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SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

Section 95A Resource Management Act 1991

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340
resource.consent@codc.govt.nz

DETAILS OF SUBMITTER

Full name: International College of Herbal Medicine Owner of Lot 1 DP 458571

Contact person (if applicable):
Isla Mary Burgess

Electronic address for service of submitter: isla.burgess@gmail.com

Telephone: 0210552400

Postal address (or alternative method of service under [section 352](#) of the Act):
128A Willowbank Rd., RD3, Cromwell 9383

This is a submission on the following resource consent application: RC No: **240186**

Applicant: **Enfield Limited** Valuation No: **2842107723**

Location of Site: **191 Fay Lane, Queensberry**

Brief Description of Application: **Subdivision consent to subdivide property into 11 lots and land use consent to establish 9 residential building platforms in a rural resource area.**

Submissions Closing: **4.00pm on Thursday 3 April 2025**

The specific parts of the application that my submission relates to are:

(give details, attach on separate page if necessary)

Pg 15 PPG Ref C2855 16.3.9 Please refer to attached page

16.3.5 Water and soil resources and 16.3.9 Water quality and sedimentation

This submission is: *(attach on separate page if necessary)*

Include:

- whether you support or oppose the specific parts of the application or wish to have them amended; and
- the reasons for your views.

Also in the attachment I oppose specific parts of the application that relate to water quality during any earth works relating to access roads and building platforms.

I/We seek the following decision from the consent authority:

(give precise details, including the general nature of any conditions sought)

That a sedimentation trap be in place before any site clearance or roadworks begin

I support/oppose the application neither support or oppose (select one) The OR

I wish / do not wish to be heard in support of this submission (select one) I wish

I am/ not* a trade competitor for the purposes of [section 308B](#) of the Resource Management Act 1991 (select one) I do not think I am

*I/We am/am not (select one) directly affected by an effect of the subject matter of the submission that: I am

(a) adversely affects the environment; Yes Yes to this

(b) does not relate to trade competition or the effects of trade competition.

**Delete this paragraph if you are not a trade competitor.* Delete

*I/We will consider presenting a joint case if others make a similar submission Yes to this

**Delete this paragraph if not applicable.*

I request/ do not request (select one), pursuant to [section 100A](#) of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. “See *note 4 below as you may incur costs relating to this request.*” do not

Asla M Burgess

March 30th, 2025

Signature

Date

(to be signed by submitter or person authorised to sign on behalf of submitter)

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.

Notes to submitter

1. If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.
4. If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from \$3,000 - \$10,000.
5. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:

it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on Notified Application Concerning Resource Consent

To The Chief Executive
Central Otago District Council
P.O. Box 122
Alexandra 9340
resource.consent@codc.govt.nz

From Isla Mary Burgess (International College of Herbal Medicine)
128A Willowbank Rd.,
RD3, Cromwell, 9383
March 30th, 2025
Resident owner Lot1 DP458571 QE11 Covenants 5-12-267 and 5-12-306

Supplementary Document relating to the specific parts of the application (RC 240186) and my submission

Background

- My land is surrounded by two streams, the one on the south side flows through the entire west/east of the land and the other northern side in part.

What developments occur in the catchment in this application for subdivision affects both the flow and the sedimentation carried by both streams.

- It must be pointed out that these streams are not **ephemeral** as suggested (due to lack of vertebrates seen in them) they both flow all year through mine and the adjoining property (DP454158) and both originate from the land owned by Enfield Ltd.

The proposed Dam development by Enfield Ltd. currently being considered through the Otago Regional Council also potentially impacts these streams.

- I monitor the south stream several times a week as the QE11 representative (Rob Wardle) was concerned about the level of sediment in it.

For some unknown to me reason both the flow and the sedimentation has increased recently.

Comment;

The southern stream flows through to my neighbours and their pond has silted up completely twice in the last few years.

Basis for concern

That the land clearance and the building site development for both the proposed lots 7 and 8 would impact these streams.

The silting prevents vertebrates from living in them.

One (on the northern boundary) has been known to contain in the past Clutha flathead galaxias (*Galaxias* "Species D").

I do not know if they are also in both.

I note that mitigation planting is proposed but have not read anything that would prevent silt loading in these stream while the development work (building site and access road) is in progress.

What decision would improve the environmental impact?

A requirement to put in place a series of sediment traps that feed into these two valleys to prevent future sedimentation.

I. M. Burgess
Isla M. Burgess.

Isla M. Burgess (MSc.)
Director International College of Herbal Medicine
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