

From: [Will Nicolson](#)
To: [Natasha Pritchard](#)
Cc: [Tony Jack](#)
Subject: RE: Further information request - RM18.004
Date: Monday, 9 August 2021 4:27:19 p.m.
Attachments: [image001.png](#)
[image008.png](#)
[image010.png](#)
[image011.jpg](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.jpg](#)
[image016.jpg](#)
[image017.jpg](#)
[image018.png](#)
[image002.png](#)
[Sec 1 & 7 SO 22593 NOT LAKE BED, Crown Land.jpg](#)
[Section 3 SO22594 STOPPED ROAD.jpg](#)
[GRIP - Title Preview - 575971.pdf](#)
[Lake Onslow Max outflow based on level.pdf](#)

Good afternoon Natasha,

Our responses are provided below in red. Hopefully you now have everything you need. Out of interest, how long do you think it will take to get the draft recommendation across to us for review?

Regards,
Will

Will Nicolson

Scientist/Resource Management Planner

[Landpro](#)



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13 Pinot Noir Drive

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New Plymouth | Cromwell | Gore

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From: Natasha Pritchard <natasha.pritchard@orc.govt.nz>

Sent: Thursday, 5 August 2021 12:13 PM

To: Will Nicolson <will@landpro.co.nz>

Cc: Tony Jack <tony.jack@pioneerenergy.co.nz>

Subject: RE: Further information request - RM18.004

Hi Will,

Thank you for supplying the further information for RM18.004.

I can confirm that you have supplied the information requested. I am seeking some advice on whether we need additional technical audits of the information provided in support of the Application. The technical audit we have to date is from a lake specialist but there are other effects of the proposal. If this is the case, I will let you know.

In terms of assisting with finalising the draft s95 recommendation, answers to the below follow-up questions would be helpful.

1. Can you confirm whether your conversation with LINZ also included Sec 32 SO 22593, Sec 34 SO 22596 and the original lake bed? As these parcels are potentially Crown Land has LINZ confirmed that they are not managing this land on behalf of the Crown and/or whether DoC has any responsibilities for these land parcels? LINZ have indicated that none of the parcels within Lake Onslow are included on their balance sheet. As mentioned in our s92 response, DOC indicated that they were unsure of their management obligations over land in Lake Onslow and to consult LINZ instead, therefore we must assume that neither LINZ nor DOC are responsible for these two parcels. To our knowledge, there are no areas designated under the Conservation Act within these parcels. Overall, we do not consider that further analysis of ownership rights over these parcels is warranted, given that no change in lake extent is proposed as part of the application.
2. From Council GIS records and aerial overlay it looks like parts of Sec 3 SO 22594, Sec 7 SO 22593 and Sec 1 SO 22593 are in the lake bed. Are you able to provide Records of Title for these legal parcels and confirm whether their title extent includes parts of the lake bed when the lake is at full inundation. Please refer to the attached survey plans. The first shows that Secs 1 & 7 SO 22593 are crown land that is outside of the lake bed, as shown by the highlighted text that state "new lake shoreline". While your GIS may indicate that these parcels include some of the impounded area, the resolution offered by this GIS is not accurate enough to determine boundary lines in what is an area of Class C Survey. As such, legally speaking these two parcels are above/adjacent to the "new lake shoreline", and so will not be impacted by the proposal. We note that while the record of title for these parcels (3rd attachment) indicates that they are owned by Minzion Station, in

actuality these are crown land (fixed marginal strip) reserved from sale under S58 of the Land Act 1948, and are therefore owned by DOC. Sec 3 SO 22594 is Stopped road as per the 2nd attachment. Overall, no effects to any of these parcels or their owners are expected due to the proposal.

3. Can you confirm whether the marginal strips (or any parts of them) managed by DoC are in the lake drawdown range (0-5 m below the crest) i.e. would any parts of the marginal strip be exposed by changes in lake drawdown as lake levels change? The relevant survey plan indicates that the marginal strip corresponds to the high tide mark of the lake. On this basis, parts of the marginal strip may be affected by the proposed increased drawdown, however these potential effects (if any) will be addressed by way of the proposed monitoring plan and associated conditions.
4. The Ross Dungey further information states that there have been no formal surveys of plant species expect for one on pest plant species. Can you provide details on when this was undertaken and can Ross comment on likelihood of any changes since this survey was undertaken? Ross has indicated that he noticed a passing reference to a lack of pest plants in Lake Onslow, but cannot relocate the reference. We cannot say that there have been no plant surveys undertaken at Onslow.
5. Can you confirm whether there has been any erosion identified on the lake edge to date as a result of changes in lake levels. Has there been any surveys of erosion or similar? To our knowledge, no erosion surveys have been undertaken. Ross has indicated the following: *I am sure that when Onslow was raised in 1982 there would have been wave action erosion at the new level but I expect that has since stabilised to a large degree. Wave action sorts the fine gravel sediment on the beaches and keeps the rocky shoreline free of finer sediments but most of the vegetated shoreline has a defined terrestrial/aquatic flora transition zone. I have not conducted any erosion surveys. The question dealt with erosion relative to changes in lake level, there has been a fairly consistent operating regime over the last couple of decades so other than seasonal changes in lake level its fairly stable. There are a couple of places near the huts that may still be active but I cannot assign a cause at this stage. This figure shows how the lake has been operated since 1974 and the marked increase in level was for the new dam in 1982.*



6. The Ross Dungey further information provides some commentary on eels. Can you confirm with Ross whether these comments relate to the river as well as the lake? Ross has indicated the following: *Almost all of the Teviot River is inaccessible to eels except for the last km or so from the power house to the Clutha River. Barriers are numerous and large and provide a complete and natural barrier to eel migration.*
7. Can you/Ross confirm the existing environment for the Teviot River in respect of fish species, invertebrates, plant life, water quality and amenity values? The proposal relates to a change in the rate of lake drawdown, as specified on the water permits to take and dam. I do not consider this request to be within the scope of effects to be considered by the proposal, as we are not proposing any changes to the discharge consent conditions. I do note, however, that some of these elements have already been discussed in Ross's s92 response from 2018 titled "Lake Onslow. Supplementary Information."
8. There is commentary in previous documentation that the discharge from Lake Onslow is restricted to a maximum of 3 cubic metres in summer. Can you direct me to the consent condition that imposes this restriction. I can only find the maximum restriction of 6 cubic metres in Condition 1 of 2001.476. There is no such consent condition. We believe this was made in reference to operational capacity of the dam in relation to the consent limits – as can be seen in the 5th attachment, when the lake level drops below approx.. 1 m below the dam crest, the existing drawdown limit of 200 mm/week limits the discharge rate to the river to around 3 m³/s – effectively half the consented discharge rate.
9. Can you comment on whether there is an increased potential for multiple drawdown events in one season then what would occur currently e.g. drawdown to low levels and then refilling and then drawdown again. I recognise that this will be dependent on natural inflows refilling the dam and that this is not the standard operating procedure as there is some inherent risks. *It is unlikely given historical inflows. However on any given year there are periods of higher inflows that will cause an increase to the lake level and therefore the lake level will not fall on a steady or linear trend. The lake level trend generally follows a saw tooth trend with an overall downward trend throughout summer.*
10. The amenity assessment does not comment or assess the potential for mud flat creation or dust generation. Do you wish to provide any further information on this prior to a notification recommendation (I can understand that you may wish to review the draft recommendation before deciding on this). *The mud flats are already a feature of the seasonal storage of the lake and to the best of our knowledge dust has never been an issue.*

Once I have the above clarifications, I will update the s95 and submit the draft recommendation for an internal peer review. Once I have received comments on the draft, I will then send to you for your consideration on whether you would like to provide any further information or amendments in support of your Application prior to a formal decision being made.

The costs to date for the processing of your application are approximately \$11,000. This excludes the deposit. These costs may not yet include all work completed on your application, or any external audit work. I understand an interim invoice has been sent out.

I will continue to monitor the costs of your application and I will update you on the costs of your application at the next processing stage for your consent. If you would like another update on costs before then please let me know.

If you have any questions regarding the above, please let me know.

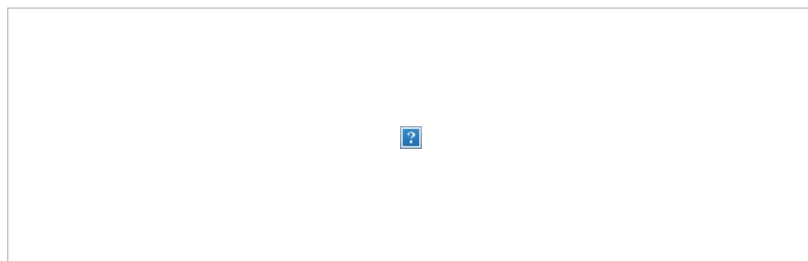
Kā mihi,
Natasha



Natasha Pritchard
PRINCIPAL CONSENTS PLANNER

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From: Will Nicolson <will@landpro.co.nz>
Sent: Monday, 2 August 2021 1:34 p.m.
To: Natasha Pritchard <natasha.pritchard@orc.govt.nz>
Cc: Tony Jack <tony.jack@pioneerenergy.co.nz>
Subject: RE: Further information request - RM18.004

Sounds good, thanks for the update Natasha

From: Natasha Pritchard <natasha.pritchard@orc.govt.nz>
Sent: Monday, 2 August 2021 1:22 PM
To: Will Nicolson <will@landpro.co.nz>
Cc: Tony Jack <tony.jack@pioneerenergy.co.nz>
Subject: RE: Further information request - RM18.004

Hi Will,

Thank you for providing this further information. I will have a chance to review it on Wednesday and confirm then if it is complete. I will then progress with the preparation of the s95 recommendation. I may need to seek a technical audit and I will let you know the timeframes around this if that occurs.

I will also let you know promptly if I have any further questions.

Kind regards,
Natasha

From: Will Nicolson <will@landpro.co.nz>
Sent: Thursday, 29 July 2021 12:25 p.m.
To: Natasha Pritchard <natasha.pritchard@orc.govt.nz>
Cc: Tony Jack <tony.jack@pioneerenergy.co.nz>
Subject: RE: Further information request - RM18.004

Hi Natasha,

Please find attached our responses to your further information request. Let me know if you're in need of anything else.

Regards,
Will

Will Nicolson
Scientist/Resource Management Planner

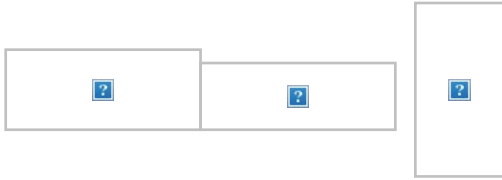
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From: Natasha Pritchard <natasha.pritchard@orc.govt.nz>
Sent: Friday, 9 July 2021 5:56 PM
To: Will Nicolson <will@landpro.co.nz>
Cc: Tony Jack <tony.jack@pioneerenergy.co.nz>
Subject: RE: Further information request - RM18.004

Hi Will,

Thank you for this update.

I am out of the office from Tuesday next week until Monday 26 July (training and school holidays) and will not be checking emails and working over that period. You may wish to take the extra time and lodge the further information on Friday 23 July on that basis. Realistically, I will unlikely get much of a chance during that first week back to work on this but I will get a draft s95 to you during the first week of August. Apologies for the delay with this.

Have a relaxing weekend.

Kind regards,
Natasha

From: Will Nicolson <will@landpro.co.nz>
Sent: Friday, 9 July 2021 3:55 p.m.
To: Natasha Pritchard <natasha.pritchard@orc.govt.nz>
Cc: Tony Jack <tony.jack@pioneerenergy.co.nz>
Subject: RE: Further information request - RM18.004

Hi Natasha,

With regards to your latest s92 request, I can confirm that the applicant agrees to a timeframe extension until the further information is provided. I'm hoping to get this back to you by mid-next week.

Cheers,
Will

Will Nicolson
Scientist/Resource Management Planner



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From: Natasha Pritchard <natasha.pritchard@orc.govt.nz>
Sent: Tuesday, 6 July 2021 11:43 AM
To: Will Nicolson <will@landpro.co.nz>
Cc: Tony Jack <tony.jack@pioneerenergy.co.nz>
Subject: Further information request - RM18.004

Hi Will,

Please find attached a letter requesting further information for RM18.004. Please let me know if you have any questions or would like a hard copy sent out.

The costs to date for the processing of your application are \$12,073. This excludes the deposit. These costs may not yet include all work completed on your application to date. The work still to be completed on your application includes preparing the notification report, conditions and decision report. I will continue to monitor the costs of your application and I will update you on the costs of your application at the next processing stage for your consent. If you would like another update on costs before then please let me know. I understand an interim invoice may be sent out shortly.

Further information on consent costs can also be found on our website:

<https://www.orc.govt.nz/consents-and-compliance/ready-to-apply-for-a-consent/fees-and-charges/fees-and-charges-faqs>

If you have any questions about the further information please let me know.

Kā mihi,
Natasha

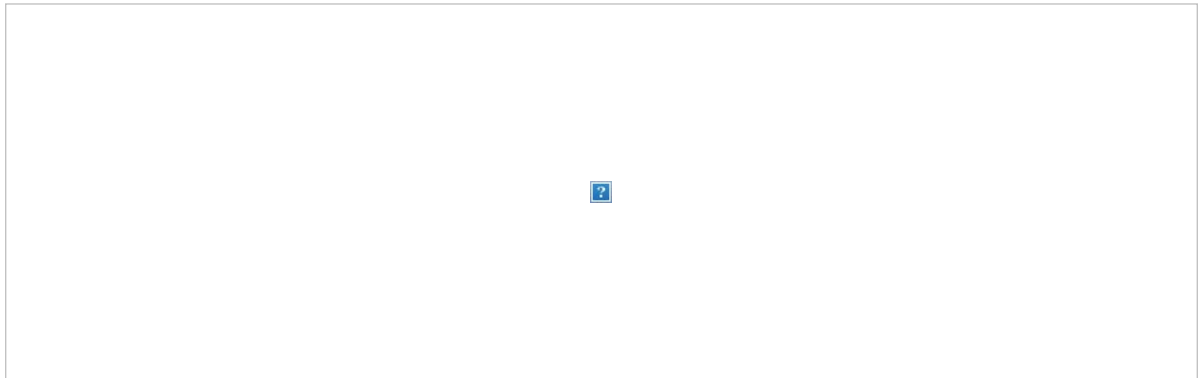


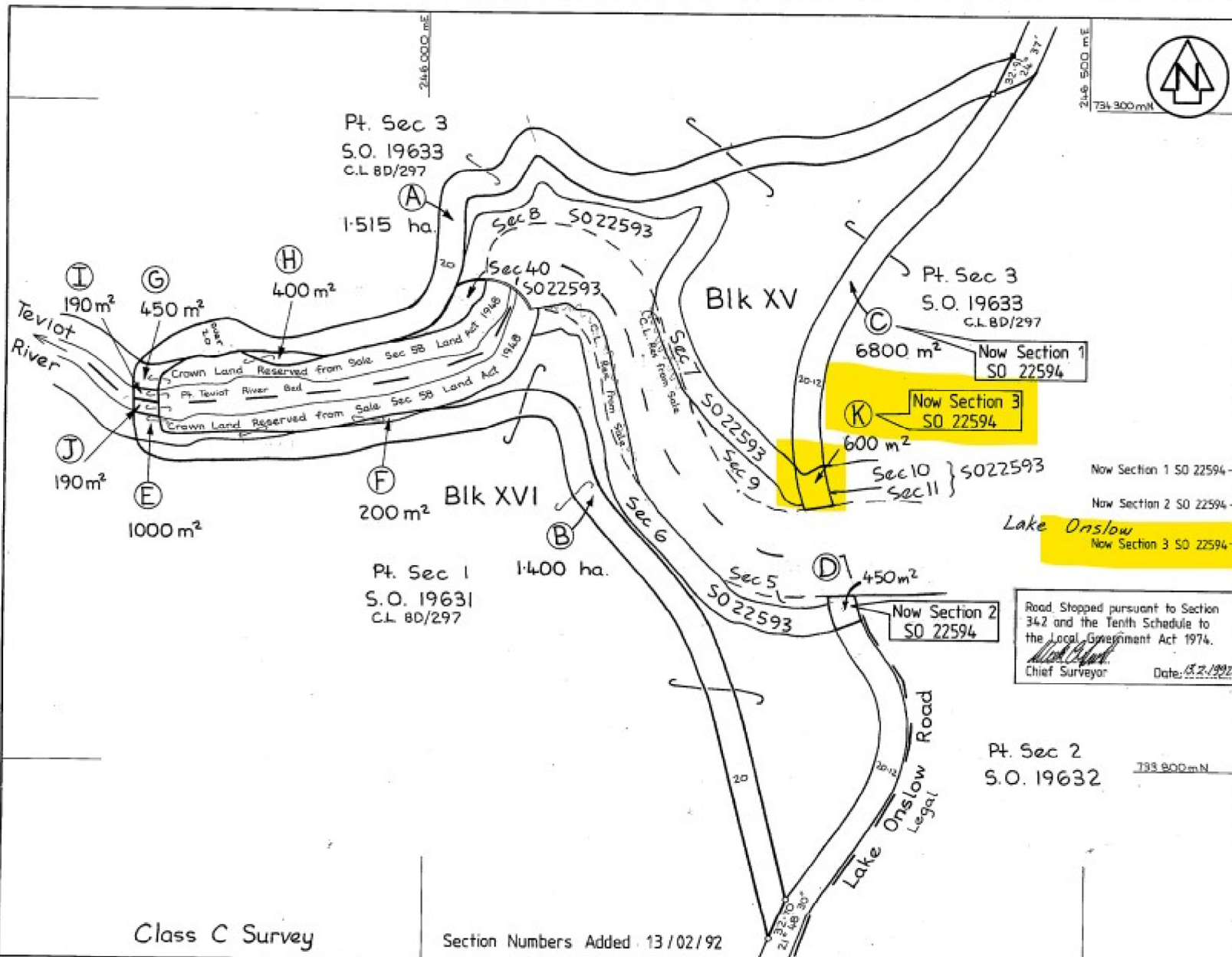
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Approvals
NOTE
 For Clarity not all appellations within Lake Onslow have been shown. See SO 22593 for full details.

Schedule of Areas Land for Road		
Shown	Description	Area
(A)	Pt. Sec 3 Blk XV C.L. 8D/297 Pt.	1.515 ha.
(B)	Pt. Sec 1 Blk XVI C.L. 8D/297 Pt.	1.400 ha.
(E)	Crown Land Reserved from sale adjoining	1000 m ²
(F)	Pt. Sec 1 (Crown Land Blk XVI no title)	200 m ²
(G)	Crown Land Reserved from sale adjoining	450 m ²
(H)	Pt. Sec 3 Crown Land Blk XV no title)	400 m ²
(I)	Pt. Teviot River Bed Blk XV no title.	190 m ²
(J)	Pt. Teviot River Bed Blk XVI no title.	190 m ²
Road to be Stopped		
(C)	Adjoining Pt. Sec 3 Blk XV C.L. 8D/297 Pt.	6800 m ²
(D)	Adjoining Secs 5-6 SO 22593	450 m ²
(K)	Adjoining Secs 7,9,10-11 SO 22593	600 m ²

Road Stopped pursuant to Section 342 and the Tenth Schedule to the Local Government Act 1974.
Mark George
 Chief Surveyor Date: 15.2.1987

Pt. Sec 2
 S.O. 19632
 789 900m N

DATUM : Geodetic 1949
 CIRCUIT : North Taieri
 Coordinates from false origin
 700,000 mN 300,000 mE
 Total Area.....3.9430 ha.....
 Comprised inC.L. 8D/297 Pt. and
Crown Land (No Title).....

George Robertson Elder
 Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 215 of the Survey Act 1950 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1975, or any regulations made in substitution thereof. Dated at Alexandra, this 9th day of February 1988. Signature *George Robertson Elder*
 Field Book 2360, p. 93; 74 Traverse Book 242, p. 175.
 Reference Plans: S.O.'s 920, 921, 19632, 3, 22957, 4, 22993.

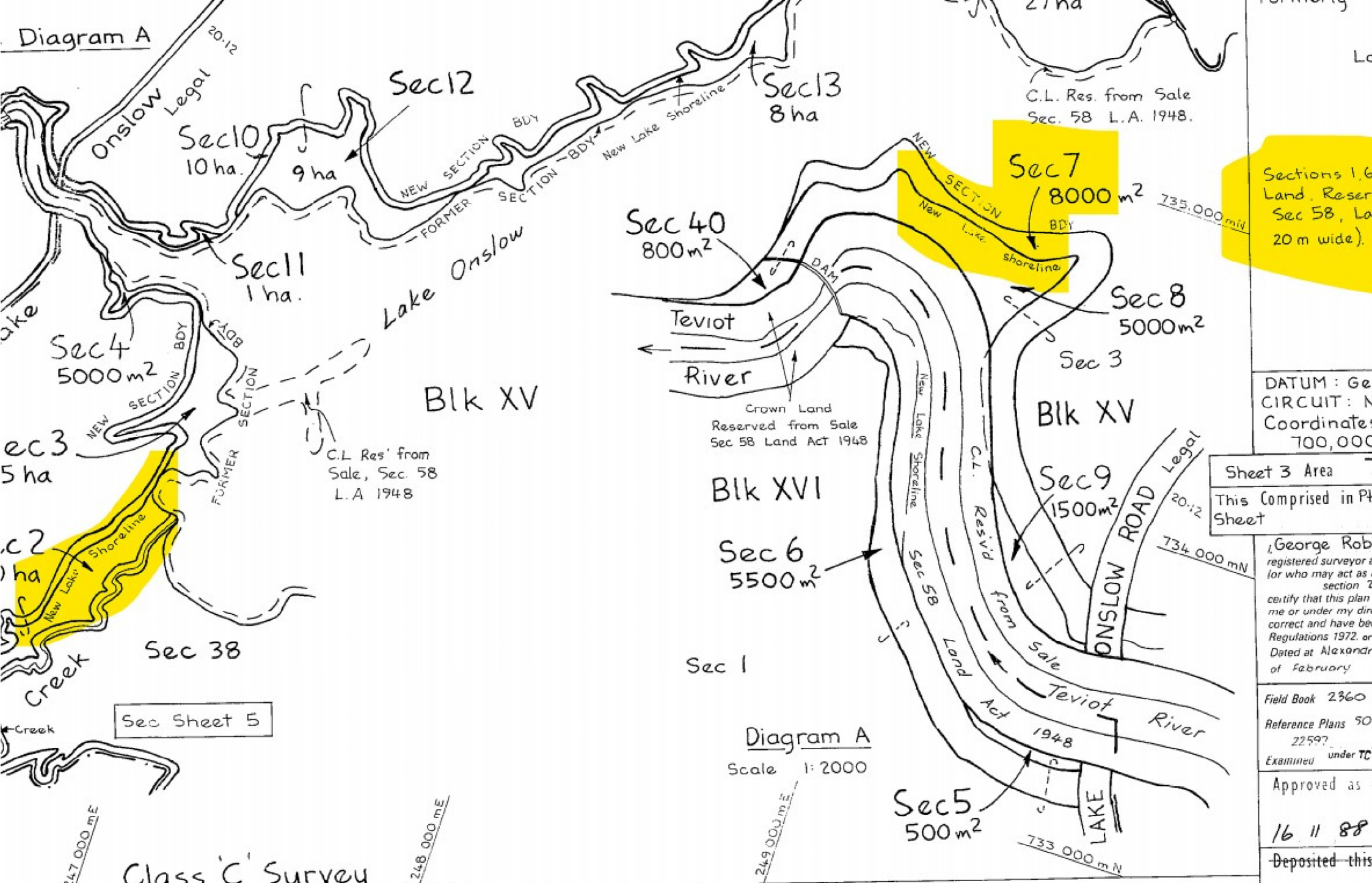
Examined under TC 1978/2 Correct *W. McGeorge*
 Approved as to Survey *W. McGeorge*
 30.11.1988 Chief Surveyor

Deposited this.....day of.....19.....
 District Land Registrar
 SO 22594

LAND DISTRICT OTAGO
 SURVEY BLK. & DIST. XV & XVI Long Valley S.D.
 NZMS 261 SHT G.4.3 RECORD MAP No G.43.D

Plan of Land for Road
 and Road to be Stopped

TERRITORIAL AUTHORITY Tuapeka County
 Surveyed by McGeorge & Elder
 Scale 1:2,000 Date Mar. 1987



Sections 1, 6
 Land Reser
 Sec 58, La
 20 m wide).

DATUM: Ge
 CIRCUIT: N
 Coordinates
 700,000

Sheet 3 Area
 This Comprised in Pt
 Sheet

George Rob
 registered surveyor
 for who may act as
 section 2
 certify that this plan
 me or under my dir
 correct and have be
 Regulations 1972, or
 Dated at Alexandr
 of February

Field Book 2360
 Reference Plans 50
 22597
 Examined under TC

Approved as
 16 11 88
 Deposited this

File
 Received 24.3.88
 Instructions

RM G43D & B
 long Valley S.D.

Plan of Sections 1-14 & Sec 40

LOCAL AUTHORITY Tuapeka County
 Surveyed by McGeorge & Elder
 Scale 1:10,000 Date Jan 1987

[Show Historical View](#)

GRIP TITLE INFORMATION

PREVIEW

Freehold

Identifier 575971
Land Registration District Otago
Date Issued 01 June 2012

Prior References

[OT16B/107](#)

Estate	Fee Simple	Instrument	OCT 9070728.4
Area:	1511.0920 hectares more or less		
Legal Description	Section 1, 6-7, 10, 15-16, 19, 21, 23, 40 Survey Office Plan 22593 and Part Section 1 Block X and Part Section 3 Block XV Long Valley Survey District and Lot 3 Deposited Plan 451594		

Registered Owners

Minzion Station Limited

Interests

Subject to Section 241(2) Resource Management Act 1991 (affects DP 451594)

Subject to a right of way (in gross) over part Lot 3 DP 451594 marked C, over part Section 1 Block X Long Valley Survey District marked D, over part Section 19 SO 22593 marked E, over part Section 3 Block XV Long Valley Survey District marked F and over part Section 10 SO 22593 marked G all on DP 451594 in favour of Otago Fish and Game Council created by Easement Instrument 9070728.5 - 1.6.2012 at 11:30 am

Subject to a right of way over part Lot 3 DP 451594 marked A and B on DP 451594 created by Easement Instrument 9070728.6 - 1.6.2012 at 11:30 am

The easements created by Easement Instrument 9070728.6 are subject to Section 243 (a) Resource Management Act 1991

10868818.3 Mortgage to Westpac New Zealand Limited - 10.8.2017 at 10:55 am

Disclaimer: This preview provides an indication of the likely content of Record of Title 575971, it is not a substitute for an authoritative Record of Title. For an authoritative Record of Title of 575971 please contact Land Information New Zealand. This content of this preview has been generated using data sourced from LINZ Data Service on 08/08/2021.

Effective Maximum Average Outflow based on Lake Level (assumed no inflow)

