

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of RC240234 to undertake a two-lot subdivision (from 1 current lot) and establish a residential building platform in the Rural Resource Area at 2500 Tarras-Cromwell Road, Cromwell

BY Richard Hart

Applicant

Response to Minute 1 of RC240234

14 February 2025

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1.1 We have received a minute (Minute 1) dated 14 February 2025 from the Hearing's Panel, in relation to RC240234. That minute seeks clarification around the water supply and the extent to which the water supply services other parties/Lots. I have reproduced the questions of Minute 1 as follows and provide a response accordingly:

A copy of the permit for the bore on Lot 1, confirming it can be used for more than one allotment and the quantities permitted (if specified).

A copy of any existing agreements with any other parties in relation to water from the bore on Lot 1, including the volume of water involved and any infrastructure/easements in place.

The mechanism proposed for allocation between the allotments, including management obligations of the parties for on-going management and maintenance.

1.2 A copy of the permit (RM16.294.01) for the construction of the bore is attached in **Appendix [A]**. This permit was approved on 9 November 2016 and authorised the construction of the bore as identified on the proposed scheme plan, and which is the primary water supply for the existing dwelling. It is this bore, that will service proposed Lots 1 and 2.

1.3 There are no other water permits attached to the subject site.

1.4 Upon further investigations, it is confirmed that no other properties have access to this bore and therefore the Water Demand Calculation as detailed in Table 2 of the Infrastructure Feasibility Assessment that accompanied the original application¹, is incorrect. I have subsequently confirmed this inaccuracy with the applicant, and the author, Jordan Cathcart (Meyer Cruden). This inaccuracy stems from a potential miscommunication.

1.5 I have then confirmed with the applicant's surveyor, Alex Chubb (Coterra) that there are no easements nor are there any legal instruments attached to the Record of Title of the subject site, that allows any access from anyone else, to the bore in question. For all intents and purposes, the bore was installed after 2016 for the sole benefit of the subject site and the subject site only. Recognising that there are no other water permits

¹ Appendix [E] of the application documents for RC240234.

attached to the property, the bore's permitted allocation of 25,000 Litres remains for the sole benefit of the subject site, only.

1.6 In considering all of the above, the water demand assessment that was detailed in the Infrastructure Feasibility Assessment should be considered without reference to the "northern neighbour". I have reproduced the water demand calculation as follows:

Water Demand Calculation – Combined Residential Demand		
Lot 1	7650 l/day	Existing dwelling and workshop
Lot 2	7500 l/day	Proposed dwelling
Norther Neighbour	7500 l/day	Neighbouring tank
Peak Day Demand	22,650 l/day 15,150 l/day	Total Peak Day Demand (all connections)

1.7 Please advise if you require any further information on this matter.

APPENDIX [A] – RM16.294.01

Our Reference: A952458

Consent No. RM16.294.01

LAND USE CONSENT

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

Name: Dillon Walter Greaves

Address: [REDACTED] 1

To construct a bore for the purpose of accessing groundwater

For an unlimited term

Location of consent activity: Tarras, approximately 3 kilometres north east of the intersection of Tarras-Cromwell Road (State Highway 8) and Maori Point Road

Legal description of consent location: DP 7416

GPS location: Within a 20 metre radius of Location 1: NZTM E1314560 N5026666
Location 2: NZTM E1314500 N5026700

Conditions

Specific

1. If this consent is not given effect to within a period of two years from the date of commencement of this consent, this consent shall lapse under Section 125 of the Resource Management Act 1991. The consent shall attach to the land to which it relates.
2. Any bore tag provided to the consent holder by the Consent Authority must be attached to the bore within two weeks of completion of the bore construction. The consent holder shall ensure the bore tag is attached to the bore and in good condition at all times.
3. Copies of the results of any water quality analyses performed on the groundwater shall be forwarded to the Consent Authority within two weeks of the analysis being undertaken.
4. Work carried out during the construction of the bore shall be to the New Zealand Standard "Environmental Standard for Drilling of Soil and Rock" NZS 4411:2001.

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5. There shall be adequate facility and access for future vertical lowering of a 20 millimetre diameter electric plumb bob for the purpose of measuring water level, or a facility which allows pressure readings.
6. There shall be adequate facility and access for future water quality sampling such as a hand operated tap/valve that is sourced from the direct pump outlet, before the reticulation encounters pressure tanks/reservoir/treatment plant. Where there is reticulation back pressure at the bore head, a one way valve shall be fitted for maximum efficiency and in that case, the water sampling point shall be on the bore pump side of the one way valve.

Performance Monitoring

7. Within two weeks after completion of the bore construction, the consent holder shall forward the following information to the Consent Authority:
 - (a) A fully completed bore log form; and
 - (b) Copies of the results of any pumping tests carried out.

General

8. The bore head casing and reticulation shall be suitably constructed and sealed to avoid ingress of surface water and other foreign matter.
9. This consent only authorises the construction of one production bore. The bore integrity shall be maintained at all times unless abandoned. If the bore is abandoned, or any drill holes not required, the bore shall be appropriately sealed/grouted and backfilled, and any drill holes not required shall be backfilled, to prevent contaminants from entering the bore or drill hole at any level.

Notes to Consent Holder

1. *If there is a discharge of contaminants, including human sewage, onto land within 50 metres of a bore used to supply water for domestic purposes or drinking water for livestock, a resource consent may be required for the discharge under the Regional Plan: Water for Otago.*
2. *If there is a discharge of contaminants, including contaminants from offal pits, farm landfills, silage production and greenwaste landfills, onto land within 100 metres of a bore used to supply water for domestic purposes or drinking water for livestock, a resource consent may be required for the discharge under the Regional Plan: Waste.*
3. *The granting of this bore permit does not infer or guarantee that water will be available for abstraction once the bore is constructed.*

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4. *This permit does not authorise access to the land where the bore is to be created. Access to the land where the bore is to be created must be arranged with the landowner/s.*

Issued at Dunedin this 9th day of November 2016



Christopher P. Shaw
Manager Consents