

From: [REDACTED]
To: [Silverlightaccommodation Fasttrack](#)
Subject: Silverlight
Date: Monday, 6 December 2021 6:07:15 pm
Attachments: [20211206110054281.pdf](#)

Dear Commissioners,

I am one of the existing shareholders of Corbridge Estates and have been the manager of Corbridge since we purchased the property in early 2000 s

The vendor was precluded from any comment regarding the application for the proposed Film Studio Complex but note we have been invited to comment on the second application for the 300 Residential Units to be incorporated within the overall development .

There are several points of the original proposal that are now very relevant given the desire to house several hundred people onsite .In our original discussions with Silverlight I asked about their intentions regarding accomodation and was advised that there was no intention to provide mass accommodation facilities apart from accommodation for the occasional VIP.

One area that needs to be clarified from Silverlight's original application and as modified by its second application is with regard to access to water . Contrary to what was included in the original application from the applicants engineers for your reference I have attached the only **two** water permits that are available to Silverlight. It should be noted for that have both been issued for Irrigation purposes only . One of those permits has never been exercised apart from rudimentary testing 6 years ago. As we understand all the aquifer has been fully allocated to other users there is no water available to be extracted via these bores and used in conjunction with the proposed development .

With the new demand of several hundred living onsite plus full commercial water needs for fire sprinklers etc this is an area that would be of concern. I note also that the proposed lake witch is currently filled by a source not available to Silverlight is only to to be filled by treated stormwater and bore water (that is only allocated for irrigation purposes) Please also note the expiry of both of those permits in 2028 and 2035. Renewal of those we assume would only be available for irrigation purposes .

I note through the CGW 6 waters report that it is stated in clause 7.2.2 that the lake on the site will be filled using the 4 water sources. What they call bore #1 was never allowed to be commissioned as it was deemed to be too close in proximity to the Project Pure bore that is approximately 100 meters away.

More importantly the Criffel Irrigation Limited shares via which the majority of the water used on the site and which again the Silverlight consultants says will be relied on as a source of water are not owned by Silverlight and were not sold as part of the sale of the land and as such are not available to Silverlight.

If you also note in CGW report 7.2.1 evaporation and loss will be in the vicinity on 1000m3 per day. Through the summer months from practical observations over the years this and more would easily be expected.

Finally in respect of water the applicants consultants state that the proposed development including the 300 accommodation units will be able to connect to Councils reticulated water supply . No evidence has been produced as to such supply being available let alone capable of servicing this scale of development

The second area I will make reference to is the applicants planners Edgars commentary around availability of local accomodation. They made reference to existing Wanaka houses being available due to the downturn in Air BNB etc. It is expected that with new Zealand's borders due to reopen within the next few months many of these houses will again be marketed for short term lets

What they also failed to reference is the far more practical reason for the current massive accommodation shortage. A lot of the older stock of housing around Wanaka goes back to the 70s -80s and many of which fails to meet the new healthy homes standards. Further the new tenancy laws remove the ability to require tenants to vacate for the summer or winter holidays, which historically was the common practice. These changes have resulted in many homes formally available for rental no longer being available The major shortage that was experienced this winter was that owners simply chose to leave their places empty rather than the upgrade and the permanent tenant contract.

In summary we believe it would be reckless and poor planning on the part of the Commissioners to consent these proposed developments(Film Studio and 300 Unit residential accomodation based on what it has been advised in regards to water supply for potable, amenity (lake) or commercial uses

Yours sincerely

Peter Marshall

Consent No: 2003.271

WATER PERMIT

Pursuant to Section 105 of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: [~~Brian Lewis Here~~] transferred 26 November 2009

Address: [~~Corbridge Downs, State Highway 6, R D 2, Wanaka~~]

Name: [~~Corbridge Estates Limited~~] transferred 29 June 2010

Address: [~~99 Ardmore Street, Wanaka~~]

Name: *Corbridge Park Limited as partner of Corbridge Estates Limited Partnership*

Address: *99 Ardmore Street, Wanaka*

To take and use groundwater

for the purpose of irrigation

for a term to expire on 14 May 2028

Location: Approximately 280 metres north east of the intersection of Wanaka-Luggate Highway (State Highway 6) and Ballantyne Road, Wanaka.

Legal description of consent location: Sec 1 Blk II Lower Wanaka SD

Approximate map reference: NZMS 260 G40:104-035

Conditions:

1. This permit shall only be exercised for irrigation during the period of 1 September to 30 April. The rate of abstraction shall not exceed
 - (a) 16 litres per second;
 - (b) 1,267 cubic metres per day;
 - (c) 8,869 cubic metres per week;
 - (d) 38,010 cubic metres per month;
 - (e) 304,080 cubic metres per year

Note: water may be taken at any time for domestic or stock water purposes.



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2. The consent holder shall take all practicable steps to ensure that:
 - (a) the volume of water used for irrigation does not exceed soil field capacity of the irrigated areas;
 - (b) the irrigation does not cause surface runoff;
 - (c) leakage from pipes and structures is avoided;
 - (d) the use of water onto non-targeted areas is avoided;
 - (e) irrigation induced soil erosion and soil pugging does not occur;
 - (f) soil quality is not degraded as a consequence of irrigation; and
 - (g) loss of water, nutrients, and agrichemicals by percolation to groundwater is minimised.

3. The consent holder shall install a water meter to record the take from the bore with an accuracy of +/- 5%. The consent holder shall keep a record of the extent to which this consent is exercised by recording the weekly volume of water (m³) and rate at which water is taken and shall forward a copy of that record to the Consent Authority on request.

4. The Consent Authority may, in accordance with sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within 3 months of the 10th anniversary and each following 5th anniversary of the commencement of this consent for the purpose of:
 - (a) adjusting the amount or rate of abstraction of water under condition 1, should monitoring under condition 3 indicate that the allocation is excessive for the ongoing use;

 - (b) 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.

Issued at Dunedin this 9th day of May 2003

Reissued at Dunedin this 26th day of November 2009 to reflect a transfer of holder and correct grid reference.

Reissued at Dunedin this 2nd day of July 2010 to reflect a transfer of holder



Julene Ludlow

Manager Resource Management Administration

A234036



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Our Reference: A305245

Consent No. RM10.388.01.V2

WATER PERMIT

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

Name: Corbridge Park Limited being a partner of the Corbridge Estates Limited Partnership

Address: C/- Coopers Limited, Level 6 Harrington House, Harrington Street, Tauranga

To take and use groundwater from the Wanaka-Cardrona Aquifer

for the purpose of irrigation

For a term expiring 1 December 2035

Location of Point of Abstraction: Wanaka, approximately 1.09 kilometres north northeast from the intersection of Ballantyne Road and Wanaka-Luggate Highway (State Highway 8)

Legal Description of land at point of abstraction: Sec 67 Blk IV Lower Wanaka SD

Legal Description of lands where water is to be used: Pt Sec 64 Blk IV Lower Wanaka SD, Secs 65, 66, 67 Blk IV Lower Wanaka SD, Sec 1, Blk II Lower Wanaka SD and other land as advised in writing to the Consent Authority

Map Reference at point of abstraction: NZTM 2000: E1300534 N5042588
NZMS 260:G40 105-043

Conditions

Specific

1. If this consent is not given effect to within a period of five years from the date of commencement of this consent, this consent shall lapse under Section 125 of the Resource Management Act 1991.
2. (a) The rate of abstraction shall not exceed 50 litres per second;
(b) 4,320 cubic metres per day;
(c) 133,920 cubic metres per month;
(d) 652,320 cubic metres between 1 September in a year and 31 August in the



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following year.

3. The permit shall be exercised as directed by the Consent Authority or any Otago Regional Council approved Water Allocation Committee that operates in the Wanaka-Cardrona Aquifer.
4. The consent holder shall not use water authorised by this consent on land that receives water from an alternative supply.

Performance Monitoring

5. (a) The consent holder shall install a water meter to record the water take, within an error accuracy range of +/- 5% over the meter's nominal flow range, and a datalogger with at least 12 months data storage to record the rate and volume of take, and the date and time this water was taken. (All practicable steps shall be taken to ensure that the meter's nominal flow range coincides with required pumping rate(s). An error accuracy of +/- 10% shall apply to meters when pumping rates are below the nominal flow range.
(b) The datalogger shall record the date and time of each increment of 10,000 litres of water.
(c) The installation and maintenance of the water meter and datalogger shall be performed in accordance with manufacturer's specifications and for the water meter only, to New Zealand Quality Standard ISO 4064.
(d) The water meter shall be installed in a straight length of pipe, before any diversion of water occurs. The straight length of pipe shall be part of the pump outlet plumbing, easily accessible, have no fittings and obstructions in it, and be of a length that is at least 15 times the diameter of the pipe. The water meter shall be installed at least 10 times the diameter of the pipe from the pump and at least 5 times the diameter of the pipe from the diversion of any water.
(e) The consent holder shall ensure the full operation of the water meter and datalogger at all times during the exercise of this consent. All malfunctions of the water meter and/or datalogger during the exercise of this consent shall be reported to the Consent Authority within 48 hours of observation and appropriate repairs shall be performed within 48 hours or otherwise as soon as is practicable following the observation of malfunction.
(f) The installation of the water meter and datalogger shall be completed to full and accurate operation within 1 month of the exercise of the consent. The consent holder shall forward a copy of the installation certificate to the Consent Authority within one month of installing the water meter and associated devices.
(g) The water meter and datalogger must be serviced by a suitably qualified operator annually. Receipts of service shall be supplied to the Consent Authority by 31 July each year, and upon request.
(h) The consent holder shall provide records from the datalogger to the Consent Authority by 31 July each year and at any other time on request. Data shall be available electronically, giving date, time and flow rates in no more than 15 minute increments, via a datalogger approved by the Consent Authority.

General

6. The consent holder shall take all practicable steps to ensure that:
 - (a) the volume of water used for irrigation does not exceed soil field capacity of the irrigated areas;

