

Appendix 2

Appendix 1: Suggested conditions

Interpretation notes

1. These conditions should be read and reviewed in conjunction with the Section 87F Report which sets out areas where further discussion is required amongst experts and submitters. I expect to make updates to suggested conditions before any hearing.
2. The suggested conditions use those proffered by the Applicant in the documents below as their basis:

RM Number	Description	Application Document used as basis
RM25.206.01	Discharge permit to discharge treated wastewater to the Shotover River/Kimiākau	RM25.206 – QLDC WWTP discharge draft conditions 11 September 2025 QLDC feedback “CP” response (included in information provided by the Applicant) - for ORC
RM25.206.02	Land use consent to construct a rip rap outfall structure in the bed of the Shotover River/Kimiākau	Page 11 of Further information response letter dated 13 August 2025 signed by Claire Perkins of Landpro on behalf of the Applicant
RM25.206.03	Discharge permit to discharge contaminants into air associated with the discharge of treated wastewater	Existing conditions of RM13.215.01
RM25.177.01	Water permit to divert water within the bed of the Shotover River/Kimiākau to ensure the discharge of treated wastewater is always to flowing water	No conditions proffered by the applicant.
RM25.177.02	Land use consent to disturb the bed of the Shotover River/Kimiākau for the purpose of creating and maintaining a diversion channel	Section 5.9 of the application for RM25.177 dated 10 April 2025
RM25.177.03	Discharge permit to discharge remobilised sediment from the Shotover River/Kimiākau when constructing and maintaining the diversion channel	No conditions proffered by the applicant.

3. My suggested changes to the conditions proffered by the Applicant are identified by strikethrough to show deletions and underline to show additions. Where necessary, I have included some commentary alongside the conditions in the table to explain my reasons for suggested changes or identifying where further consideration is required.
4. All conditions will require renumbering prior to a decision being made, and I consider improvements can be made to the order of conditions to assist with implementation and readability.

RM25.206.01 – Discharge permit to discharge treated wastewater to the Shotover River/Kimiākau

Purpose: To discharge treated wastewater to water for the purpose of operating the Shotover Wastewater Treatment Plant

Duration: Expires 31 December 2030

Location: Shotover Delta Road, 1.1km south east of State Highway 6, Queenstown

Legal description of treatment plant location: Lot 4 DP 421841, Area A SO 24812

Legal description of discharge location: Section 4 SO 409393

Map reference at point of discharge (NZTM 2000): 1266096E 5007045N

Condition Number	Suggested Condition	Officer Comments
1a)	<p><u>Except insofar as any condition of this consent provides otherwise, the discharge of treated wastewater into the Shotover River must be carried out in accordance with the plans and all information submitted with the application listed below and referenced by the Consent Authority as consent number RM25.206:</u></p> <ul style="list-style-type: none">a. <u>Form 1 Application for resource consent signed by Claire Perkins of Landpro on behalf of the Applicant dated 30 April 2025;</u>b. <u>Form 7 Application to discharge water or contaminants to water; Form 10A Application for land use consent – structures in, on or over the bed of a waterbody and Form 22 Change (variation) or cancellation of consent conditions;</u>c. <u>Shotover WWTP Surface water and Groundwater Assessment, Queenstown Lakes District Council prepared by Dusk Mains of GHD dated 30 April 2025 (labelled as Appendix G);</u>	

	<ul style="list-style-type: none"> d. <u>Resource consent application to Otago Regional Council for Discharge of Treated Effluent to Kimiākau/Shotover River prepared by Claire Perkins of Landpro dated 1 May 2025;</u> e. <u>Appendix A: Bird survey report prepared by Dawn Palmer of Natural Solutions for Nature Ltd dated 30 April 2025;</u> f. <u>Appendix B: Letter titled 'Shotover Wastewater Treatment Plant- Urgent Action Required' signed by Lauren Rapley and Siobhan McDonald of Russell McVeagh on behalf of Queenstown Airport Corporation Limited;</u> g. <u>Appendix C: Shotover Wastewater Treatment Plan Treated Wastewater Discharges – Emergency Works Justification dated 27 March 2025;</u> h. <u>Appendix E: Graphs of WWTP effluent sampling results;</u> i. <u>Appendix F: Shotover WWTP Draft Environmental Monitoring Plan – Short term consent prepared by Dusk Mains of GHD dated 30 April 2025;</u> j. <u>Further information response letter signed by Claire Perkins of Landpro on behalf of the Applicant dated 13 August 2025;</u> k. <u>Appendix A: Water quality report dated 13 August 2025 prepared by Dusk Mains and Anthony Kirk of GHD;</u> l. <u>Appendix B: River Protection and Diversion report dated 13 August 2025 prepared by Ali Ghavidel, Ian Ho and Anthony Kirk of GHD;</u> m. <u>Appendix C: Freshwater quality memorandum dated 12 August 2025 prepared by Tanya Cook of Boffa Miskell;</u> n. <u>Appendix E: Cultural impact assessments or statement, including Queenstown Lakes District Council Cultural Impact Assessment QLDC Wastewater Treatment Plant Discharge Consent prepared by Te Ao Mārama and Cultural Position</u> 	
--	--	--

	<u>Statement endorsed by Aukaha Ltd Wai Māori representatives dated 13 August 2025 and signed by Chris Rosenbrock.</u>								
Limits									
1)	The <u>consent holder must only discharge</u> shall only be treated wastewater from the Shotover Wastewater Treatment Plant, located on Lot 4 DP 421841 and Area A SO 24812, at or about map reference 1265465E 5007842N, as shown on the map attached as Appendix A, which forms part of this consent <u>(the “WWTP”)</u> .								
2)	The consent holder must only discharge treated wastewater from the Shotover Wastewater Treatment Plant <u>WWTP shall may only be discharged to the</u> Shotover River on Section 4 SO 409393 at or about map reference 1266096E 5007045N, via by using the approximately 270-metre-long <u>270-metre-long</u> discharge channel, as shown in the map attached as Appendix A <u>(the discharge channel)</u> .								
3)	The <u>consent holder must not discharge treated wastewater at a rate and volume of treated wastewater discharged shall not exceed which exceeds</u> the following <u>maximum rate and combined volume limits</u> : a. 400 litres per second; <u>and</u> b. Annual average daily flow of 16,900 cubic metres per day; c. Peak dry weather flow of 19,700 cubic metres per day; and d. Peak wet weather flow of 29,100 cubic metres per day.								
4)	The Treated wastewater quality shall must not exceed comply with the following <u>discharge quality limits at the autosampler after UV treatment, at the point marked “S” on the attached Appendix A:</u> <table><tr><th>Parameter (in <u>milligrams per litre (mg/L)</u>) unless stated otherwise)</th><th colspan="2">Discharge quality limits</th></tr><tr><td></td><td></td><td></td></tr></table>		Parameter (in <u>milligrams per litre (mg/L)</u>) unless stated otherwise)	Discharge quality limits					Combined with Applicant's proposed condition (5).
Parameter (in <u>milligrams per litre (mg/L)</u>) unless stated otherwise)	Discharge quality limits								

		Annual Mean	Annual 90%ile*	
	cBOD ₅ (Biochemical oxygen demand)	10	20	
	TSS (Total suspended solids)	10	20	
	TN (Total nitrogen)	10	15	
	<i>E.coli</i> in <u>colony forming units per 100 millilitres (cfu /100mL)</u>	10 (geometric mean)	100 (95 th percentile)	
	TAN (Total Ammoniacal Nitrogen)	1.5	5	
	TP (Total Phosphorus)	3	-	
	<p>*90th / 95th percentile applies to a rolling 12 calendar month</p> <p><u>In this consent, “treated wastewater” means treated wastewater from the WWTP which complies with this condition in all respects.</u></p>			
5)	<p>For the purposes of compliance with condition (4), the location at which the limits must be met is after UV treatment at the autosampler prior to discharge into the discharge channel.</p>			Combined with condition (4).

6)	The exercise of this consent shall not result in visible discolouration of the Shotover River at a distance of 200 metres or more from the point of discharge.	Updated wording to be consistent with RMA Section 107 and have merged with condition (7).
7)	<p>The discharge <u>of treated wastewater</u>, after reasonable mixing at a distance of 200 metres downstream of the point of discharge, shall must not give rise to all or any of the following effects in the <u>Shotover River receiving water</u>:</p> <ul style="list-style-type: none"> a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or <u>aa. Any conspicuous change in the colour or visual clarity; or</u> b. Any emission of objectionable odour; or c. Any significant adverse effects on aquatic life. 	Updated wording to be consistent with RMA Section 107 and have merged with condition (6) and have clarified the point of compliance.
<u>7a)</u>	<p><u>The consent holder must only discharge treated wastewater:</u></p> <ul style="list-style-type: none"> a. <u>To a braid of the Shotover River that is flowing at a rate of at least 2.5 cubic metres per second; or</u> b. <u>To the diversion channel constructed in accordance with RM25.177.02 if water in the diversion channel is flowing at a rate of at least 2.5 cubic metres per second.</u> <p><u>The consent holder must only discharge treated wastewater if, at all times during the discharge, there is a residual flow of at least 1 cubic metre per second in the main braid of the Shotover River.</u></p> <p><u>Any works required to modify the Shotover riverbed to ensure the flow rate in this condition is achieved must be undertaken in accordance with the conditions of RM25.177.</u></p> <p><u>The consent holder must continuously measure and record flows in the diversion channel or braid of the Shotover River to which is discharging and record the measurements.</u></p> <p><u>The consent holder must provide the recorded measurement flows and diversion channel or braid of the Shotover River to the Consent Authority on request.</u></p>	This suggested condition is a placeholder. As per Section 87F report, it is unclear how the flow rates of the diversion and main braid can be measured based on the information available at this time.

<u>7b)</u>	<u>The discharge of treated wastewater must not cause erosion, scour or instability to the bed or banks of the Shotover River.</u>	
<i>Performance Monitoring</i>		
8)	<p>a. Within one month of the exercise of this resource consent, the consent holder shall must install a flow meter on the outlet pipe(s) at both clarifier outlets from in the wastewater treatment plant at both clarifier outlets. The consent holder must and, using the flow meters installed under this condition, continually measure and record the instantaneous rate and combined daily volume of treated wastewater being discharged to the Shotover River discharge channel.</p> <p>b. The consent holder shall report the instantaneous rate and daily discharge volume for the previous calendar month in writing, or in electronic form, to the Consent Authority – Attention: Compliance Manager, within two weeks after the end of each calendar month. These daily volumes shall be used to determine compliance with condition (3)</p>	Condition 8(b) has been removed and inserted into it to a standalone condition setting out the reporting requirements.
<u>8a)</u>	<p><u>The consent holder must provide a report in writing to the Consent Authority – Attention: Compliance Manager by email to compliance@orc.govt.nz, within two weeks of the end of each calendar month which includes:</u></p> <ul style="list-style-type: none"> a. <u>Records of the instantaneous rate and combined daily volume measured in accordance with condition (8); and</u> b. <u>An analysis of the month's instantaneous rate and combined daily volume records compared to those of the previous month.</u> 	

9)	<p>From the commencement of this consent, the consent holder must collect the consent holder shall collect a <u>weekly</u> representative sample of the treated wastewater every week, at the location <u>described</u> in condition (4)(5). Each <u>treated wastewater</u> sample collected shall <u>must</u> be analysed for:</p> <ul style="list-style-type: none"> a. Five day carbonaceous biochemical oxygen demand (cBOD₅); <u>and</u> b. Total suspended solids (TSS); <u>and</u> c. Total nitrogen (TN); <u>and</u> d. Total ammoniacal nitrogen (TAN); <u>and</u> e. Total phosphorous (TP); <u>and</u> f. Dissolved reactive phosphorous; <u>and</u> g. <i>E. Coli</i>. <p>NOTE: for the purposes of this condition, s Samples collected for the analysis of parameters in condition (9)(a) to (f) are <u>must be</u> 24hr composite samples, while <u>The sample for analysis of <i>E. Coli</i> (g) is collected as a grab sample at the same time a single point in time, and location.</u></p>	<p>This suggested condition has been proposed by the Applicant. It has been identified that there is no limit for dissolved reactive phosphorus is included in condition (4). Further discussion is required amongst the experts on this aspect.</p>
10)	<p>All samples collected under Condition (9) <u>and (13)</u> must be analysed at a laboratory that meets ISO 17025 or IANZ standards.</p> <p>The consent holder must provide the Consent Authority - Attention: Compliance Manager <u>by email to compliance@orc.govt.nz</u>, with the results of analysis of weekly sampling results <u>and a comparison with the discharge quality limits in accordance with condition (4)</u> as soon as possible but within <u>no later than two weeks2 working days of after</u> receipt of the results from the laboratory.</p>	
10a)	<p><u>If the weekly samples show an exceedance of the discharge quality limits set in condition (4), the consent holder must, within 10 working days of becoming aware of the exceedance, provide a report to the Consent Authority by email to compliance@orc.govt.nz that:</u></p> <ul style="list-style-type: none"> a. <u>Identifies the likely cause of the exceedance;</u> b. <u>Details the corrective actions undertaken and/or proposed to prevent further exceedances; and</u> 	<p>Suggested additional condition that would set out a procedure in the event dsicharhe quality limits are exceeded.</p>

	c. <u>Sets out a timeframe for implementing the corrective action.</u>	
11)	<p>Within three months of <u>Prior to the commencement of this consent, the consent holder must shall prepare an update its Operations and Management Manual (OMM) for the treatment and disposal system. The purpose of the OMM is to ensure the WWTP consistently operates at all times in accordance with the conditions of this resource consent. The OMM shall be prepared by a suitably qualified and experienced wastewater engineer and must include, but not be limited to:</u></p> <p>and forward to the Consent Authority – Attention: Compliance Manager, The manual shall be to the satisfaction of the Consent Authority and include, but not be limited to:</p> <ol style="list-style-type: none"> A description of the entire treatment and disposal system, including a site map indicating the location of the various components of the treatment and disposal system, discharge locations and monitoring sites; Specific management procedures for key components of the system; Procedures to be utilised to monitor the operation and performance of the system; Identification of potential equipment malfunctions and environmental situations that may lead to treatment system failure; Monitoring and reporting procedures, including, but not limited to: <ol style="list-style-type: none"> <u>Contingency and incident response plans required by condition (11)(e) including methods for monitoring and detecting out of specification influents/effluents, contingency procedures for managing the same, contingency procedures to manage system component malfunctions and breakdowns for both the treatment and disposal system;</u> Contingency plans for ensuring consistent effluent quality during periods of peak flows including proactive maintenance prior to peak flow seasons to achieve the same. <u>Receiving Environment Monitoring Plan as required by condition (13) Monitoring plans for monitoring receiving environment quality.</u> 	<p>As suggested in the Section 87F report further discussion is required to:</p> <ul style="list-style-type: none"> - Determine how the discharge will be managed if works are required to reinstate the diversion channel; - Determine how the discharge will be managed when diversion flows are not as anticipated; - Provide more specific direction for contingency and incident response. <p>It is expected that further updates will be required to this suggested condition as the process continues.</p>

	<p>f. Design flow;</p> <p>g. reporting population growth and influent volumes and their consistency with the forecasts supplied at the time of granting;</p> <p>h. <u>The complaints recording system and malfunction recording system including identifying the person responsible for investigating any complaint. including actions and responses undertaken to rectify any complaint or system malfunction;</u></p> <p>i. Details of the measures to be taken to ensure the attainment of the treated wastewater quality requirements set out in Condition (4); <u>and</u></p> <p>j. Procedures for continuous reviewing and improving of the manual; and</p> <p>k.</p> <p><u>The consent holder must consult be drafted in consultation with Te Ao Mārama Incorporated and Aukaha Limited when preparing the updated Operations and Management Manual (OMM).</u></p>	
<u>11a)</u>	<p><u>Within two weeks of the commencement of this resource consent, the consent holder must provide the Operations and Management Manual (OMM) to the Compliance Manager of the Consent Authority by email to compliance@orc.govt.nz for certification that it includes the matters listed in Condition (11).</u></p>	
<u>11b)</u>	<p><u>The consent holder must operate the WWTP in accordance with the certified Operations and Management Manual (OMM) at all times (except insofar as any condition of this consent provides otherwise).</u></p>	
<u>11c)</u>	<p><u>The consent holder must review the Operations and Management Manual (OMM):</u></p> <ol style="list-style-type: none"> <u>At least once every two years.</u> <u>Within three months following any upgrades or modifications at the plant.</u> <u>The consent holder must consult with Te Ao Mārama Incorporated and Aukaha Limited when reviewing OMM.</u> <u>Any amendments to the OMM must be consistent with the conditions of this resource consent.</u> 	

<u>11d)</u>	<u>The consent holder must submit an updated copy of the Operations and Management Manual (OMM) to the Compliance Manager of the Consent Authority by email to compliance@orc.govt.nz for certification that it complies with Condition (11)(a) within 2 weeks of any amendment to the Operations and Management Manual (OMM).</u>	
<u>11e)</u>	<p><u>Within three months of the commencement of this resource consent, the Consent Holder must prepare a Contingency and Incident Response Plan (CIRP) as part of the Operations and Management Manual (OMM). The purpose of this plan is to identify potential causes of treatment plant and disposal system failures, include response procedures and require root cause analysis of any discharge quality or quantity exceedances. The CIRP must be prepared by a suitably qualified and experienced wastewater engineer and must include but not be limited to:</u></p> <ul style="list-style-type: none"> a. <u>Methods to identify potential causes of treatment plant upset conditions, including but not limited to:</u> <ul style="list-style-type: none"> i. <u>High influent flows (e.g: storm events);</u> 5. <u>Mechanical or electrical failures including identifying critical equipment;</u> 6. <u>Loss of treatment performance (e.g: high effluent ammonia or <i>E.coli</i>);</u> 7. <u>Response procedures during any upset event, including;</u> 8. <u>Immediate mitigation measures to prevent or minimise untreated or partially treated discharges, and discharges to the Shotover River where Condition 7(a) cannot be met;</u> 9. <u>Diversion or containment protocols for non-compliant flows;</u> 10. <u>Notification requirements to the Consent Authority;</u> 11. <u>Identifying:</u> 	<p>As suggested in the Section 87F report further discussion is required to:</p> <ul style="list-style-type: none"> - Confirm the requirements of a Contingency and Incident Response Plan. <p>The wording of this suggested condition has been drafted to align with the Enforcement Order.</p>

	<p>12. <u>Lead times for replacement parts for the WWTP; and</u></p> <p>13. <u>The holding of spare/replacement parts by the consent holder or its contractors;</u></p> <p>14. <u>Options for temporary plant hire;</u></p> <p>15. <u>Temporary monitoring escalation to verify receiving environment effects.</u></p> <p>16. <u>Root cause analysis of any discharge exceedance, including recording of the event timeline, the investigation of the cause(s), causative factors, lessons learned and changes to be implemented.</u></p> <p><u>The CIRP must be provided to the Compliance Manager at the Consent Authority by email to compliance@ORC.govt.nz for certification that it complies with condition (11)(e) of this consent.</u></p> <p><u>When Ultraviolet Transmittance ("UVT") falls below 50% for more than 60 consecutive minutes, the consent holder must take a grab sample from the UV Autosampler (marked "S" on Appendix A) and have it tested for <i>e.coli</i>. The consent holder must continue to take a daily grab sample and have the sample analysed for <i>e.coli</i> until the results of analysis show <i>e.coli</i> of less than 100 CFU per 100ml. If the results of analysis of the <i>e.coli</i> analysis is greater than 260 CFU per 100ml the consent holder must report by email to compliance@orc.govt.nz the results of analysis for the <i>e.coli</i> sample to the Consent Authority immediately upon receipt of the analysis from the laboratory.</u></p> <p><u>This condition does not affect the consent holder's obligation to comply with any other condition of this consent.</u></p> <p><u>The consent holder must maintain and calibrate the UVT meter in accordance with the manufacturer's instructions and must keep calibration records and make them available to the consent authority on request.</u></p>	
12)	The consent holder shall <u>must</u> :	

	<p>a. <u>maintain a complaints recording system and record all complaints using that system, which records as a minimum:</u></p> <ul style="list-style-type: none"> i. <u>The subject matter of the complaint;</u> ii. <u>The date and time of the complaint;</u> iii. <u>Any corrective action taken by the consent holder</u> <p>b. <u>maintain a malfunctions recording system and record all malfunctions in that system, which as a minimum must:</u></p> <ul style="list-style-type: none"> i. <u>Identify the equipment or plant which malfunction;</u> ii. <u>Record the date and time of the malfunction;</u> iii. <u>Record any corrective action taken by the consent holder</u> <p><u>The consent holder must immediately notify the Consent Authority by phone or email of any complaint and must submit the record of complaints and malfunctions to the Consent Authority - Attention: Compliance Manager by email to compliance@orc.govt.nz, as soon as possible but within not later than two weeks after any complaint or malfunction occurring, together with the details of the remedial measures taken. At all times, the consent holder shall ensure that the Consent Authority has a copy of the up to date Operations and Management Manual.</u></p>	
13)	<p>a. The consent holder shall <u>must</u> provide to the Consent Authority - Attention: Compliance Manager <u>by email to compliance@orc.govt.nz, within one month of this consent commencing, a Receiving Environment Monitoring Plan (REMP) for approval certification that it includes the matters listed in Condition (13).</u></p> <p>b. The purpose of the REMP is to monitor the effects of the discharge on the water quality and instream ecology of the Shotover and Kawarau Rivers and nearby groundwater quality.</p> <p>c. The REMP must include monitoring of groundwater quality, surface water quality and instream ecology.</p> <p>d. The REMP must include the following:</p> <ul style="list-style-type: none"> i. Sample locations <u>which must include as a minimum:</u> <ul style="list-style-type: none"> 1. <u>grab samples of surface water from the Shotover River 200 metres upstream and 200 metres downstream of point of discharge to the Shotover River; and</u> 	<p>As suggested in the Section 87F report further discussion is required to draft conditions that:</p> <ul style="list-style-type: none"> - Set instream ecological (macroinvertebrate and periphyton) targets or limits that will trigger a management response if the discharge creates greater adverse effects than were recorded when the discharge last went to the river. <p>It is expected that further updates will be required to this suggested condition as the process continues.</p>

	<ol style="list-style-type: none"> 2. <u>grab samples of groundwater from bores BH01, BH02, BH03 and BH04; and</u> 3. <u>The parameters for which samples must be analysed, which must include as a minimum, the parameters listed at condition 4; and</u> 4. <u>A requirement to monitor and record the groundwater level at bores BH01, BH02, BH03 and BH04 weekly.</u> <ol style="list-style-type: none"> ii. Sample methods; iii. Sample frequency – as a minimum weekly for surface quality samples and six monthly for instream ecological surveys, and consideration of what sampling may be needed following certain events (e.g. high rainfall, plant malfunctions, etc). iv. Parameters to be measured <ol style="list-style-type: none"> e. The REMP, and any updates, shall <u>must</u> be prepared in consultation with be provided to Aukaha <u>Limited</u> and Te Ao Mārama <u>Inccorperated</u> for comment. f. Aukaha <u>Limited</u> and Te Ao Mārama <u>Incorporated</u> shall <u>must</u> be invited to attend when monitoring is undertaken. g. Any updates to the REMP shall be provided to the Consent Authority - Attention: Compliance Manager <u>by email to compliance@orc.govt.nz for certification that it complies with Condition (13)</u>approval at least 1 month prior to implementation. 	
14)	<p>The consent holder must report the analytical analysis of sampling results for each sample collected under Condition (13) shall be reported in writing to the Consent Authority - Attention: Compliance Manager <u>by email to compliance@orc.govt.nz</u>, as soon as possible within but no later than two weeks <u>working days</u> of after receipt of the results from the laboratory by the consent holder, together with a reading of the 24-hour wastewater discharge volume for the day of sampling.</p>	<p>As suggested in the Section 87F report further discussion is required to draft conditions that:</p> <ul style="list-style-type: none"> - Set instream ecological (macroinvertebrate and periphyton) targets or limits that will trigger a management response if the discharge creates greater adverse effects than were recorded when the discharge last went to the river.

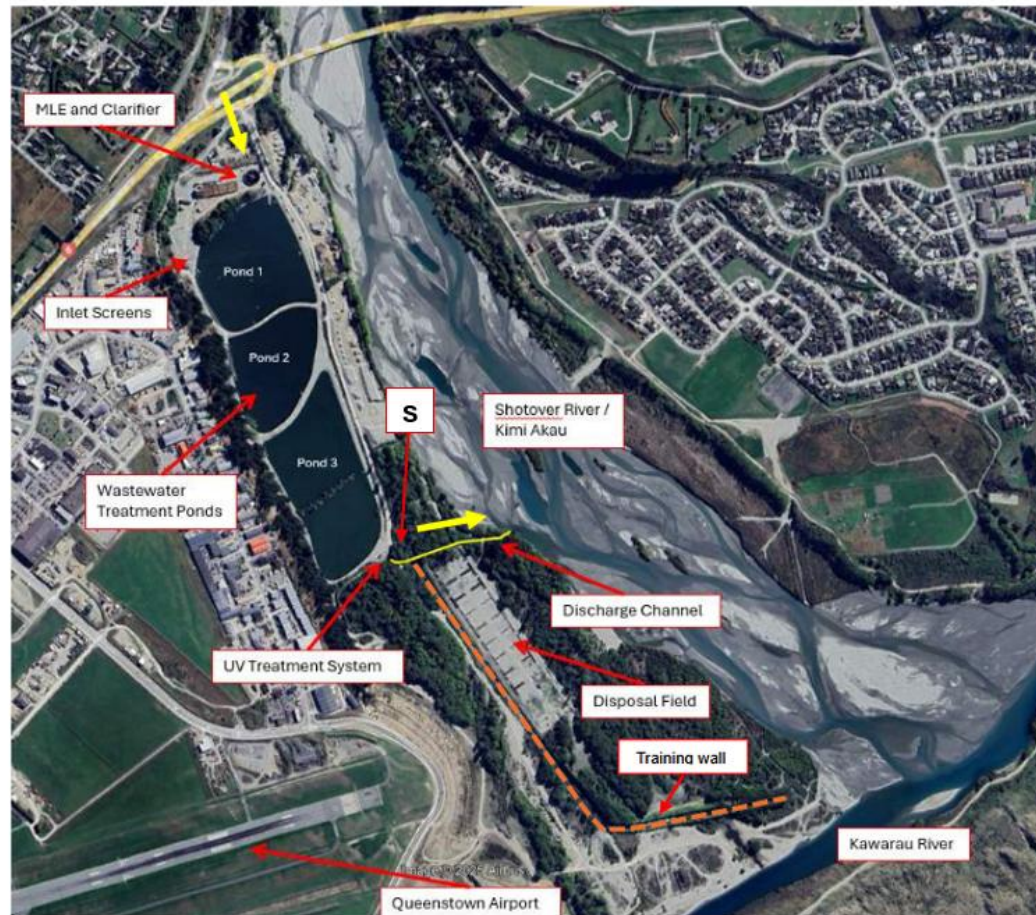
15)	<p>The consent holder shall <u>must</u> by 15 February August each year forward an annual report in writing to the Consent Authority - Attention: Compliance Manager <u>by email to compliance@orc.govt.nz</u>, with a copy provided to Aukaha Limited and Te Ao Mārama Incorporated. The annual report shall <u>must</u> cover the period 1 January July to 30 December June in the previous 12-month period and shall report on compliance with this discharge permit, including, but not limited to:</p> <ul style="list-style-type: none"> a. Copies of the laboratory analytical results of all monitoring undertaken; b. Summary of the year's monitoring results, in context of previous year's results; c. Comments on the wastewater treatment plant's <u>WWTP's</u> operation; d. Summary of volumes of treated wastewater discharged to water; e. Summary of quality of treated wastewater discharged to water; f. Summary Interpretation of all analytical results from the monitoring for the previous year, and an interpretation of the results, particularly with regard to the discharge of treated wastewater to water; g. Summary of trends in receiving environment, any areas of concern and outlining any changes to the system or operation to mitigate concerns; h. Comments on compliance with the conditions of this discharge permit; i. Summary of any complaints received, the validity of each complaint and the any corrective action taken; and j. Any other issues considered relevant by the consent holder. 	
16)	<p><u>The consent holder must maintain the discharge channel to avoid any overflow or ponding of treated wastewater.</u></p> <p>The consent holder shall <u>must</u>:</p> <ul style="list-style-type: none"> a. at least monthly and after any other specific event identified in the Operations and Management Manual, undertake a visual inspection of the discharge channel and outfall <u>to determine there is no scour or erosion within the channel, as a result of the discharge of treated wastewater; and</u> 	

	<p>b. <u>must keep written and photographic records of each inspection, to determine there is no scour or erosion within the channel, as a result of the discharge of treated wastewater;</u> and</p> <p>c. <u>Must make available to the Consent Authority those written and photograph records on request.</u></p>	
Long-term solution		
17)	<p>The consent holder shall <u>must develop and implement a long-term solution (New Disposal System) by 31 December 2026: achieve the following milestones within the term of this consent</u></p> <p>a. Lodge an application for the approvals required under the Resource Management Act 1991 to commission a new long-term solution for the disposal of treated wastewater</p> <p>a. <u>Application for resource consent must be made by 31 May 2026.</u></p> <p>b. <u>Complete the eEngineering design for a new disposal system the New Disposal System must be completed by 31 December 2027, if the application in (a) is approved by 31 December 2026, or within 12 months of the application in (a) being approved, whichever is the later.</u></p>	The wording of this suggested condition has been updated to align with the wording of the Enforcement order (1.19).
18)	<p>The Consent Holder must, every 6 months, submit a progress report to the Consent Authority - Attention: Compliance Manager <u>by email to compliance@orc.govt.nz</u>, Aukaha <u>Limited</u> and Te Ao Mārama Incorporated, by 15 February and 15 August each year detailing progress made towards meeting the deadlines in Condition (17).</p>	
General		
19)	<p>The consent holder shall <u>must</u> surrender discharge permit RM13.215.03.V2 within 1 month of <u>upon</u> the first exercise of this consent.</p>	
20)	<p>a. The consent holder shall <u>must</u> construct a treated wastewater emergency storage pond by 31 December 2027. <u>From 1 January 2028, the consent holder must not discharge treated wastewater and must divert treated</u></p>	The circumstances in which emergency storage should be used in this suggested condition are a placeholder. The exchange of evidence may identify further

	<p>wastewater to the treated emergency storage pond shall be for wastewater to be re-directed to if:</p> <ul style="list-style-type: none"> i. <u>The TSS level at point S on Appendix A exceeds the 90th percentile; or</u> ii. <u>Compliance cannot be achieved with condition (7a).</u> <p>there are process failures at the wastewater treatment plant and the consent holder considers that its use is necessary to mitigate potential adverse effects on the receiving environment or to ensure compliance with the conditions of this consent.</p> <p>b. Upon completion of the treated wastewater emergency storage pond, the Operations and Maintenance Manual shall be updated to identify events or situations that would trigger the re-direction of wastewater to the pond in accordance with (a).</p> <p>b. If the consent holder directs treated wastewater to the treated wastewater emergency storage pond, it shall <u>must</u> notify the Consent Authority - Attention: Compliance Manager <u>by email to compliance@orc.govt.nz</u> within 24 hours with reasons for the re- direction and expected duration.</p>	<p>circumstances in which emergency storage should be used and what capacity of emergency storage is available.</p>
21)	<p>a. <u>The consent holder must install and maintain</u> W warning notices which can be read from a distance of five metres in both English and Te Reo Māori, shall be installed and maintained at the following locations:</p> <ul style="list-style-type: none"> i. At the points where there is a public track crossing the discharge channel; and ii. Beside the outfall on the Shotover Riverbanks; and. iii. At the downstream end of the mixing zone, approximately 200 metres downstream of the outfall. <p>b. The warning notices shall be able to be read from at least 2 metres away and <u>must</u> advise the public of the existence of a wastewater outfall and the potential risk of swimming contact with water <u>in the immediate vicinity and downstream.</u></p>	
22)	<p>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</p>	

	<p>intention to review the conditions of this consent within three months of each anniversary of the commencement of this consent <u>within three months of the receipt of the annual report or within two months of any enforcement action</u> for the purpose of:</p> <ul style="list-style-type: none"> 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 which become evident after the date of commencement of the consent; or b. Ensuring the conditions of this consent are consistent with any National Environmental Standards or the relevant rule in an operative regional plan; or c. Requiring the consent holder to adopt the best practicable option to remove or reduce any adverse effect on the environment arising as a result of the exercise of this consent. 	
	ADVICE NOTES	
1)	This permit does not authorise the discharge of sludge to land or water.	
2)	<p><u>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 Māori 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</u></p>	

	<u>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.</u>	
3)	<u>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.</u>	
4)	<u>Except where the conditions of the consent provide otherwise, where information is required to be provided to the Consent Authority in conditions (8a), (11a), (11e), (12), (13), (15), (16) or (20) this is to be provided in writing to compliance@orc.govt.nz and the email heading is to reference RM25.206 and the condition/s the information relates to.</u>	
5)	<u>The Consent Holder may be required to pay the Consent Authority an annual 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.</u>	



Appendix A – Location Map

Site layout of Shotover WWTP (Imagery from Google Earth, April 2023). Yellow arrows show direction of flow into and out of treatment process

RM25.206.02 - Land use consent to construct a rip rap outfall structure in the bed of the Shotover River/Kimiākau

Purpose:

Duration: Expires 31 December 2030

Location: Shotover Delta Road, 1.1km south east of State Highway 6, Queenstown

Legal description of treatment plant location: Lot 4 DP 421841, Area A SO 24812

Legal description of bed disturbance location: Section 4 SO 409393

Map reference at bed disturbance location (NZTM 2000): 1266096E 5007045N

Condition Number	Suggested Condition	Officer Comments
1)	<p><u>Except insofar as any condition of this consent provides otherwise, the placement of an outfall structure on the bed of the Shotover River must be carried out in accordance with the plans and all information submitted with the application listed below and referenced by the Consent Authority as consent number RM25.206:</u></p> <ul style="list-style-type: none">a. <u>Form 1 Application for resource consent signed by Claire Perkins of Landpro on behalf of the Applicant dated 30 April 2025;</u>b. <u>Form 7 Application to discharge water or contaminants to water; Form 10A Application for land use consent – structures in, on or over the bed of a waterbody and Form 22 Change (variation) or cancellation of consent conditions;</u>c. <u>Shotover WWTP Surface water and Groundwater Assessment, Queenstown Lakes District Council prepared by Dusk Mains of GHD dated 30 April 2025 (labelled as Appendix G);</u>	

	<ul style="list-style-type: none"> d. <u>Resource consent application to Otago Regional Council for Discharge of Treated Effluent to Kimiākau/Shotover River prepared by Claire Perkins of Landpro dated 1 May 2025;</u> e. <u>Further information response letter signed by Claire Perkins of Landpro on behalf of the Applicant dated 13 August 2025;</u> f. <u>Appendix A: Water quality report dated 13 August 2025 prepared by Dusk Mains and Anthony Kirk of GHD;</u> g. <u>Appendix B: River Protection and Diversion report dated 13 August 2025 prepared by Ali Ghavidel, Ian Ho and Anthony Kirk of GHD; and</u> h. <u>Appendix C: Freshwater quality memorandum dated 12 August 2025 prepared by Tanya Cook of Boffa Miskell.</u> 	
2)	<p><u>The outfall structure must only be used for the purpose of dissipating the flow of treated wastewater authorised by RM25.206.01. The outfall structure must be formed of gabion walls, gabion baskets and a rip rap basin in front of the treated wastewater discharge point into the Shotover River.</u></p> <p><u>The consent holder must maintain the outfall structure to avoid any ponding of treated wastewater either in or on the outfall structure, or beyond the outfall structure.</u></p>	
3)	<u>The consent holder must only undertake works to construct the outfall structure during periods of low flow in the Shotover River and must undertake work in the dry riverbed to the extent practicable.</u>	
4)	<u>Where construction work in the wetted bed of the Shotover River cannot be avoided, the construction site must be isolated from flowing braids of the Shotover River.</u>	
5)	<u>Construction works and the outfall structure itself must not cause erosion, scour or instability to the bed or banks of the Shotover River.</u>	

6)	<p><u>The consent holder must manage all construction activities to minimise sediment discharges to flowing water and must ensure that any discharges associated with the works do not cause:</u></p> <ul style="list-style-type: none"> a. <u>A conspicuous change to the colour or clarity of the receiving waters more than 20 metres from the construction activities; or</u> b. <u>Conspicuous oil or grease films, scums, foams, or floatable or suspended material 20 metres from the construction activities.</u> 	
7)	<p><u>The Consent Holder must ensure that all personnel on the site are aware of, and have access at all times to:</u></p> <ul style="list-style-type: none"> a. <u>This resource consent; and</u> b. <u>The certified Construction Management Plan.</u> <p><u>Copies of these documents must be present on-site at all time while the work authorised by this consent is being undertaken.</u></p>	
8)	<p><u>The Consent Holder must notify the Consent Authority in writing by email to compliance@orc.govt.nz of the commencement date of bed disturbance works no less than 10 working days prior to the commencement of works.</u></p>	
9)	<p><u>At least 20 working days prior to the commencement of works at the site, the Consent Holder must provide detailed design plans of the outfall structure to the Compliance Manager at the Consent Authority by email to compliance@orc.govt.nz to certify that the structure complies with the conditions of this resource consent.</u></p>	It would be preferable for this to be prepared and available to the Court before determination of this application.
10)	<p><u>Prior to the commencement of any works at the site, the Consent Holder must prepare a Construction Management Plan (CMP). The purpose of the CMP is to set out the practices and procedures to be adopted to ensure compliance with the conditions of this resource consent.</u></p>	
11)	<p><u>The Construction Management Plan (CMP) must include:</u></p> <ul style="list-style-type: none"> a. <u>Construction timetable and staging;</u> b. <u>Construction methodology;</u> 	

	<ul style="list-style-type: none"> c. <u>An erosion and sediment control plan that sets out the erosion and sediment controls that will be implemented to minimise the loss of sediment to the Shotover River;</u> d. <u>Measures to manage the discharge of treated wastewater to achieve the conditions of RM25.206.01 while undertaking construction works;</u> e. <u>General site management, including details of:</u> <ul style="list-style-type: none"> i. <u>site access;</u> ii. <u>use and maintenance of machinery;</u> iii. <u>methods to maintain public access, where practicable, while the works are being carried out;</u> iv. <u>methods to ensure compliance with noise standards;</u> v. <u>a spill contingency management plan;</u> vi. <u>methods to secure the site, equipment and material prior and during high flows or flood events;</u> vii. <u>methods to ensure the site, equipment and material will not cause or exacerbate damage to property and infrastructure or increase risk to human life during high flows or flood events;</u> viii. <u>Site reinstatement upon completion of the structure; and</u> ix. <u>Methods for dealing with complaints.</u> 	
12)	<u>The consent holder must provide a copy of the Construction Management Plan (CMP) to the Compliance Manager of the Consent Authority by email to compliance@orc.govt.nz for certification that it includes the matters listed in condition (11). at least 20 working days prior to the anticipated start date for construction</u>	
13)	<u>Construction must not commence until the Compliance Manager of the Consent Authority has certified the Construction Management Plan (CMP) in accordance with condition (12) and all measures identified in the certified CMP as needing to be implemented prior to the start of the works have been implemented.</u>	
14)	<u>All works on site must comply with the certified Construction Management Plan (CMP) at all times except insofar as any condition of this consent provides otherwise.</u>	

15)	<u>The consent holder may amend the Construction Management Plan (CMP) at any time. Any amendments shall be consistent with the conditions of this resource consent.</u>	
16)	<u>The consent holder must submit any amendments to the Construction Management Plan (CMP) to the Compliance Manager of the Consent Authority by email to compliance@orc.govt.nz for certification in accordance with condition (13) and must receive certification before implementing the amendment.</u>	
17)	<u>Refuelling of machinery or equipment used during construction works must not be undertaken within the wetted area of the riverbed.</u>	
18)	<u>The consent holder must engage a suitably qualified and experienced ornithologist to conduct monthly bird surveys and report in writing on the findings. The consent holder must keep and maintain the reports and make them available to the Consent Authority on request.</u>	
19)	<u>The Consent Holder may only undertake work between 1 August and 31 January if:</u> <ul style="list-style-type: none"> a. <u>The consent holder has engaged a suitably qualified and independent ornithologist/ecologist to survey for nesting birds;</u> b. <u>The appointed ornithologist has completed a survey for nesting birds within a radius of at least 200 metres of the project site, provides a report on their findings and prepares a map of all bird nesting and breeding sites and 100 metre radii from all active bird nests. The purpose of the survey, report and map is to inform the consent holder of current bird nesting and breeding sites so that the consent holder can mitigate the risk of bird disturbance.</u> c. <u>The work is undertaken within 72 hours of the survey.</u> d. <u>There is no prolonged noisy works within 200 metres of a known active nest of an indigenous bird species. For the purpose of this consent “prolonged” means more than one hour in a 24 hour period and “noisy” means more than 55 dBA at 50 metres from the works.</u> 	As set out in the Section 87F report, further discussion is required on conditions (18) and (19) to determine how the requirements of RM25.206.01 will be met in the event works to modify the diversion channel are unable to take place – including whether the ornithologist should include anything additional in their report.

	e. <u>There is no work within 100 metres of a known active nest of a indigenous bird species.</u>	
20)	<u>The Consent Holder must provide the Consent Authority by email to compliance@orc.govt.nz and the Department of Conservation Whakatipu (Community or Biosecurity Team) with a copy of the findings and recommendations of the survey undertaken by the ornithologist/ ecologist and the map of all bird breeding sites and 100 metre radii from all active bird nests prior to any works occurring. Within 20 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 for the outfall structure. The 'as built' plans must include a location plan, a plan which shows the structure specifications, and a typical cross section.</u>	
21)	<u>The consent holder must maintain the structures authorised by this consent to ensure that they are structurally sound and pose no undue risk to human life, property, or the natural environment.</u>	
22)	<u>Before the expiry or surrender of this consent, the consent holder must remove all outfall structures authorised by this consent and reinstate the riverbed, riverbank, and surrounding land to a condition consistent with the pre-development environment, to the satisfaction of the Consent Authority.</u> <u>The consent holder must photograph the pre-development environment and the post-development environment and must provide copies of the photographs to the Consent Authority upon expiry of this consent by email to compliance@orc.govt.nz.</u>	
23)	<u>In the event that an unidentified archaeological site is located during works, the following will apply;</u> a. <u>Work must cease immediately at that place and within 20 metres around the site.</u> b. <u>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.</u>	

	<ul style="list-style-type: none"> c. <u>If the site is of Māori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative of Aukaha Ltd and Te Ao Marama Incorporated 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).</u> d. <u>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.</u> e. <u>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.</u> f. <u>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.</u> 	
24)	<p><u>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 during the period of three months either side of the date of granting of this consent each year, within three months of the receipt of the annual report, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:</u></p> <ul style="list-style-type: none"> a. <u>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 which becomes evident after the date of commencement of the consent;</u> b. <u>Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement;</u> 	

	c. <u>Reviewing the frequency of monitoring or reporting required under this consent.</u>	
	<u>Advice Notes:</u>	
1)	<u>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 Māori 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.</u>	
2)	<u>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.</u>	

3)	<p><u>Where information is required to be provided to the Consent Authority in condition/s (12), (20) and (22) this is to be provided in writing to compliance@orc.govt.nz and the email heading is to reference RM25.206 and the condition/s the information relates to.</u></p>	
4)	<p><u>The Consent Holder may be required to pay the Consent Authority an annual 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.</u></p>	

RM25.206.03 - Discharge permit to discharge contaminants into air associated with the discharge of treated wastewater

Purpose: To discharge contaminants into air from an open discharge channel and outfall into the Shotover River for the purpose of discharging treated wastewater from the Shotover Wastewater Treatment Plant

Duration: Expires 31 December 2030

Location: Queenstown, approximately 1.2 kilometres south southeast of the intersection of Shotover Delta Road and Frankton-Ladies Mile Highway (State Highway 6)

Legal description of consent location: Crown Land Blk I Shotover SD, Section 4 SO 409393, Lot 4 DP 422388

Map reference at discharge channel (NZTM 2000): 1265806E 5006997N

Map reference at outfall into the Shotover River (NZTM 2000): 1266096E 5007045N

Condition Number	Suggested Condition	Officer Comments
Specific		
1)	<p><u>Except insofar as any condition of this consent provides otherwise, the placement of an outfall structure on the bed of the Shotover River must be carried out in accordance with the plans and all information submitted with the application listed below and referenced by the Consent Authority as consent number RM25.206:</u></p> <ul style="list-style-type: none">a. <u>Form 1 Application for resource consent signed by Claire Perkins of Landpro on behalf of the Applicant dated 30 April 2025;</u>b. <u>Form 7 Application to discharge water or contaminants to water; Form 10A Application for land use consent – structures in, on or over the bed of a waterbody and Form 22 Change (variation) or cancellation of consent conditions;</u>c. <u>Shotover WWTP Surface water and Groundwater Assessment, Queenstown Lakes District Council prepared by Dusk Mains of GHD dated 30 April 2025 (labelled as Appendix G);</u>	

	<ul style="list-style-type: none"> d. <u>Resource consent application to Otago Regional Council for Discharge of Treated Effluent to Kimiākau/Shotover River prepared by Claire Perkins of Landpro dated 1 May 2025;</u> e. <u>Further information response letter signed by Claire Perkins of Landpro on behalf of the Applicant dated 13 August 2025;</u> f. <u>Appendix A: Water quality report dated 13 August 2025 prepared by Dusk Mains and Anthony Kirk of GHD;</u> g. <u>Appendix B: River Protection and Diversion report dated 13 August 2025 prepared by Ali Ghavidel, Ian Ho and Anthony Kirk of GHD; and</u> h. <u>Appendix C: Freshwater quality memorandum dated 12 August 2025 prepared by Tanya Cook of Boffa Miskell.</u> 	
2)	The consent holder must only exercise this consent in conjunction with Discharge Permit 2008.238.V1, Discharge Permit RM13.215.02, <u>Discharge Permit RM25.206.01, Discharge Permit RM13.215.01, Discharge Permit RM13.215.04 and any subsequent variations to these permits.</u>	
Performance Monitoring and Odour Reporting		
3)	<p><u>The consent holder must immediately update the odour management plan prepared for consent RM13.215.01 to include odour from the discharge channel and point of discharge from the discharge channel to the Shotover River.</u></p> <p><u>The consent holder must provide the Compliance Manager of the Consent Authority with a copy of the updated odour management plan by email to compliance@orc.govt.nz within two weeks of exercising this consent for certification that it complies with RM13.215.01.</u></p> <p><u>The consent holder must comply with the updated odour management plan.</u></p>	

4)	<p>Within 2 years of the commencement of this consent and every 2 years thereafter, the consent holder must submit a report to the Consent Authority by email to compliance@orc.govt.nz reviewing the odour performance of the site over the preceding 2 year period. The report must be prepared by a suitably qualified and experienced air quality specialist engaged. The review must include, but not be limited to:</p> <ul style="list-style-type: none"> a. An assessment of land development adjacent to the outfall site and its potential implication on site odour management and compliance with the conditions of this consent; b. An assessment of the effectiveness of the Management and Operational Procedures and Contingency Plans to minimise offsite odour discharges; c. An assessment of what upgrades are required to ensure compliance with the conditions of this consent during the following 2 year period; d. The results of the odour monitoring undertaken in accordance with the conditions of this consent; e. A record of complaints regarding to odour from the site; and f. Recommendations for improvements in management or operational procedures to ensure compliance with the conditions of this consent. <p>The odour performance review report shall be provided to the Reference Group established pursuant to the conditions of resource consent RM13.215.01 within one month of the review being completed.</p>	
5)	<p>The Consent Holder must undertake walkover surveys of odours 50 metres from the outfall and discharge channel. The minimum frequency of odour walkover surveys is shall be:</p> <ul style="list-style-type: none"> a. Immediately upon receiving a complaint of an odour being experienced 50 metres or more from the discharge channel or outfall b. At least once per day for 30 days following the completion of any upgrade works that may result in the discharge of odour; c. At least once per day for 3 days following receipt of an external complaint confirmed as coming from the site or odour identification <u>where an odour is detected 50 metres or more away from the discharge channel or outfall during an odour walkover survey</u> 	

	<p>The odour walkover surveys may be undertaken by a person who is <u>may be</u> employed by the consent holder or the treatment plant operator provided that person does not work on the WWTP site.</p> <p>The consent holder must conduct all walkover odour surveys in accordance with the Ministry for The Environment Good Practice Guide for Assessing and Managing Odour (published 30 November 2016).</p>	
6)	<p>The consent holder must keep records of each odour walkover survey conducted in accordance with Condition (5) for a minimum of 6 years. The records must include, but not be limited to:</p> <ul style="list-style-type: none"> a. The date, start and finish times of the survey; b. The wind direction and strength, and weather conditions throughout the survey period; c. The location and strength/intensity, character and duration of any odours observed; d. Investigations into the source of any odour identified, whether from the site or elsewhere; and e. Plant operating conditions at the time of the survey. f. The full name, qualifications and experience of the person who conducted the survey; and if the person who carried out the survey is an employee of the consent holder or the WWTP operator, the position held by that person with the consent holder or WWTP operator. <p>The consent holder must supply all records of walkover odour surveys <u>to the Consent Authority</u> immediately on request.</p>	
7)	<p>The consent holder must keep and maintain a record of any complaints relating to odour. The record must shall, as a minimum, record for each complaint:</p> <ul style="list-style-type: none"> a. The location where the odour was detected by the complainant; b. The date and time the odour was detected by the complainant; c. Operating conditions at the time of the complaint, including any malfunctioning or breakdown of control equipment; 	

	<ul style="list-style-type: none"> d. A description of the windspeed, wind direction and other weather conditions at the time of the complaint; e. The most likely <u>source and cause</u> of the odour detected; f. <u>The investigation carried out by the consent holder</u>; and g. Any corrective action taken by the consent holder to avoid, remedy or mitigate the odour detected by the complainant. <p>The consent holder must immediately notify the Consent Authority of receipt of any odour complaint by email to compliance@orc.govt.nz or phone and must submit a copy of the complete written record of complaints <u>and corrective actions taken by the consent holder</u> to the Consent Authority within two weeks after any complaint being received.</p>	
General		
8)	The discharge must not cause any noxious, dangerous, objectional or offensive odour 50 metres or more from the 270 <u>metre</u> diversion channel and/or the point of discharge as shown in Appendix A.	
9)	<u>The consent holder must maintain the discharge channel to avoid any overflow or ponding of treated wastewater.</u>	
10)	<p>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 three months of each anniversary of the commencement of this consent <u>within three months of the receipt of the annual report, or within two months of any enforcement action</u> for the purpose of:</p> <ul style="list-style-type: none"> a. to deal with any adverse effect on the environment, particularly odour discharges, which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; b. ensuring the conditions of this consent are consistent with any National Environmental Standards Regulations, relevant plans and/or the Otago Regional Policy Statement; and c. requiring the consent holder to adopt the BPO to remove or reduce 	

	any adverse effect on the environment arising as a result of the exercise of this consent.	
	ADVICE NOTES:	
1)	<p><u>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 Māori 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.</u></p>	
2)	<p><u>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.</u></p>	

3)	<p><u>Where information is required to be provided to the Consent Authority in conditions (3), (4), (6), (7) this is to be provided in writing to compliance@orc.govt.nz and the email heading is to reference RM25.206 and the condition/s the information relates to.</u></p>	
4)	<p><u>The Consent Holder may be required to pay the Consent Authority an annual 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.</u></p>	

RM25.177.01 Water permit to divert water within the bed of the Shotover River/Kimiākau to ensure the discharge of treated wastewater is always to flowing water

Purpose: To divert water within the bed of the Shotover River/Kimiākau to ensure the discharge of treated wastewater allowed by RM25.206.01 is always to flowing water

Duration: Expires 31 December 2030

Location: Shotover Delta Road, 1.1km south east of State Highway 6, Queenstown

Legal description of land within area of diversion: Section 4 SO 409393

Map reference at upstream extent of diversion channel (NZTM 2000): 1265933E 5007320N

Map reference at downstream extent of diversion channel (NZTM 2000): 1266300E 5006950N

Condition Number	Suggested Condition	Officer Comments
1)	<p><u>Except insofar as the conditions of this consent provide otherwise, the diversion of surface water within the Shotover River must only be carried out in accordance with the plans and all information submitted with the application, listed below, and all referenced by the Consent Authority as consent number RM25.177.</u></p> <ul style="list-style-type: none">i. <u>Form 1 Application for resource consent signed by Claire Perkins of Landpro on behalf of the Applicant dated 10 April 2025;</u>ii. <u>Form 3 Application to divert water and Form 7 Application to discharge water or contaminants to water;</u>iii. <u>Resource consent application and supporting information report signed by Claire Perkins of Landpro on behalf of the Applicant dated 10 April 2025; and</u>iv. <u>Further information response letter signed by Claire Perkins of Landpro on behalf of the Applicant dated 13 August 2025;</u>	

	<ul style="list-style-type: none"> v. <u>Appendix A: Water quality report dated 13 August 2025 prepared by Dusk Mains and Anthony Kirk of GHD;</u> vi. <u>Appendix B: River Protection and Diversion report dated 13 August 2025 prepared by Ali Ghavidel, Ian Ho and Anthony Kirk of GHD; and</u> vii. <u>Appendix C: Freshwater quality memorandum dated 12 August 2025 prepared by Tanya Cook of Boffa Miskell.</u> 	
2)	<p><u>The consent holder must limit the diversion of surface water within the bed of the Shotover River to the extent necessary to maintain a flowing braid past the treated wastewater discharge point of 2.5 cubic metres per second at all times.</u></p> <p><u>The consent holder must ensure a flow rate of at least 1 cubic metre per second in the main braid of the Shotover River at all times.</u></p>	
3)	<u>The consent holder must only divert water within the diversion channel zone as shown in the map attached as Appendix A.</u>	
4)	<u>The diversion of water must not cause flooding, erosion, land instability, or damage to any other person's property.</u>	
5)	<u>The consent holder must monitor the morphology of the Shotover River in the vicinity of the diversion to confirm no change to bed form or character resulting from the diversion channel. Such monitoring must include annually inspecting the level of the bed of the Shotover River at the invert and discharge of the diversion channel.</u>	
6)	<u>The Consent Holder must ensure that no fish become stranded, and fish passage is not impeded because of the diversion.</u>	
7)	<u>The consent holder must provide "as-built" plans of the diversion channel to the Consent Authority.</u>	As recommended in the Section 87F report. The content of this suggested condition will require further discussion to ensure it is fit for

	<p><u>At least 2 months prior to construction of the diversion channel, the Consent Holder must prepare and submit a Diversion Channel Monitoring and Management Plan (DCMMP) to the Consent Authority. The purpose of the DCMMP is to ensure the diversion channel functions as intended and monitoring is undertaken to determine the need for further modification. The DCMMP shall include, but not be limited to:</u></p> <ul style="list-style-type: none"> a. <u>Monitoring locations and methodologies for flow and water levels in the diversion channel and Shotover River;</u> b. <u>Methods to continuously monitoring of flow rate at the diversion, and for comparison with flows measured at Bowens Peak;</u> c. <u>Annual surveying of bed levels at the diversion invert and discharge point;</u> d. <u>Annual monitoring of riverbed morphology in the Shotover River in the vicinity of the diversion to detect any change to bed form or character resulting from the diversion channel;</u> e. <u>Expected frequency and duration of flood events that may interfere with operation of the diversion channel; and</u> f. <u>Timeframes and procedures for reinstating the diversion channel following any damage as a result of infilling or high flow events.</u> 	<p>purpose. This condition has been prepared as a placeholder.</p> <p>It would be preferable for this to be prepared and available to the Court before determination of this application.</p>
8)	<p><u>The Diversion Channel Monitoring and Management Plan (DCMMP) must be provided to the Compliance Manager of the Consent Authority by email to compliance@orc.govt.nz for certification that it includes the matters listed in condition (7).</u></p>	
9)	<p><u>The consent holder must not commence construction until the Compliance Manager of the Consent Authority has certified the Diversion Channel Monitoring and Management Plan (DCMMP) complies with condition (8) and all measures identified in the certified DCMMP as needing to be implemented before the start of works are implemented.</u></p>	
10)	<p><u>The consent holder may amend the Diversion Channel Monitoring and Management Plan (DCMMP) at any time. Any amendments must be consistent with the conditions of this resource consent.</u></p>	

11)	<p><u>Amendments to the Diversion Channel Monitoring and Management Plan (DCMMP) must be submitted to the Compliance Manager of the Consent Authority by email to compliance@orc.govt.nz for certification in accordance with condition (9) prior to any amendment being implemented. If the amended DCMMP is certified, the consent holder must exercise this consent in accordance with the amended DCMMP.</u></p>	
12)	<p><u>By 15 February each year the consent holder must submit an annual report to the Consent Authority covering the period of 1 January to 31 December of the previous year. The report must include a summary of all monitoring undertaken in accordance with conditions (7)(a),(7)(b),(7)(c), (7)(d) and a copy of all data collected as part of that monitoring.</u></p>	
13)	<p><u>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 during the period of three months either side of the date of granting of this consent each year, within three months of the receipt of the annual report, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:</u></p> <ul style="list-style-type: none"> a. <u>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 which becomes evident after the date of commencement of the consent; or</u> b. <u>Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement; or</u> c. <u>Reviewing the frequency of monitoring or reporting required under this consent.</u> 	
	ADVICE NOTES:	

1)	<p><u>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 Māori 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 Au 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.</u></p>	
2)	<p><u>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.</u></p>	
3)	<p><u>Where information is required to be provided to the Consent Authority in condition (8) and (12) this is to be provided in writing to compliance@orc.govt.nz and the email heading is to reference RM25.177 and the condition/s the information relates to.</u></p>	
4)	<p><u>The Consent Holder may be required to pay the Consent Authority an annual administration and monitoring charge to recover the actual and reasonable costs incurred to ensure ongoing compliance with the conditions attached to this</u></p>	

	<u>consent, collected in accordance with Section 36 of the Resource Management Act 1991.</u>	
--	--	--



RM25.177.01 Appendix A: Location of diversion channel zone

RM25.177.02 Land use consent to disturb the bed of the Shotover River/Kimiākau

Purpose: To disturb the bed of the Shotover River/Kimiākau for the purpose of constructing and maintaining the diversion channel

Duration: Expires 31 December 2030

Location: Shotover Delta Road, 1.1km south east of State Highway 6, Queenstown

Legal description of land within area of bed disturbance: Section 4 SO 409393

Map reference at upstream extent of diversion channel (NZTM 2000): 1265933E 5007320N

Map reference at downstream extent of diversion channel (NZTM 2000): 1266300E 5006950N

Condition Number	Suggested Condition	Officer Comments
1)	<p><u>Except insofar as the conditions of this consent provide otherwise, disturbance of the Shotover Riverbed must be carried out in accordance with the plans and all information submitted with the application, listed below, and all referenced by the Consent Authority as consent number RM25.177:</u></p> <ul style="list-style-type: none">i. <u>Form 1 Application for resource consent signed by Claire Perkins of Landpro on behalf of the Applicant dated 10 April 2025;</u>ii. <u>Form 3 Application to divert water and Form 7 Application to discharge water or contaminants to water;</u>iii. <u>Resource consent application and supporting information report signed by Claire Perkins of Landpro on behalf of the Applicant dated 10 April 2025; and</u>iv. <u>Further information response letter signed by Claire Perkins of Landpro on behalf of the Applicant dated 13 August 2025;</u>v. <u>Appendix A: Water quality report dated 13 August 2025 prepared by Dusk Mains and Anthony Kirk of GHD;</u>	

	<p>vi. <u>Appendix B: River Protection and Diversion report dated 13 August 2025 prepared by Ali Ghavidel, Ian Ho and Anthony Kirk of GHD; and</u></p> <p>vii. <u>Appendix C: Freshwater quality memorandum dated 12 August 2025 prepared by Tanya Cook of Boffa Miskell.</u></p>	
2)	<p><u>The consent holder must only exercise this consent for the purpose constructing and maintaining a diversion channel within the Shotover River and to ensure the discharge of treated wastewater authorised by RM25.206 is always to water flowing at a rate of not less than 2.5 cubic metres per second in accordance with RM25.206.01 and RM25.177.01.</u></p> <p><u>The diversion channel must:</u></p> <ul style="list-style-type: none"> a. <u>Be trapezoidal in shape with a bottom width of 1 metre and battered at 1:2 (ie: for every 1 metre of vertical rise, the slope extends 2 metres horizontally); and</u> b. <u>Be of sufficient depth to deliver 2.5 cubic metres per second of water past the outfall authorised by RM25.206.02.</u> 	
3)	<u>The Consent holder must only disturb the bed within the diversion channel zone as shown in Appendix A.</u>	
4)	<p><u>At least 2 months prior to construction of the diversion channel commencing the Consent Holder must provide to the Compliance Manager of the Consent Authority by email to compliance@orc.govt.nz the final designs of the diversion channel for certification. The certification shall confirm:</u></p> <ul style="list-style-type: none"> a. <u>The design complies with condition (2); and</u> b. <u>The hydrological and hydraulic effects of the design remain within the scope proposed in the application listed at condition (1).</u> <p><u>Construction must not commence until the Compliance Manager at the Consent Authority has provided written certification.</u></p>	The content of this suggested condition requires further discussion to ensure it is fit for purpose.

5)	<u>The consent holder must not commence construction until the Compliance Manager of the Consent Authority has certified the Diversion Channel Monitoring and Management Plan (DCMMP) prepared under RM.25.177.01.</u>	
6)	<u>Construction, monitoring and management of the diversion channel must comply with the certified Diversion Channel Monitoring and Management Plan (DCMMP) prepared under RM.25.177.01 at all times, except insofar as the conditions of this consent provide otherwise.</u>	
7)	<u>By 15 February each year the consent holder must submit an annual report covering the period of 1 January to 31 December of the previous year by email to compliance@orc.govt.nz. The report must include a summary of any work undertaken to maintain, reinstate or re-establish the diversion channel.</u>	
8)	<p><u>Before the expiry or surrender of this consent, the consent holder must remove all diversion structures authorised by this consent and reinstate the riverbed, riverbank, and surrounding land to a condition consistent with the pre-development environment, to the satisfaction of the Consent Authority.</u></p> <p><u>The consent holder must photograph the pre-development environment and the post-development environment and must provide copies of the photographs to the Consent Authority upon expiry of this consent.</u></p>	
9)	<u>Works in flowing water to construct or maintain the diversion channel must be minimised as far as practicable.</u>	
10)	At least two working days prior to works in flowing water occurring, the consent holder shall <u>must</u> notify applicable commercial jet boat operators including <u>Kawarau Jet Services Ltd.</u> , of the date and nature of the diversion channel works.	As recommended in the Section 87F report, further discussion is required on this condition to ensure it is fit for purpose.
11)	Prior to works on the riverbed occurring, the Consent Holder shall <u>must</u> install signage, fencing and/or other measures as appropriate to ensure public safety during and after the works.	

12)	<p>No access to or disturbance of the riverbed associated with diversion channel works shall occur between 1 August to 31 January each year.</p> <p><u>The Consent Holder may only undertake work between 1 August and 31 January if:</u></p> <ul style="list-style-type: none"> a. <u>The consent holder has engaged a suitably qualified and independent ornithologist/ecologist to survey for nesting birds:</u> b. <u>The appointed ornithologist has completed a survey for nesting birds within a radius of at least 200 metres of the project site, provides a report on their findings and recommendations and prepares a map of all bird nesting and breeding sites and 100 metre radii from all active bird nests. The purpose of the survey is to inform the consent holder of current bird nesting and breeding sites so that the consent holder can mitigate the risk of bird disturbance.</u> c. <u>The work is undertaken within 72 hours of the survey.</u> d. <u>There is no prolonged noisy works within 200 metres of a known active nest of a indigenous bird species. For the purpose of this consent "prolonged" means more than one hour in a 24 hour period and "noisy" means more than 55 dBA at 50 metres from the works.</u> e. <u>There is no work within 50 metres of a known active nest of a indigenous bird species.</u> 	As set out in the Section 87F report, further discussion is required on conditions (16) to (23) to determine how the requirements of RM25.206.01 will be met in the event works to modify the diversion channel are unable to take place – including whether the ornithologist should include anything additional in their report.
13)	<p>An exemption to condition (15)(a) may occur, provided that prior to any works commencing a survey of all areas to be disturbed and a 100-metre radius surrounding this site is undertaken to identify any potential bird nesting sites. This includes but is not limited to the diversion works area and access route(s).</p>	
14)	<p>The survey specified in condition (16), must be:</p> <ul style="list-style-type: none"> a. Undertaken by a suitably qualified and independent ornithologist/ecologist. b. Undertaken no less than 72 hours prior to any works commencing. 	
15)	<p>The Consent Holder must provide <u>the Consent Authority by email to compliance@orc.govt.nz and the Department of Conservation Whakatipu (Community or Biosecurity Team) with a written overview copy of the findings</u></p>	

	and recommendations of the survey undertaken by the ornithologist/ecologist and the (including a map of all bird breeding sites and 100 metre separation distances) for approval prior to any works occurring.	
16)	Within 5 working days of undertaking the survey specified in condition (17), a full written report must be provided to Department of Conservation Whakatipu (Community or Biosecurity Team) which includes the survey method, results, findings, recommendations and maps and locations of all bird nesting sites.	
17)	Vehicles and/or machinery must not operate within 100 metres of birds which are breeding, nesting or rearing their young in the bed of the river or as identified in the survey required by condition (17).	
18)	If <u>disturbance</u> work ceases for more than 72 hours on site, then the site must be re-surveyed for approval in accordance with condition (12)	
19)	The Consent Holder must ensure the findings and recommendations of the survey specified in condition (15) is adhered to <u>while bed disturbance works are taking place.</u>	
20)	The <u>bed disturbance</u> works shall <u>must</u> not prevent the passage of fish, or cause the stranding of fish in pools or channels.	
21)	In the event that If fish are stranded in pools or channels caused because of by the <u>bed disturbance</u> works, the consent holder shall <u>must</u> arrange for the fish to be salvaged and relocated to an appropriate <u>waterway location</u> within the <u>Shotover River</u> . The fish salvage and relocation shall <u>must</u> be conducted by or under supervision of a suitably qualified and experienced freshwater ecologist.	
22)	The consent holder must ensure that d Disturbed areas outside of the diversion channel must will be <u>are</u> contoured and finished with a smooth, natural appearance.	
23)	The consent holder shall <u>must</u> monitor the site following the completion of the diversion works: a. for the first 2 hours; and b. after 24 hours to ensure that the channel has stabilised and is functioning as intended.	

24)	<p>If the inspections required by the <u>certified Diversion Channel Monitoring and Management Plan (DCMMP)</u> under <u>condition (5)</u> indicates that there is any ongoing sediment discharge or erosion, the consent holder shall<u>must</u> advise the <u>Consent Authority ORC</u> of the intended mitigation measures that will be undertaken and complete such mitigation<u>remedial</u> measures within the following 24 hour period.</p>	
24)	<p>Prior to the works described in Condition (1) of this consent, the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to:</p> <ul style="list-style-type: none"> c. This document<u>resource consent</u>; and d. <u>The certified Diversion Channel Monitoring and Management Plan (DCMMP)</u> <p>The contents of this document and copies of this <u>Copies of these documents</u> must always be present on-site while the work authorised by this consent is being undertaken.</p>	
26)	<p>During the exercise of this consent:</p> <ul style="list-style-type: none"> a. Machinery to be used for extraction must be cleaned to prevent the spread of land based and aquatic pest plants; b. There must be no stockpiling or creation of gravel banks <u>(other than the banks for the diversion channel itself)</u> in the bed of the river, or within a floodway; c. There must be no washing or refuelling of machinery in the bed of the watercourse; d. All construction equipment, machinery, plant, chemicals, fencing, signage and debris must be removed from the site within 5 days of completion of the works; e. <u>Other than the diversion channel</u>, No structure, including any dam, weir, bund or stockpile, which may: <ul style="list-style-type: none"> i. divert, alter or constrain the flow of water from its natural course; or ii. block any navigable channel; or 	

	<p>iii. obstruct or interfere with the free flow of flood waters; is to be formed, constructed, or placed in the bed of any river in the exercise of this consent, unless such a structure is otherwise authorised under any other legislative requirement.</p>	
27)	<p>All works on the riverbed must only be undertaken between the hours of 8.00am and 5pm, Monday to Friday and 8am – 1pm Saturday. No works on the riverbed are to occur on Sundays and public holidays and during the Christmas – New Year period from 22 December until 8 January (inclusive).</p>	<p>This is an Applicant proposed consent condition. It is inserted as a placeholder. The condition may mean that completion of work is delayed and may affect the ability to comply with RM25.206.01.</p>
28)	<p>The Cconsent Hholder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must:</p> <ol style="list-style-type: none"> Water blast 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 <i>Didymosphenia geminata</i>; To avoid the spread of the <i>Didymosphenia geminata</i> 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); Remove any vegetation caught on the machinery at the completion of works; Prior to leaving the site, water blast all machinery following the completion of works to reduce the potential for pest species being spread from the bed of the watercourse. 	
29)	<p>In the event that an unidentified archaeological site is located during works, the following applies:</p>	<p>This is an Applicant proposed consent condition.</p>

	<ul style="list-style-type: none"> 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 Māori origin, the Site Manager 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 Site Manager must advise the Heritage New Zealand Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (d) must apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded. e. Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand 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, is to be provided for their records. 	
30)	No pounamu may be removed or recovered from any part of the working site or river bed.; and b) Where any pounamu is found the Consent Holder must immediately notify the Pounamu Manager, Te Rūnanga o Ngāi Tahu, Christchurch	This is an Applicant proposed consent condition.
31)	<u>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 during the period of three months either side of the date of granting of this consent each year, within three months of the receipt of the annual report, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:</u>	

	<ul style="list-style-type: none"> a. <u>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 which becomes evident after the date of commencement of the consent;</u> b. <u>Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement;</u> c. <u>Reviewing the frequency of monitoring or reporting required under this consent.</u> 	
	ADVICE NOTES:	
1)	<u>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 Māori 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.</u>	
2)	<u>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</u>	

	<u>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.</u>	
3)	<u>Where information is required to be provided to the Consent Authority in condition (15) this is to be provided in writing to compliance@orc.govt.nz and the email heading is to reference RM25.177 and the condition/s the information relates to.</u>	
4)	<u>The Consent Holder may be required to pay the Consent Authority an annual 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.</u>	



RM25.177.02 Appendix A: Location of diversion channel zone

RM25.177.03 Discharge permit to discharge remobilised sediment from the Shotover River/Kimiākau when constructing and maintaining the diversion channel

Purpose: To discharge remobilised sediment from the Shotover River/Kimiākau when constructing and maintaining the diversion channel

Duration: Expires 31 December 2030

Location: Shotover Delta Road, 1.1km south east of State Highway 6, Queenstown

Legal description of land within area of discharge: Section 4 SO 409393

Map reference at upstream extent of diversion channel (NZTM 2000): 1265933E 5007320N

Map reference at downstream extent of diversion channel (NZTM 2000): 1266300E 5006950N

Condition Number	Suggested Condition	Officer Comments
1)	<p><u>Except insofar as the conditions of this consent provide otherwise, the discharge of remobilised sediment from the Shotover River/Kimiākau when constructing and maintaining the diversion channel must be carried out in accordance with the plans and all information submitted with the application, listed below, and all referenced by the Consent Authority as consent number RM25.177.</u></p> <ul style="list-style-type: none">i. <u>Form 1 Application for resource consent signed by Claire Perkins of Landpro on behalf of the Applicant dated 10 April 2025;</u>ii. <u>Form 3 Application to divert water and Form 7 Application to discharge water or contaminants to water;</u>iii. <u>Resource consent application and supporting information report signed by Claire Perkins of Landpro on behalf of the Applicant dated 10 April 2025; and</u>iv. <u>Further information response letter signed by Claire Perkins of Landpro on behalf of the Applicant dated 13 August 2025;</u>	

	<ul style="list-style-type: none"> v. <u>Appendix A: Water quality report dated 13 August 2025 prepared by Dusk Mains and Anthony Kirk of GHD;</u> vi. <u>Appendix B: River Protection and Diversion report dated 13 August 2025 prepared by Ali Ghavidel, Ian Ho and Anthony Kirk of GHD; and</u> vii. <u>Appendix C: Freshwater quality memorandum dated 12 August 2025 prepared by Tanya Cook of Boffa Miskell.</u> 	
2)	<u>The consent holder must only discharge sediment disturbed during the construction, reconstruction, reinstatement, repair and maintenance of the diversion channel in accordance with RM25.177.02.</u>	
3)	<u>The Consent Holder must ensure that the only contaminants discharged is sediment from the bed of the Shotover River or the Shotover Delta.</u>	
4)	<u>The discharge must not cause flooding, erosion, land instability, sedimentation or property damage of any other person's property.</u>	
5)	<p><u>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 during the period of three months either side of the date of granting of this consent each year, within three months of the receipt of the annual report, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:</u></p> <ul style="list-style-type: none"> a. <u>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 which becomes evident after the date of commencement of the consent; or</u> b. <u>Ensuring the conditions of this consent are consistent with any National Environmental Standards, relevant regional plans, and/or the Otago Regional Policy Statement; or</u> 	

	c. <u>Reviewing the frequency of monitoring or reporting required under this consent.</u>	
	ADVICE NOTES:	
1)	<u>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 Māori 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 Auth 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.</u>	
2)	<u>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.</u>	
3)	<u>Where information is required to be provided to the Consent Authority this is to be provided in writing to compliance@orc.govt.nz and the email heading is to reference RM25.177 and the condition/s the information relates to.</u>	

4)	<u>The Consent Holder may be required to pay the Consent Authority an annual 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.</u>	
----	---	--