where work is to be undertaken no less than 10 working days prior to the commencement of works.

Photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form.

7. Within five working days of the completion of the disturbance activity, the site must be restored as follows:
 - a) All machinery, equipment, construction materials, surplus material, debris, rubbish and other material related to the construction activity must be removed from the site;
 - b) The banks and riparian margins left in a stable condition; and
 - c) The existing ground is reinstated to a like-for-like condition following the works.

The Consent Holder must submit to the Consent Authority photographic evidence of the completed works undertaken in accordance with this condition within 10 working days of the completion of the construction activity.

Photographs must be in colour and be no smaller than 200 x 150 millimetres.

General

8. When undertaking works within the bed of the Kawarau River, the Consent Holder must:
- a) Undertake works with the minimum practicable time in the wet bed;
 - b) Ensure that any reinstatement of works after floods are, as far as practicable, on the recession of the flood, while the river flow is still naturally turbid;
 - c) Ensure that sediment losses to natural water are avoided where practicable and that silt control measures are in place and wet concrete is not discharged near the Kawarau River;
 - d) Ensure that all disturbed vegetation, soil or other material is deposited, stockpiled or contained to prevent the movement of the material so that it does not result in:
 - i. the diversion, damming or blockage of any river or stream;
 - ii. the passage of fish being impeded;
 - iii. the destruction of any significant habitat in a water body;
 - iv. flooding or erosion.
 - e) Ensure that consented structures in the bed or banks of the river are stabilised and/or armoured to prevent scouring and erosion;
 - f) Ensure that the installation of in-river structures and associated river disturbances are implemented under the supervision of persons with appropriate experience in the supervision of in-river civil engineering construction works;
 - g) Ensure that fuel storage tanks and machinery stored in the construction area are maintained at all times to prevent leakage of oil and other contaminants into the river. No refuelling of machinery must occur within the river. In the event of contamination, the Consent Holder must undertake remedial action and notify the Consent Authority within 5 working days;
 - h) Ensure no damage to trees on the riverbed or in riparian areas; and
 - i) Ensure that any damage to the riverbanks be reinstated to a quality at least equivalent to that prior to works commencing within one month of completion of the works.
9. The works in the riverbed must not cause flooding or damage to any other person's property erosion, and instability, sedimentation or property damage.
10. The Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must:
- a) Waterblast all machinery to remove any visible dirt and/or vegetation prior to being brought on-site to reduce the potential for pest species being introduced to the bed of the watercourse. Machinery and equipment that has worked in watercourses must, prior to entering the site, also be cleaned with suitable chemicals or agents to kill didymo;

- b) To avoid the spread of the *Didymosphenia geminata* or any other pest plant, not use machinery in the berm or bed of the river that has been used in any area where the pest plant(s) are known to be present in the previous 20 working days, unless the machinery has been thoroughly cleansed with a decontamination solution (for information on decontamination contact the Consent Authority's Biosecurity Team);
 - c) Remove any vegetation caught on the machinery at the completion of works; and
 - d) Prior to leaving the site, waterblast all machinery following the completion of works to reduce the potential for pest species being spread from the bed of the watercourse.
11. In the event that an unidentified archaeological site is located during works, the following will apply;
- a) Work must cease immediately at that place and within 20 metres around the site.
 - b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Consent Authority must be notified.
 - c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
 - d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
 - e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.
 - f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

Review

12. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent within 3 months of each anniversary of the commencement of this consent for the purpose of:
- a) Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or

- b) Ensuring the conditions of this consent are consistent with any National Environmental Standards Regulations, relevant plans and/or the Otago Regional Policy Statement.

Notes to Consent Holder

1. *If you require a replacement consent upon the expiry date of this consent, any new application should be lodged at least 6 months prior to the expiry date of this consent. Applying at least 6 months before the expiry date may enable you to continue to exercise this consent under section 124 of the Resource Management Act 1991 until a decision is made on the replacement application (and any appeals are determined).*
2. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
3. *The Consent Holder will be required to pay the Consent Authority an administration and monitoring charge to recover the actual and reasonable costs incurred to ensure ongoing compliance with the conditions attached to this consent, collected in accordance with Section 36 of the Resource Management Act 1991.*
4. *The Consent Holder must comply with the Biosecurity Act 1993 and the rules of the Regional Pest Management Plan 2019 in relation to avoiding the spread of pest organisms*

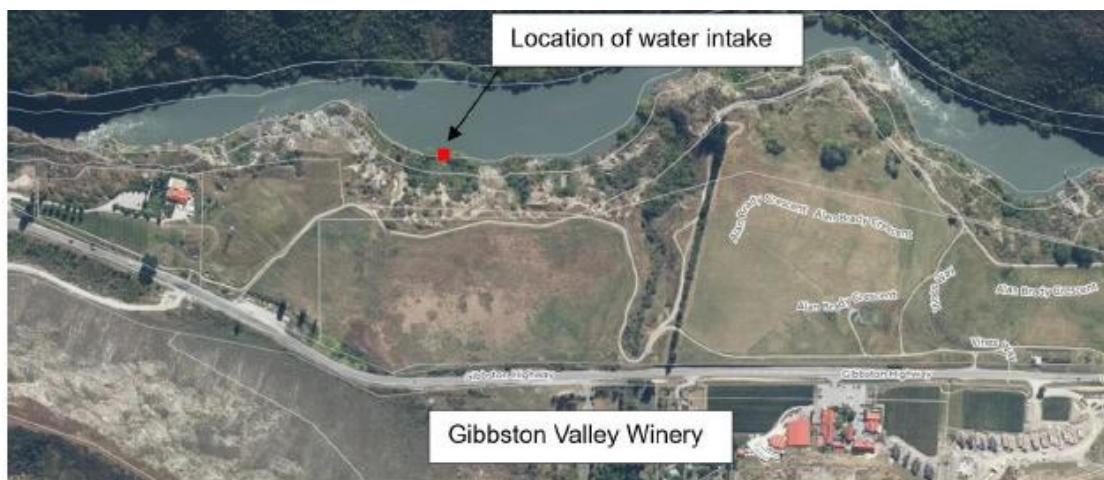
*The Consent Holder must also comply with all notices and guidelines issued by Biosecurity New Zealand, in relation to avoiding spreading the pest organism *Didymosphenia geminata* known as “Didymo” (refer to www.biosecurity.govt.nz/didymo).*
5. *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand (see Section 6). For pre-contact Maori sites this evidence may be in the form of Taonga (artefacts) such as toki (adzes) or flake tools as well as bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Pre-1900 buildings are also considered archaeological sites. Burials/koiwi tangata may be found from any historic period. Archaeological sites are legally protected under Sections 42(1) & (2) of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an Authority from Heritage New Zealand Pouhere Taonga irrespective of whether the works are permitted, or a consent has been issued under the Resource Management Act 1993 or Building Act 1991.*

6. Where information is required to be provided to the Consent Authority in condition/s 6 and 7 this is provided in writing to compliance@orc.govt.nz, and the email heading is to reference RM23.870.02 and the condition/s the information relates to.

Issued at Dunedin this 2nd day of July 2024



Peter Christophers
Acting Team Leader Consents Coastal

Appendix 1: Showing the location of the intake structure (Source: Application)

Our Reference: 1249070055-40931

Consent No. RM23.870.03

LAND USE CONSENT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Gibbston Valley Resort Infrastructure Limited

Address: Deloitte, Level 13, Otago House, Dunedin

To undertake earthworks for the purpose of creating a water intake structure for a resort development and associated residential development

For a term expiring 1 July 2027

Location of consent activity: Kawarau River, approximately 700 metres east of the Kawarau Gorge Suspension Bridge

Legal description of consent location: Easement of Department of Conservation (DoC), Section 14 SO 24636

Map Reference (NZTM 2000): E1277632 N5007869

Conditions

Specific

1. This consent authorises the use of land for residential earthworks and the associated discharge of sediment laden water to land, within the area of land shown in Appendix 1 and 2 attached to this consent.
2. The use of land for earthworks for an intake structure and the associated residential development and any associated discharge must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as consent number RM23.870
 - a) Resource consent application forms and AEE signed by the Applicant and dated December 2023;
 - b) Further information response s92(1), dated 7 February 2024; and
 - c) Final further information response s92(1), dated 12 April 2024.

If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.

3. The earthworks authorised by this consent must only be exercised in conjunction with Land Use Consent RM23.870.01, Land Use Consent RM23.870.02 and Discharge Permit RM23.870.04.
4. Prior to commencement of the residential earthworks the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to:
 - a) The contents of this document;
 - b) The final Erosion and Sediment Control Plan as required by Condition 11;
 - c) The Environmental Management Plan as required by Condition 11;

Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.

5. All earthworks for residential development must be carried out in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).
6. All works must be undertaken in accordance with the most current Environmental Management Plan accepted by the Consent Authority.
7. The Consent Holder must complete all earthworks authorised by this consent must be completed within 12 weeks of the commencement date of the works and notified to the Consent Authority as required by Condition 9.

Performance Monitoring

8. Prior to the first exercise of this consent, the Consent Holder must nominate an Environmental Representative for the works programme and provide their contact details to the Consent Authority.
9. The Consent Holder must notify the Consent Authority in writing of the commencement date of earthworks not less than 10 working days prior to the commencement of works. The prestart notification must include the following information:
 - a) The start date of works;
 - b) Photographs of the area/s where works is to be undertaken – photographs must be in colour and no smaller than 200 x 150 millimetres in size and be in JPEG form; and
 - c) Advise who the Environmental Representative for the works programme is and provide contact details to the Consent Authority.
10. Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. Matters to be discussed include:
 - a. Timeframes for key stages of the works authorised under this consent;
 - b. Resource consent conditions;
 - c. Erosion and Sediment Control Plan; and
 - d. Environmental Management Plan

A record of attendance must be kept and made available to the Consent Authority upon request.

11. At least 10 working days prior to the commencement of earthwork activity, the Consent Holder must submit a finalised Environmental Management Plan (EMP) and

ESCP (Erosion and Sediment Control Plan) for review and acceptance by the Consent Authority. The ESCP must be in accordance with Auckland Council's Guideline Document 2016/005 (GD05). This document must be prepared by a SQEP. The EMP/ ESCP must be submitted as part of the application, and must address the following (as a minimum):

- a) Administrative Requirements
 - i. Weekly site inspections
 - ii. Monthly environmental reporting
 - iii. Independent audit by Suitably Qualified and Experienced Person
 - iv. Notification and management of environmental incidents
 - v. Records and registers
 - vi. Environmental roles and responsibilities of personnel (including nomination of Principal Contractor)
 - vii. Site induction
 - b) Operational Requirements
 - i. Erosion and sedimentation, including an ESCP to be prepared by a SQEP
 - ii. Water quality monitoring including sampling locations
 - iii. Dust management
 - iv. Chemical and fuel management
 - c) Sufficient detail to address the following matters:
 - i. Specific erosion and sediment control works (locations, dimensions, capacity etc);
 - ii. Supporting calculations and design drawings;
 - iii. Catchment boundaries and contour information;
 - iv. Details of construction methods;
 - v. Timing and duration of construction and operation of control works;
 - vi. Processes in place if unexpected contaminated land is encountered;
 - vii. Contingency measures for snow and/ or frost events (in relation to chemical treatment)
 - viii. Measures to avoid silt and/or sediment tracking onto roads and then to water for the duration of the earthworks, such as:
 - o Providing stabilised entry and exit point(s) for vehicles;
 - o Providing wheel wash facilities; and
 - o Cleaning road surfaces using street-sweepers immediately where sediment has been tracked onto the road.
 - ix. Details relating to the management of exposed areas; and
 - x. Monitoring and maintenance requirements.
12. No works must commence until the initial or any updated version of the EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Consent Authority at all times.
13. In carrying out any earthworks directly adjacent to the riverbed, the following standards must be adopted:
- a) Keep work areas outside flowing water to the extent practicable;

- b) Minimise the overall non-stabilised earthworks footprint;
 - c) Progressively stabilise completed areas of earthworks as soon as practicable;
 - d) Divert clean run off away from non-stabilised earthworks areas;
 - e) Use the best practicable option to design and install a variety of perimeter controls for the management of flows of water and sediment and sediment retention; and
 - f) If a heavy rainfall event is forecast, undertake pre-event inspections and any maintenance that is required and postpone work as required.
 - g) In the event that a discharge occurs, the Consent Holder must notify the Consent Authority within 12 hours. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Consent Authority.
14. Within 10 working days following installation of the specific erosion and sediment control works referred to in Condition 11, and prior to the commencement of earthworks activity on the subject site, a suitably qualified professional must provide written certification that erosion and sediment control measures have been constructed and completed in accordance with the erosion and sediment control plan to the Consent Authority.
15. For the duration of the earthworks subject of this consent:
- a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site;
 - b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events;
 - c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to;
 - i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery;
 - ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants;
 - iii. no refuelling of machinery or equipment must occur in the Kawarau River;
 - iv. there must be no storage of fuel within 10 metres of the Kawarau River;
 - v. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times.
 - d) The Consent Holder must inform the Consent Authority immediately and no later than 12 hours of an oil spill and must provide the following information;
 - i. the date, time, location and estimated volume of the spill;
 - ii. the cause of the spill;
 - iii. clean up procedures undertaken;
 - iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment;
 - v. as assessment of any potential effects of the spill; and
 - vi. measures to be undertaken to prevent a recurrence.

All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the earthworks within 10 working days.

16.
 - a) This consent does not authorise work on a contaminated site.
 - b) If unexpected contamination is discovered, the consent holder must cease all earthworks in the area of the contamination immediately and notify the Consent Authority within 5 days. Works in the area affected by contamination can only recommence once any required consents are obtained.
17. The Consent Holder must maintain a record of any complaints received in relation to the exercise of this consent. The register must include, but not be limited to:
 - a) The date, time, location and nature of the complaint;
 - b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information;
 - c) Action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again.

A record of the complaints must be submitted to the Consent Authority by 30 June each year and made available for inspection at other times upon request.

18. Where any incident caused by the earthworks has led to any adverse environmental effects occurring offsite that exceed what has been granted as part of this consent, the Consent Holder must:
 - a) Report to Consent Authority details of the incident within 12 hours of becoming aware of the incident.
 - b) Identify any corrective actions taken by the Consent Holder so far.
 - c) Provide a comprehensive Environmental Incident Report to the Consent Authority within 10 working days of the incident occurring.
19.
 - a) The Consent Holder must notify the Consent Authority in writing no less than 10 working days following the completion or abandonment of earthworks and must provide photographs of the area/s where work has been undertaken.
 - b) Photographs must be in colour and be no smaller than 200 x 150 millimetres in size and be in JPEG form, and to the satisfaction of the Consent Authority.

General

20. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
21. In order to prevent site access points from becoming sediment sources that lead to sediment laden water entering waterways from the road, the consent holder must ensure that all ingress and egress points to the site are Stabilised Construction Entrances. All construction traffic must be limited to these entrances only.
22.
 - a) The area of earthworks must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the Erosion and Sediment Control Plan.
 - b) Measures to stabilise against erosion may include:
 - i. the use of mulching

- ii. top-soiling and grassing of otherwise bare areas of earth
- iii. aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.

The on-going monitoring of these measures is the responsibility of the consent holder.

23. During earthwork activities, the ingress and accumulation of surface run off water and/or perched groundwater must be minimised by:
 - a) Maintaining a waterproof cover over any excavation trenches and pits outside of working hours;
 - b) Diversion of surface water flow around the work areas; and
 - c) Regular disposal of the water, if ponding occurs within the excavation.
24. In the event that an unidentified archaeological site is located during works, the following will apply;
 - a. Work must cease immediately at that place and within 20 metres around the site.
 - b. All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Consent Authority must be notified.
 - c. If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975).
 - d. If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded.
 - e. Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required.
 - f. Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.

Notes to Consent Holder

1. *As a guide, maintenance of the erosion and sediment control measures should seek to ensure that the accumulated sediment be removed from any sediment retention devices prior to reaching 20% storage live storage capacity. Sediment removed from treatment devices should be placed on stable ground where it cannot re-enter the device or be washed into any watercourse.*

Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. The site manager (or equivalent) will need to ensure regular inspections of these measures, and particularly within 24 hours after any rainstorm

event. Where it is identified that erosion and sediment control measure have become ineffective and maintenance is required, the consent authority should be contacted

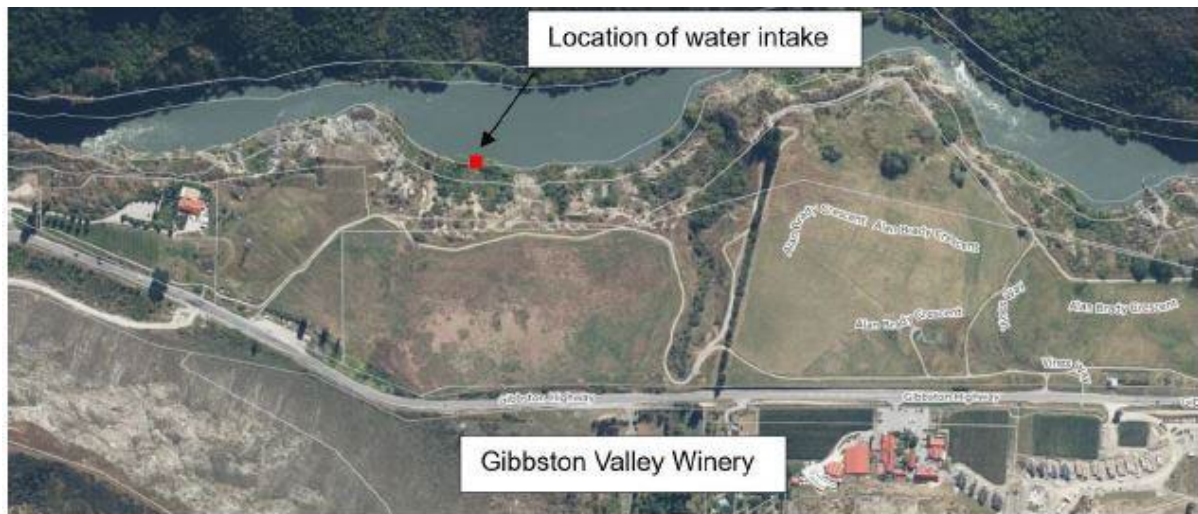
2. *The Consent Holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, the Biosecurity Act 1993, the Conservation Act 1987, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
3. *The Consent Holder will be required to pay the Consent Authority an administration and monitoring charge to recover the actual and reasonable costs incurred to ensure ongoing compliance with the conditions attached to this consent, collected in accordance with Section 36 of the Resource Management Act 1991.*
4. *Additional consent(s) may be required if material other than cleanfill is proposed to be used on site.*
5. *Under the Heritage New Zealand Pouhere Taonga Act 2014 an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand (see Section 6). For pre-contact Maori sites this evidence may be in the form of Taonga (artefacts) such as tōki (adzes) or flake tools as well as bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Pre-1900 buildings are also considered archaeological sites. Burials/Kōiwi tangata may be found from any historic period. Archaeological sites are legally protected under Sections 42(1) & (2) of the Heritage New Zealand Pouhere Taonga Act 2014. It is an offence under Section 87 of the Heritage New Zealand Pouhere Taonga Act 2014 to modify or destroy an archaeological site without an Authority from Heritage New Zealand Pouhere Taonga irrespective of whether the works are permitted, or a consent has been issued under the Resource Management Act 1993 or Building Act 1991.*
6. *Where information is required to be provided to the Consent Authority in condition/s 8 to 19 this is provided in writing to compliance@orc.govt.nz, and the email heading to reference RM23.870.03 and condition/s the information relates to.*

Issued at Dunedin this 2nd day of July 2024

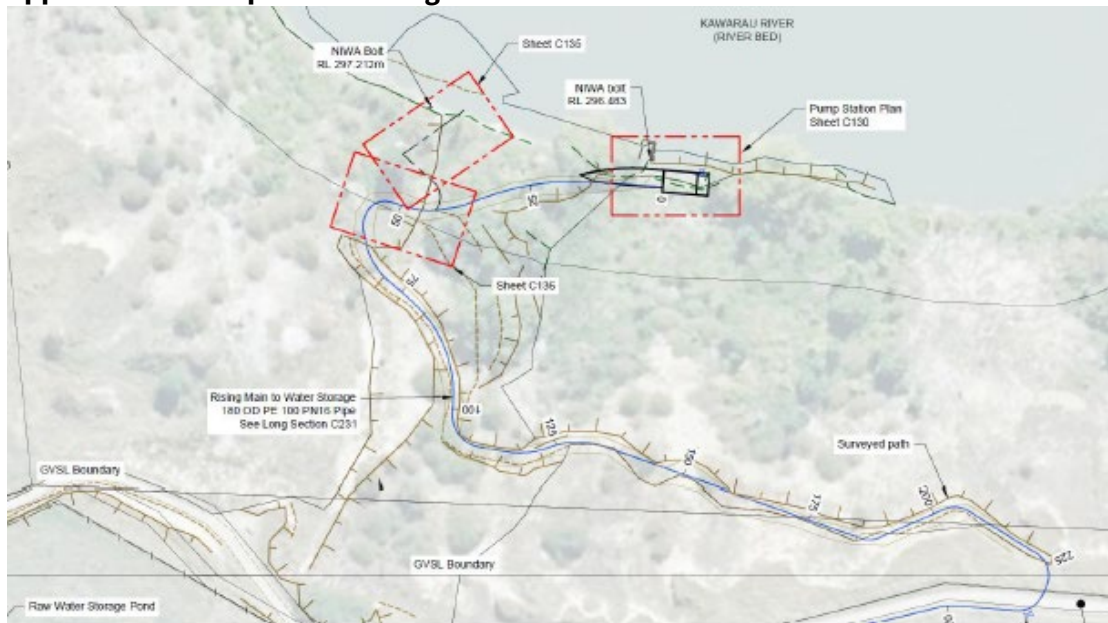


Peter Christophers
Acting Team Leader Consents Coastal

Appendix 1: Aerial photo of the location of the intake



Appendix 2: Aerial photo showing outline of works



ORC NOTIFICATION RECOMMENDATION REPORT

Application No: RM23.870
Prepared for: Staff Consents Panel
Prepared by: Alexa Harrington, Senior Consents Planner
Date: 19 April 2024

Subject: Notification recommendation for application RM23.870 by Gibbston Valley Resort Infrastructure Limited to disturb the bed of the Kawarau River and place an intake structure for the purpose of water abstraction.

Purpose

To report and make recommendations under sections 95A-G of the Resource Management Act 1991 (the Act) on the notification decision for the above application.

Background Information

Applicant: Gibbston Valley Resort Infrastructure Limited (GVRIL)

Applicant's Agent: Craig Barr, Town Planning Group

Site address or location: Kawarau River, Crown Land Block V Kawarau Survey District Marginal Strip

Legal description(s) of the site: Easement of Department of Conservation (DoC), Section 14 SO 24636

Record of title number and owner: 2529 her majesty the Queen for Conservation Purposes NZ gazette 1999 P. 2148

Map reference (NZTM 2000): E1277632 N5007869

Consent(s) sought:

- **Land Use Consent RM23.639.01:** To place an intake structure in the Kawarau River for the purpose of water abstraction
- **Land Use Consent RM23.639.02:** To disturb the bed of the Kawarau River for the purpose of installing an intake structure
- **Land Use Consent RM23.639.03:** To undertake earthworks for an intake structure associated with a residential development
- **Discharge Consent RM23.639.04:** The associated discharge of sediment to land in a manner that may enter water

Purpose: To place an intake structure in the Kawarau River

Section 124 timeframes:

- This is an application for a new activity and so section 124 does not apply.

2.1 Key issues/risks

At this stage there are no principal issues in contention that need to be raised.

2.2 Summary

I recommend the application is processed on a non-notified basis.

This is because:

- The adverse effects on the environment from the proposed activity will be less than minor; and
- The mitigations proposed adequately compensate or offset the actual or potential adverse environmental effects.

3.1 Description of Activity

Craig Barr of Town Planning Group has provided a description of the proposal on pages 1-41 of the Application titled: *Gibbston Valley Station Water Infrastructure Kawarau River Water Intake Resource Consent Application, December 2023*. This description is adopted for this report. The key points of the activity are explained below.

The Applicant is applying to place an intake structure on the margin and bed of the Kawarau River at Gibbston Valley. The proposed intake infrastructure will have two water intakes and one pump station, which will be located on the true right margin of the Kawarau River as shown in Figures 1 and 2 below. The proposed works is for a residential development that will require consent for residential earthworks associated with the intake structure.

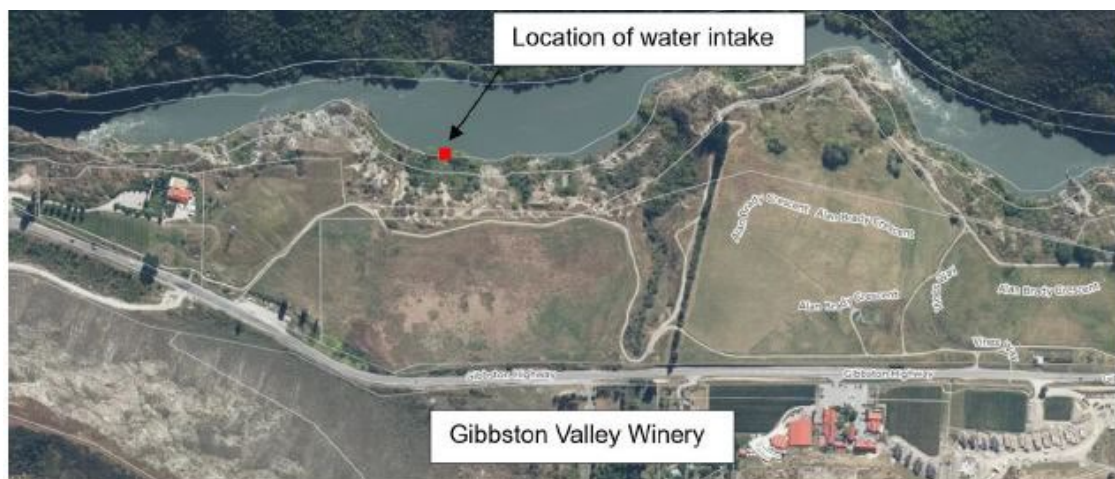


Figure 1: Location of the water intake in the context of the Gibbston Valley and Gibbston Valley Winery facility (Source: Application)

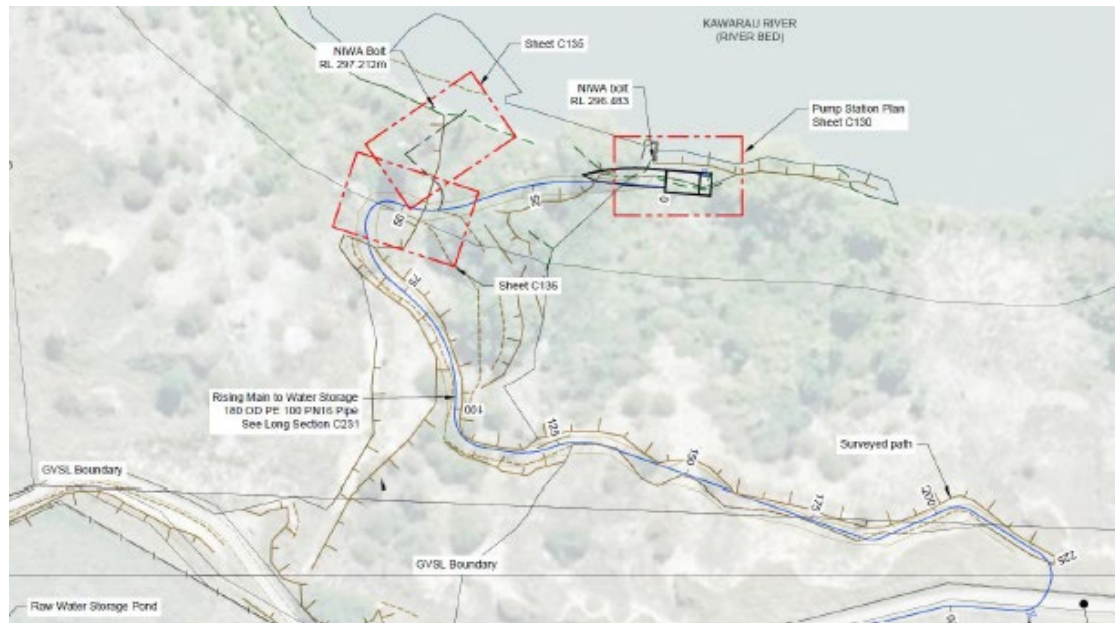


Figure 2: Site plan showing the location of the rising main trench, manholes and pump stations (Source: Application).

The water intake pump station will be made of concrete and have a flat concrete roof/lid and will be accessed via a hatch on the wall, which will be enclosed by short retaining walls. Enclosed in the walls will be a pre-cast concrete manhole that acts as a wet well to the water intakes. The primary pump station will house three pumps. The pump station will be a height of 2 metres (m), a length of 6.53 m and a width of 4.4 m. The total area of the pump station will be 28.7 square metres (m²). The pump station will then be connected to two water intakes located on the bed of the Kawarau River.

The Applicant has described that the water intakes will be stacked vertically at different lengths into the river to account for low to normal flows and high flows. The wet well chamber will be a width of 2.275 m and height of 4 m. Rock armouring is proposed along the perimeter of the structure and between intakes to protect the water intakes from damage.

The proposed riprap is to protect areas that have been altered as part of the construction process. The Kawarau River has turbulent flows and to mitigate this and flooding the riprap will be tapered into the natural bank slope and avoid vertical exposures. The steepest riprap batter angle proposed is 1.5H to 1V and the preferable batter slope 2.5H to 1V., as shown below in Figure 3. Underneath the proposed riprap will be a high grade geofabric (e.g. bidim cloth). The proposed depth of the rock armouring is 2 m and approximately volume of 80 cubic metres (m³) based on a 2 m depth x 20 m length x 2 m width.

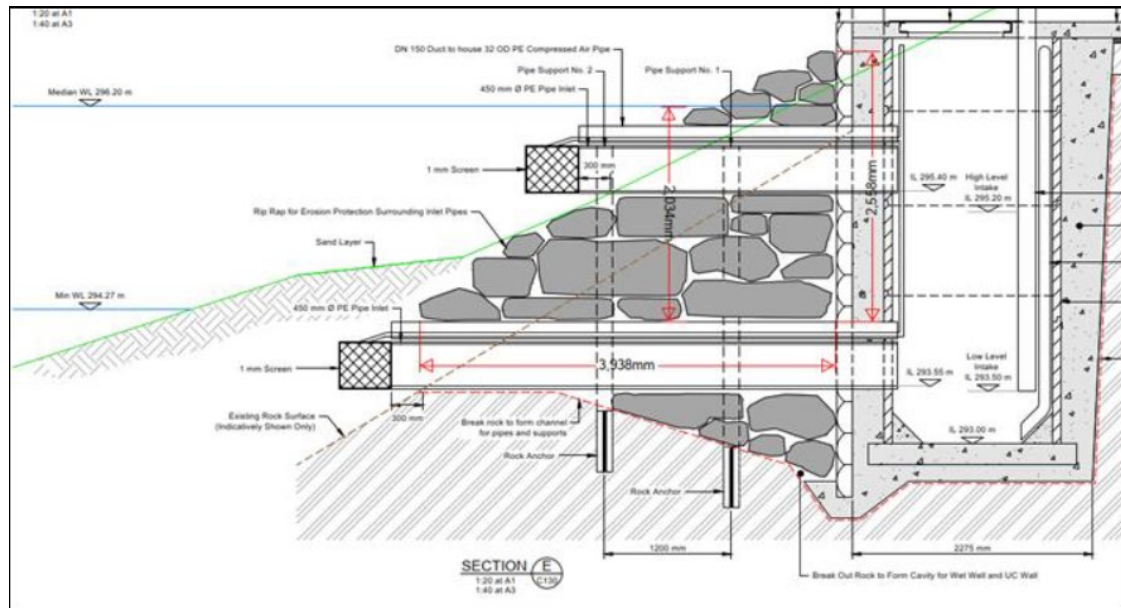


Figure 3: Section of the water intake and station, showing the deepest extent of rip rap to protect the intakes. (Source: Application)

The intake station will be located 0.8 m above the level of median flow as seen in Figure 4. The wet well will have two water intake pipes that will be staggered to accommodate river flow levels. The two lengths will be 5.5 m and 7.5 m approximately from the wall of the intake structure. As well in Figure 5 the location of the intake structure can be seen.

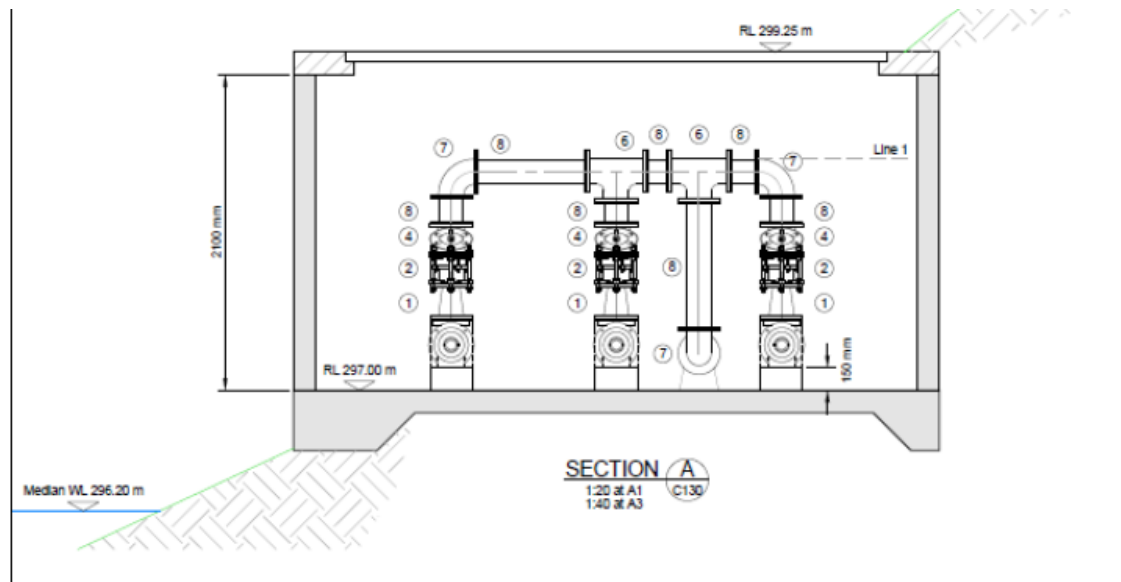


Figure 4: View of median flow level and section of primary water intake station (Source: Application).