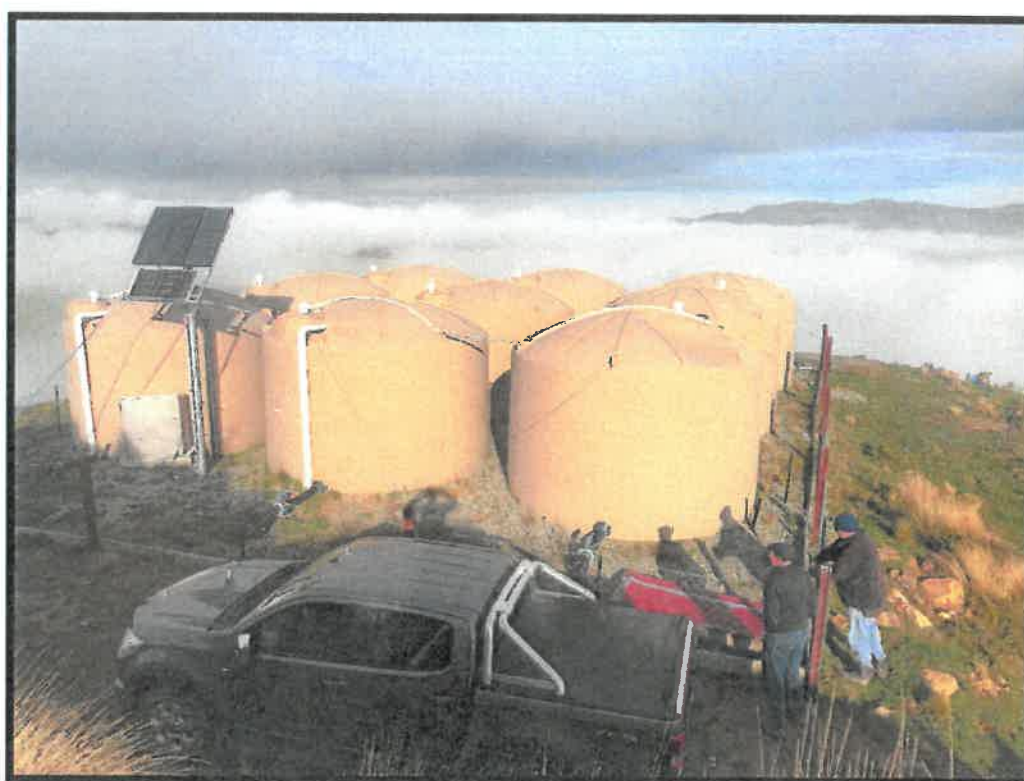


Otama Rural Water Scheme

Transfer Plan

**In accordance with Section 9 of
the Gore District Council (Otama Rural Water Supply) Act 2019.**



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1. Introduction

The Otama network is a restricted rural water supply servicing over 400 km² of farmland (approximately 220 farms) to the north of Gore. It is currently managed by the Gore District Council in conjunction with the Otama Rural Water Supply Committee. Properties that are connected to the network can buy units of water, however, due to limited capacity, additional units and new connects are considered on a case-by-case basis.

The water source for the scheme is a shallow bore located adjacent to the Mataura River at the Pyramid Bridge. While the scheme was primarily developed for stock water purposes, due to the high quality of water most consumers use the water for domestic purposes.

The scheme was constructed in three stages in the 1970s by farmers who volunteered their equipment and labour. In 2018, following concerns raised over potential contamination of the raw water, chlorination of the raw water was installed as an interim measure. An Options Assessment for the long-term upgrade of the treatment system to meet the requirements of the New Zealand Drinking Water Standards has been completed. Additional monitoring and information gathering are currently being completed before a final decision is made.

In 2019 a Local Member's Bill was passed by parliament allowing ownership of the Otama Rural Water Scheme to be transferred to a new company with directors appointed by the scheme's consumers.

As a result, the Otama Rural Water Limited company has now been established with the intention of acquiring the water supply system from the Gore District Council to supply water to properties in the Otama Rural Water area.

2. Hokonui Runanga – Support for Ownership



29th June 2020

Tom Affleck
Chair
Otama Water Scheme Committee

Email: tdaffleck@xtra.co.nz

Cc: Tracy Hicks, Mayor, Gore District Council email:
tracy.hicks@gdc.govt.nz

Steve Parry, Chief Executive Gore District Council
steve.parry@gdc.govt.nz

Dear Tom

OTAMA WATER SCHEME SUPPORT FOR OWNERSHIP

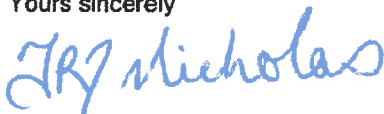
The Hokonui Rūnanga supports the transfer of ownership of the Otama Rural Water Scheme which is currently managed by the committee on behalf of the Gore District Council, to the Otama Rural Water Company. We have full belief and confidence in the future operation by the Otama Rural Water Company Board.

The Hokonui Rūnanga has been consulted about this process, the current operation and proposed ownership structure moving forward- shareholders who are the users of the scheme including a marae within this takiwā.

We have also received documentation relating to the local bill, aide memoirs and information provided to users prior to the preliminary referendum, 2019.

As previously indicated in writing the Hokonui Rūnanga support the ownership transfer and are happy to support this process.

Yours sincerely



Terry Nicholas
Managing Trustee and Executive coordinator Hokonui Runanga
Te Runanga o Hokonui

3. Plans of the Scheme

Figure 1 below shows the extent of the water reticulation in Otama, including the serviced area, location of the pumping stations, the water treatment plant, and the bore field.

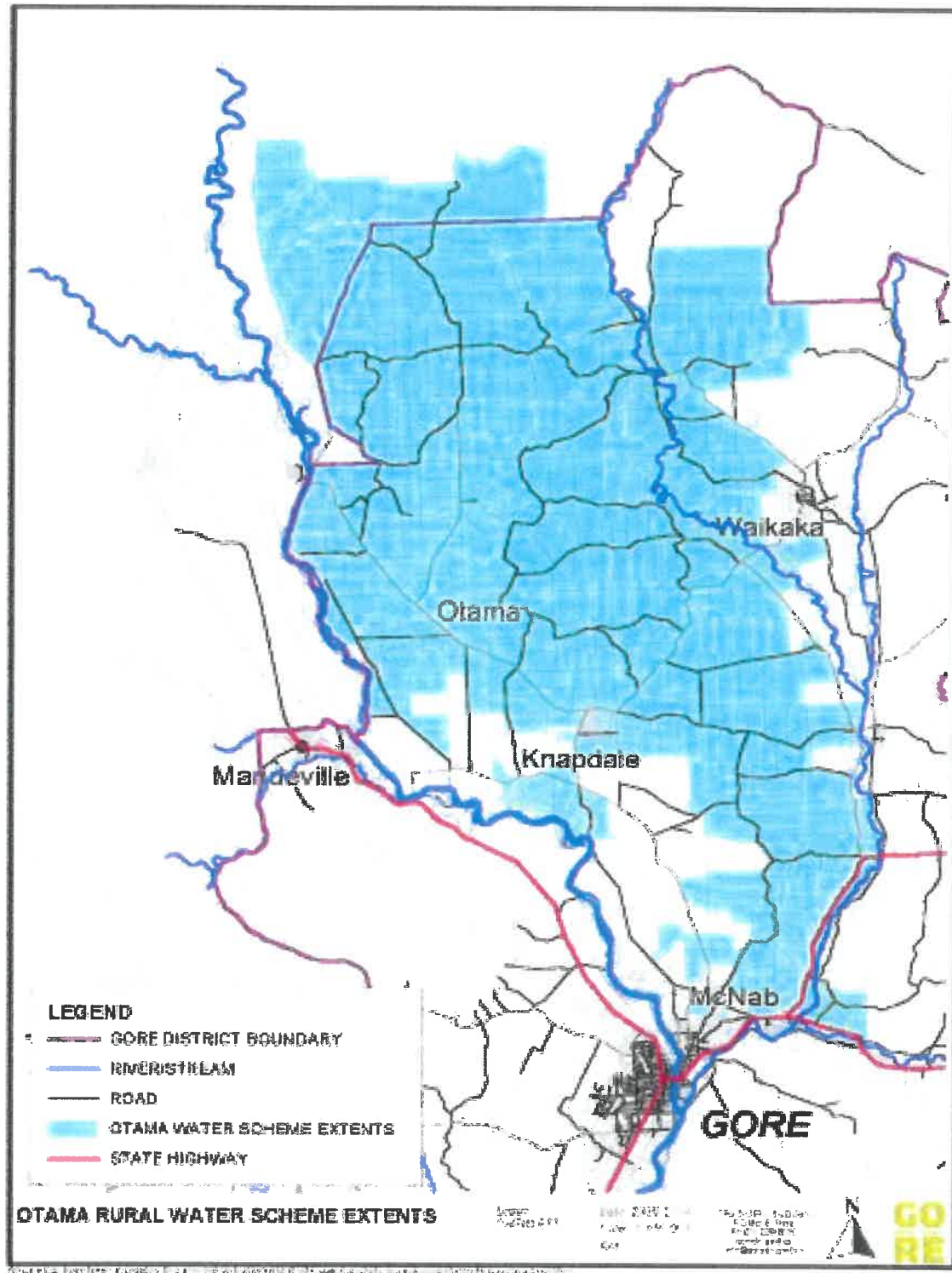


Figure 1: Plan Showing Otama Water Scheme Distribution Area

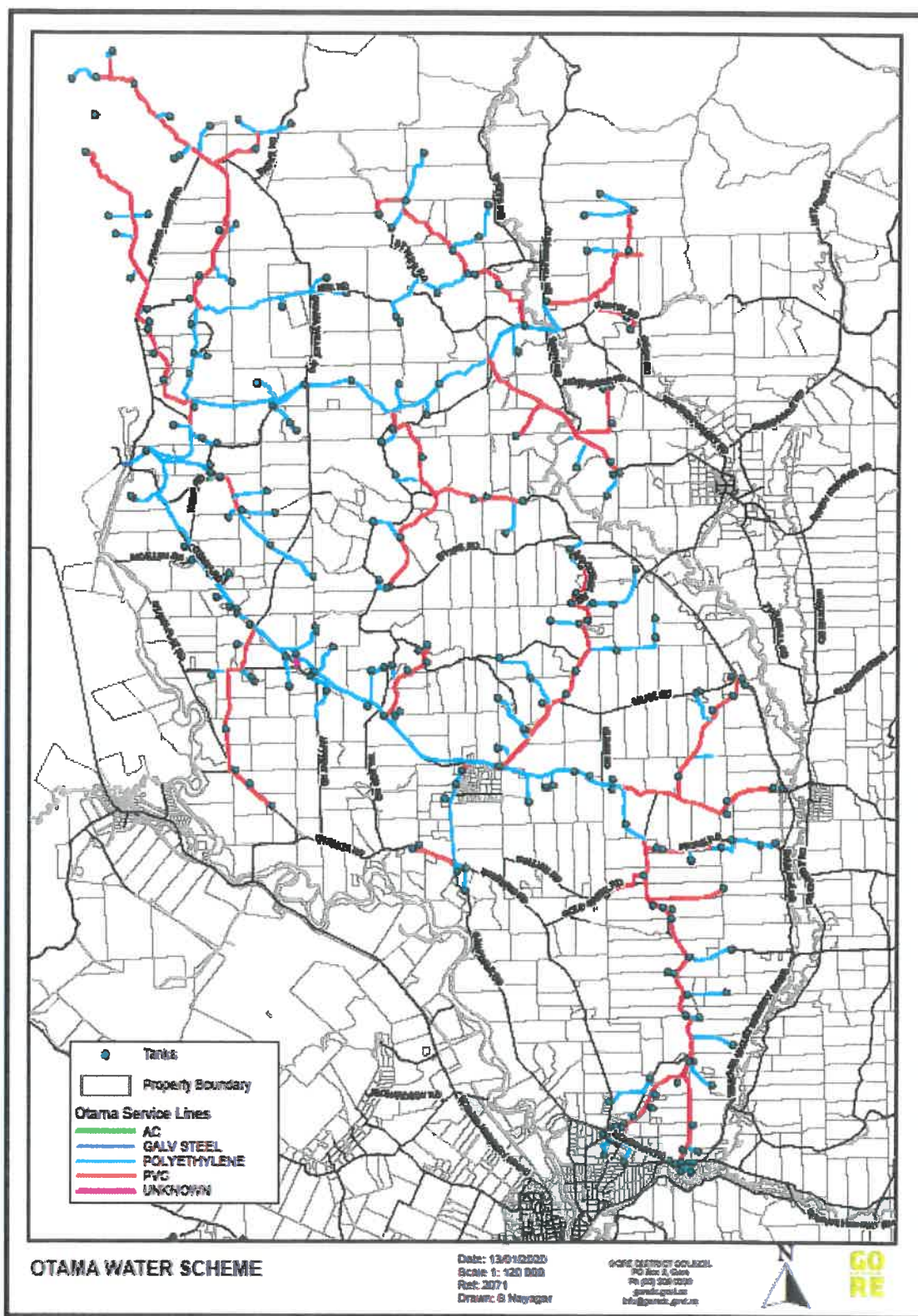


Figure 2: Plan of Otama Water Scheme Pipework

4. Assets of the Scheme

This section will provide key statistics and an asset summary for the Otama Rural Water Scheme.

Table 1: Otama Water Scheme Information

Details	Summary Data
Population	300 (WINZ)
No. of Connections	221 Farms, 256 Connections
No. of Water Units Sold	689
Water Unit Size	1.8m ³ per day
Length of Reticulation	385 km
No. of Pumping Stations	5
No. of Storage Reservoirs	12 (bulk to service tanks)
Consumption Volumes	1300 m ³ max daily 860 m ³ av. daily
Consented Water Take	2,600m ³ per day
Water Source	Well

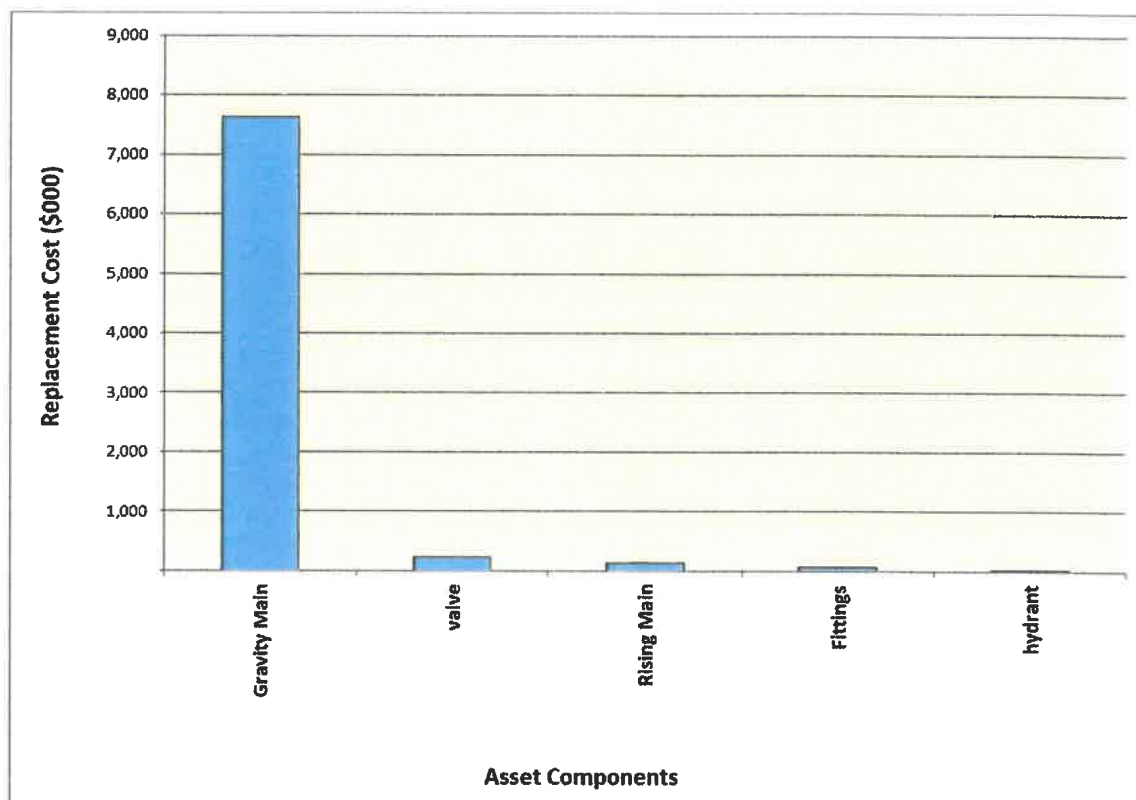
Table 2 summarises the assets at group level and the Optimised Replacements Cost (ORC), Optimised Depreciated Replacement Cost (ODRC) and Annual Depreciation (AD). It should be noted that individual facilities have not been componentised for the scheme.

Table 2: Summary of Otama's Water Assets

Group	Asset	ORC (\$)	ODRC (\$)	AD (\$)
Piped	Gravity Main	\$7,630,912.29	\$3,529,769	\$132,562
	Rising Main	\$134,414.06	\$62,344	\$2,695
	Break Tank	\$1,178.09	\$245	\$25
	Hydrant	\$4,188.77	\$164	\$82
	Node	\$34,295.55	\$4,338	\$706
	Tank	\$36,520.83	\$4,664	\$757
Non-Piped	Tee	\$130.9	\$116	\$4
	Valves	\$232,238.69	\$40,839	\$5,810
Total		\$8,073,879.18	\$3,642,479	\$142,641

Table 3 gives the gross replacement cost breakdown for the groups shown in Table 2 at component level. The total replacement value of the Otama Water Supply assets is \$8.0M and the largest contributor to this value is gravity mains which comprises 96% of the asset base by value.

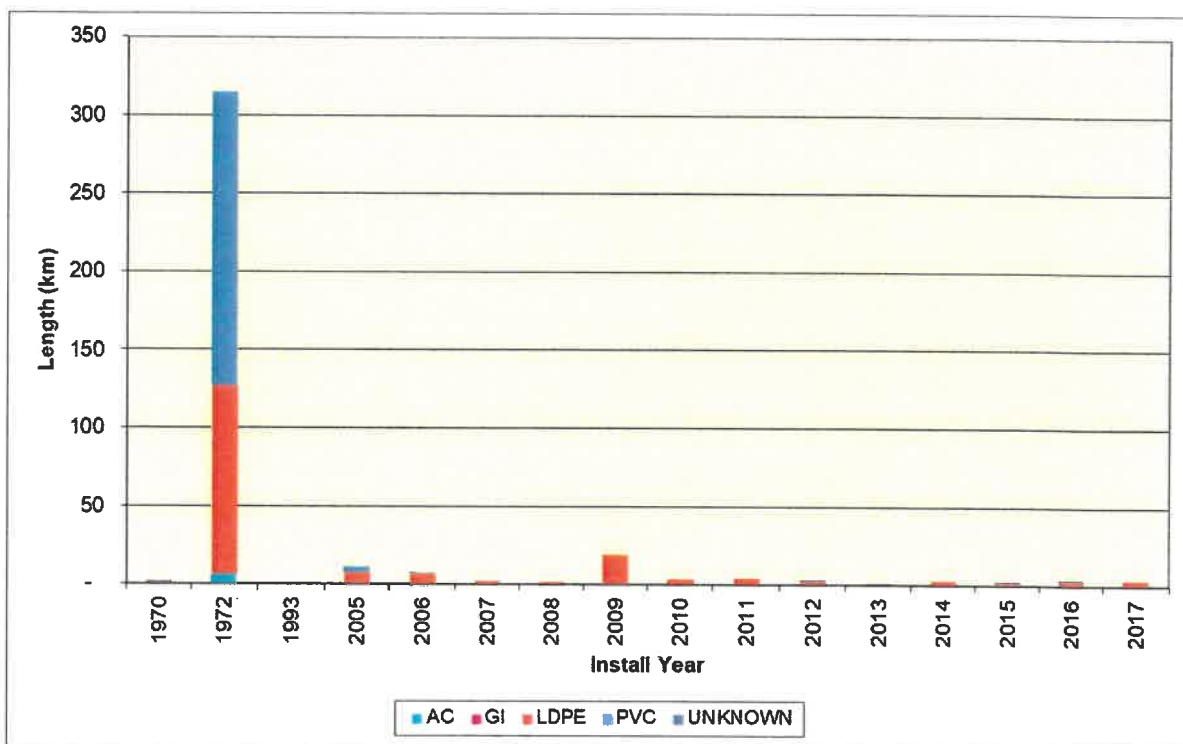
Table 3: Gross Replacement Costs for Gore Assets



The depreciated replacement cost for the Otama Scheme's assets is \$3.6M, which is 45% of the total replacement value of the scheme.

Table 4 indicates the installation year of the piped assets. This clearly shows that the greatest portion of mains were installed during 1972. This large amount of pipe being installed in a single year is not expected to be accurate and has resulted from generic dates being entered when the asset data base was created.

Table 4: Installation Year of Piped Assets



Tables 5 and 6 show the remaining useful lives of the piped assets within the Otama Water Supply. It shows there is 120km or approximately \$1.9M worth of pipe that will reach the end of its expected useful life during the 1–5-year window. This is all LDPE (Low Density Polyethylene) pipe. There is a further 188km or \$2.3M worth of mains that will reach the end of its useful life during the 31–35-year window. Further analysis is required on the asset database to understand the accuracy of this figure. This will in-turn allow a robust renewals plan to be developed.

Table 5: Remaining Useful Life of Piped Assets (Renewal Length)

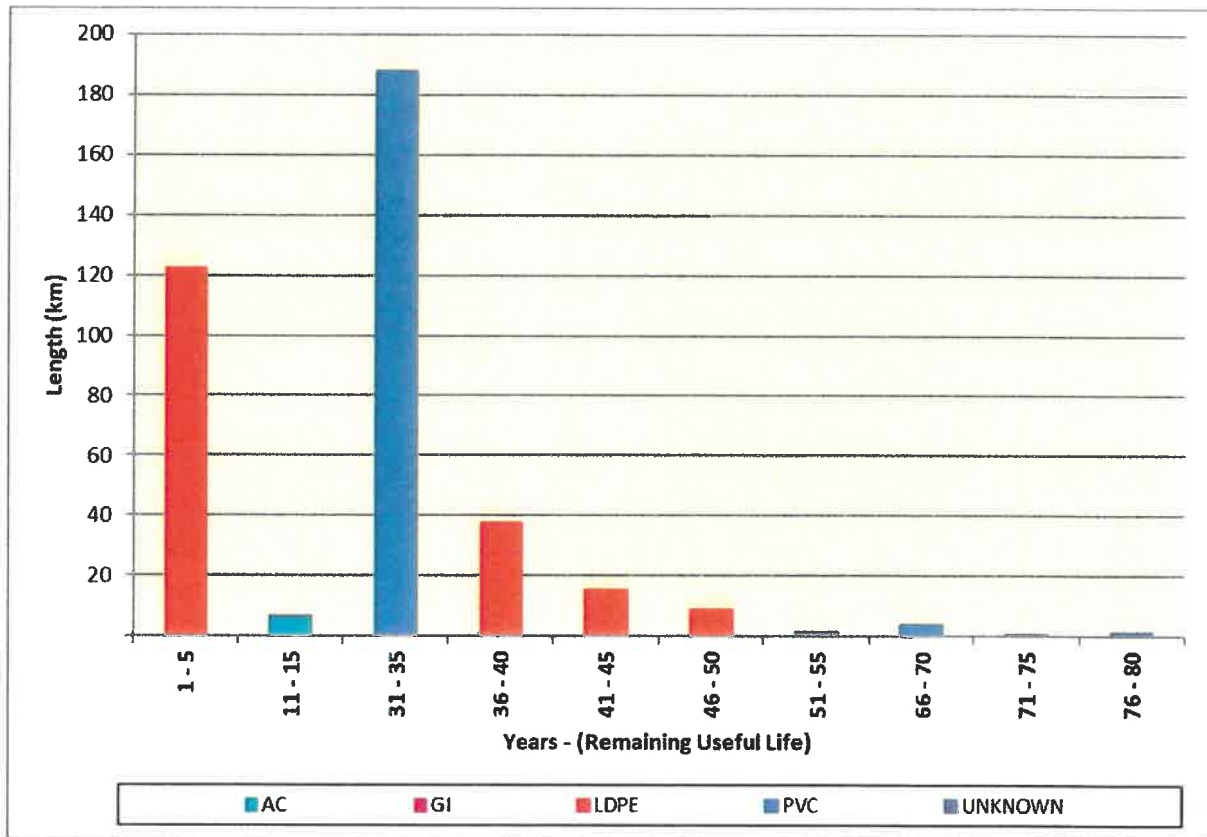


Table 6: Remaining Useful Life of Piped Assets (Replacement Costs)

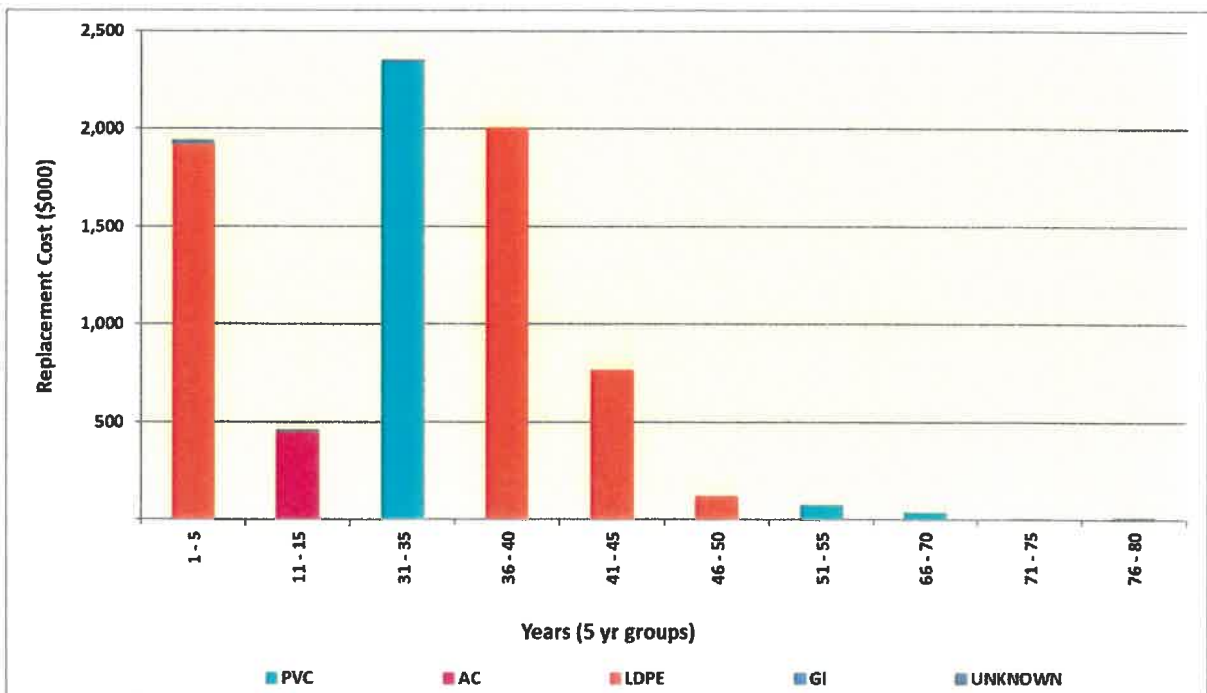


Table 7: Remaining Useful Life of Non-Piped Assets (Replacement Costs)

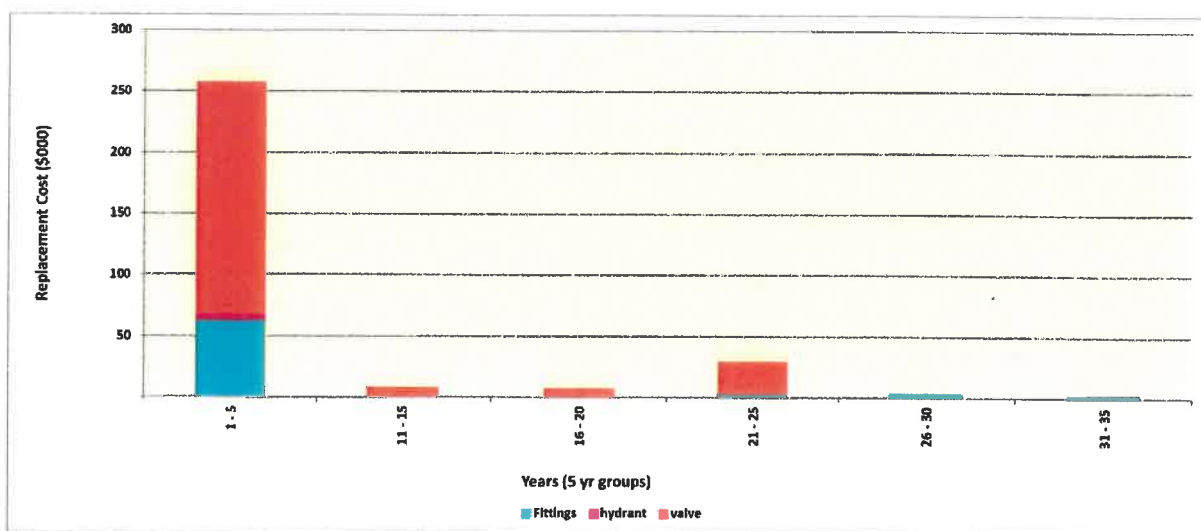


Table 7 shows that there is \$0.26M worth of (mainly) valves and fittings that will reach the end of its expected life during year 1–5 of this Plan. This is due to these fittings being assigned a shorter expected life than the mains to which they are attached.

4.1 Water Sources and Treatment

Water for the Otama Rural Water Scheme is supplied by a bore situated in the riverbank at Pyramid and includes five pump stations. The raw water is treated with chlorine.

4.1.1 Resource Consents

Council holds one resource consent for the abstraction of water to serve the rural area around Otama. A summary of the current consent is provided in the following table.

Table 8: Current Resource Consents

Location	Consent No.	Expiry Date	Allowable Take (m ³ /day)	Comments
Otama	202102	8-Mar-29	2,600	Approved to take 2,600m ³ /day from a bore for the Otama Rural WS



Application No: G028-001
Consent No: 202102

Cnr North Road and Price Street
(Private Bag 90116)
Invercargill

Telephone (03) 215 6197
Fax No. (03) 215 6081
Southland Freephone No. 0800 76 88 45

Water Permit

Pursuant to Section 105(1) of the Resource Management Act 1991, a resource consent is hereby granted by the Southland Regional Council (the "Council") to Gore District Council (the "consent holder") of P O Box 8, Gore from 8 March 2004.

Please read this Consent carefully, and ensure that any staff or contractors carrying out activities under this Consent on your behalf are aware of all the conditions of the Consent.

Details of Permit

Purpose for which permit is granted:	To take surface water, from a bore, for the Otama Rural Water Supply Scheme
Location	- site locality - map reference - catchment
	Pyramid Road, Riversdale F45:851-692 Mataura
Legal description of land at the site:	Pt Sec 1 of 243, Blk XXXII, Hokonui Survey District
Expiry date:	8 March 2029

Schedule of Conditions

1. This consent is granted for a period of 25 years, and shall commence upon the expiry or surrender of resource consent no 99326.

(Note: Pursuant to Sections 123 and 124 of the Resource Management Act 1991, a new consent will be required at the expiration of this consent. The application will be considered in accordance with the plans in effect at that time, and the adverse effects of the proposed activity).

2. This consent authorises the abstraction of groundwater for the Otama Rural Water Scheme at or about map reference NZMS 260 F45:851:692, on land known as Pt Sec 1 of 243, Blk XXXII, Hokonui Survey District, for the purpose of stock water supply, as detailed in the application to this consent.

Environment Southland is the brand name of
the Southland Regional Council

Water permit 202102

Figure 3: Water Permit

3. The total water abstracted from the bore shall not exceed 30 litres per second, up to a maximum of 2,600,000 litres (2600 m³) per day.
4. When abstracting water under conditions 2 and 3 of this consent the consent holder shall keep a record of:
 - the date and time abstraction commences;
 - the duration of the abstraction;
 - the rate and volume of water being abstracted from the bore; and
 - information about any noticeable effects on the surrounding environment as a result of the abstraction.
5. At times of low flow in the Mataura River, all properties supplied by the Otama Rural Water Scheme shall be notified that water conservation is required and any water taken will be for essential use only. Guidelines (similar to that of urban restrictions) will be supplied to properties to outline what is essential use. This notice shall apply under the following conditions:
 - when the Scheme is using over 2200 m³/day and the river flow falls to 12 m³/sec over a seven day average;
 - regardless of the amount of water being used, when the river flow drops below 10 m³/sec over a seven day average.

This notice shall be in place until such time as the flow levels set above, and as measured at the Environment Southland gauging station at Gore, are exceeded (using a seven day average).
6. The consent holder shall report the results of the monitoring, to the Council's Environmental Compliance Manager by 30 April each year, or upon request.
7. The consent holder shall pay the Council an administration and monitoring charge, under Section 36 of the Resource Management Act, payable in advance on the first day of July each year.
8. The Council may, in accordance with Sections 128 and 129 of the Act, serve notice, at 12 monthly intervals in July each year, of its intention to review the conditions of the consent for the purposes of :
 - (i) dealing with any adverse effect on the environment which may arise from the exercise of this consent;
 - (ii) complying with the requirements of a regional plan.

for the Southland Regional Council

W J Tuckey
Director of Environmental Management

Environment Southland is the brand name of
the Southland Regional Council

Water permit 202102

Figure 4: Current Consent for Abstraction of Water

4.1.2 Otama's Pumping Stations

To assist with the delivery of water to the rural area, Gore District Council operates five water-pumping stations to pump raw water to the reticulated supply. Most of the pumping stations are relatively new with asset lives of less than ten years and are rated as being in good condition.

Table 9: Water Pumping Stations in the Otama Scheme

Pump Station	Type	Description	No. of Pumps	Pump Detail	Flow Rate	Date Commissioned	Condition	Performance	Capacity	Asset Life
Pyramid	Bore Water	Main Pump Station	2	Pump 1 Lowara SV66 45kW	15.5 l/sec	2009	Good	Good		>10yrs
				Pump 2 KSB MOV1 V-65/4 N/B 55kW 2940RPM 100AMPS C200 Frame Static height 150m, Static Pressure 1550kpa, Pumping pressure 1625kpa	15.5 l/sec	1997	Average	Average	Peak daily demand = 1,164 m ³ /day Peak design flow (from bore pumps) = 16.2 l/s (1,400 m ³ /day)	>10yrs
Kennedy Road	Booster Pump	Booster	2	Grundfos CR3-29 A-FGJ-A-E-HQQE	0.85 l/sec	2010	Good	Good		>10yrs
Nichol	Booster Pump	Booster	1	Grundfos CR4-120 A-A-A-BUBE	1.6 l/sec	1999	Good	Good		<10yrs
Wendon	Booster Pump	Booster	2	Grundfos CR8-100 A-A-A-BUBE	2.6 l/sec	1999	Good	Good		<10yrs
Blackhills	Booster Pump	Booster	2	Grundfos CR8-160 A-F-A-AUUE	2.6 l/sec	1999	Good	Good		<10yrs

4.1.3. Otama's Reservoirs and Storage Facilities

The Otama scheme has 12 treated reservoir sites in operation for storage. There is no raw water for storage for the scheme. Details of these reservoirs are summarised in the Table below.

Table 10: Summary of Otama's Reservoirs and Storage Tanks

Reservoir	Description	Storage Capacity	Condition	Performance	Capacity	Asset Life
Pyramid	Main Reservoir - 900mm Well	12 x 22m ³ = 270 m ³	Excellent	Excellent		>40yrs
Blackhills	Reservoir	2 x 22.5 = 45m ³	Good	Good	Peak daily demand = 1,164m ³ /day	>40yrs
White Road	Break Tank	22.5m ³	Good	Good		>40yrs
Kennedy	Break Tank	22.5m ³	Good	Good		>40yrs
Nichol	Break Tank	22.5m ³	Good	Good	Water storage = 587m ³	>40yrs
Ridge Road	Reservoir	4 x 22.5m ³ = 90m ³	Good	Good		>40yrs
Wendon	Reservoir	22.5m ³	Good	Good		>40yrs
Wendon	Break Tank	25m ³	Good	Good		>40yrs
Otama Road	Break Tank	22.5m ³	Good	Good	Peak daily demand = 1,164m ³ /day	>40yrs
Chatton Corner	Break Tank	22.5m ³	Good	Good		>40yrs
Milne Road	Break Tank	22.5m ³	Good	Good	Water storage = 588m ³	>40yrs
Pinnacle Road	Break Tank	22.5m ³	Poor	Good		>10yrs

4.2 Schedule of Assets

As recorded in Gore District Council Asset Register attributed to Otama Rural Water Scheme.

5. Relevant Regional and District Plan Designations and Regional Plan Rules

See attached.



MURRAY FORTUNE LIMITED Trading As:

CLARK FORTUNE McDONALD & ASSOCIATES

REGISTERED PROFESSIONAL SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS

Member: Consulting Surveyors New Zealand

14 Mersey Street,

P.O. Box 207, Gore 9740

Ph: (03) 208-6474

Fax: (03) 208-6474

Email: fortune@esi.co.nz

PRINCIPAL:

Murray Fortune B.Sc. B.Surv. M.N.Z.I.S.

Your Ref.

Our Ref.

6276

9 July 2020

Memo to: **John Sheddan**

Re: **Otama Rural Water Schemé**

We refer to recent discussions re the above, with reference to the proposed Gore District Council (Otama Rural Water Supply) 2019 Act relating to that above scheme (and as per aerial photo attached).

In terms of that Act and Clause 9, we note the following (in relation to that scheme) :

- The pump shed building is located within the *Legal Road* corridor (refer to *Aerial Photo* and *Diagram B* on survey plan DP 384474 attached) and situated within the *Southland District Council (SDC¹)* territorial authority
- There is no notation on the *SDC¹ planning maps* relating to any designations (refer to **Map 23** attached) for that utility (pump shed)
- The main storage tanks are located on private land within the *Gore District Council (GDC²)* territory authority (refer to aerial photo and map **DST 03** attached) for those utilities
- There is no notation on the *GDC² planning maps* relating to any designations (refer to *Aerial Photo* and map **DST 03** attached) for those utilities

In term of *Clause 9(d)*,

- There are no designations relating to that water scheme facilities mentioned above in either the *SDC¹* or the *GDC² District Plans*

In term of *Clause 9(e)*, the Southland Regional Council (known as Environment Southland³) still operates under the requirements of both of the following plans :

- *Regional Water Plan (RWP⁴)*

- ***Proposed Southland Water and Land Plan 2019 (SWLP⁵)***

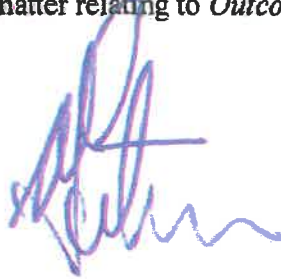
With reference to the Regional Council (ES³), there is an ***existing water permit*** (#202102 as per copy attached) for a **Surface Water Take (consumptive)** which has a *start date of 8/03/2004* and an *expiry date of 8/3/2029* (refer to attached beacon map)

- With reference to that **existing Water Permit**, the appropriate requirements of the Regional Plan / Plans will need to be addressed with ES³ at that time of application for the ***renewal*** of that **water permit**

At the time of the requirement for any new consent, provisions will need to be made in the application in terms of the relevant regional plan / plans that are applicable at that time – currently as follows :

- With reference to the SWLP⁵, **Rule 54 – Abstraction and use of groundwater**, will need to be utilised (as well as matter relating to *Issues, Objectives and Policies*)
- With reference to the RWP⁴, **Rule 23 - Abstraction and use of groundwater**, will need to be utilised (as well as matter relating to *Outcomes, Issues and Objectives / Policies*)

Murray Fortune



References :

1. SDC = Southland District Council
2. GDC = Gore District Council
3. ES = Environment Southland
4. RWP = Regional Water Plan
5. SWLP = Southland Water and Land Plan

Enclosures :

DISTRICT BOUNDARY



ZONE BOUNDARY



ROADS: ARTERIAL



ROADS: FORMED



ROADS: UNFORMED



AIRPORT APPROACH VECTORS



HOKONUI HILLS SIGNIFICANT LANDSCAPE

REFER TO RULE 2.2.9



AREA OF SIGNIFICANT VEGETATION AND SIGNIFICANT HABITATS
OF INDEGENOUS FAUNA

REFER TO RULE 2.3.9



DESIGNATIONS
REFER TO APPENDIX 1



SCHEDULED HERITAGE STRUCTURE

REFER TO RULE 2.5.9



SCHEDULED ARCHAEOLOGICAL STRUCTURE

REFER TO RULE 2.6.9



SIGNIFICANT TREE(S)
REFER TO RULES 4.12.2 AND 4.12.3



HIGH VOLTAGE TRANSMISSION LINES
REFER TO RULE 8.10



WASTE WATER TREATMENT FACILITY BUFFER AREA
REFER TO RULE 4.4.1



FLOOD PROTECTION WORKS



SECONDARY TOWNSCAPE AREA



CENTRAL TOWNSCAPE AREA



MATAURA RIVER 20M BUFFER ZONE
REFER TO RULE 2.4.9



AREA SUBJECT TO ACTUAL OR POTENTIAL FLOODING
REFER TO POLICY 3.4(8)



MATAURA RIVER FLOODWAY
REFER TO RULE 4.11.1



GORE INUNDATION (MAPS GOR 01 - GOR 09)

AREA OF FLOODPLAIN AT RISK OF INUNDATION FROM PONDING
OF FLOODWATER



AREA OF FLOODPLAIN PRONE TO PONDING OF STORMWATER



WAIKAKA STREAM FLOODWAY: SUBJECT TO FREQUENT FLOODING



MATAURA RIVER FLOODPLAIN: PRONE TO FLOODING SUBSEQUENT
TO A STOPBANK BREACH OR STOPBANK OVERTOPPING



MATAURA INUNDATION (MAPS MAT 01 - MAT 06)

POTENTIALLY FLOODPRONE FROM THE MATAURA RIVER IN FLOODS LARGER
THAN THAT OF 1978. NOT FLOODED IN 1978



POTENTIALLY FLOODPRONE FROM THE MATAURA RIVER IN FLOODS LARGER
THAN THAT OF 1978, OR A STOPBANK BREACH IN SMALLER FLOODS. FLOODED IN 1978



WAIMUMU STREAM FLOODPLAIN. NOT PROTECTED



POTENTIALLY FLOODPRONE FROM:

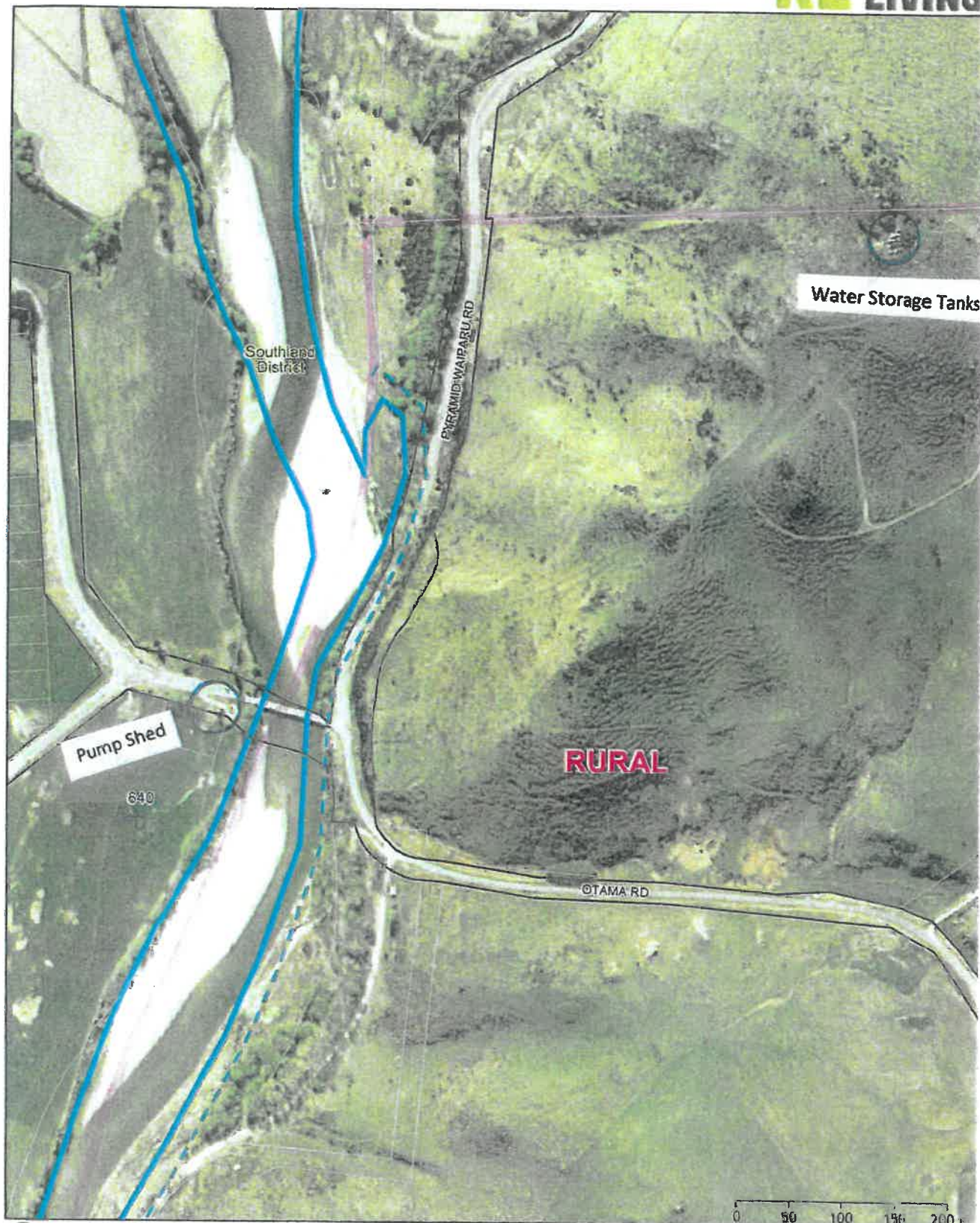
1. MATAURA RIVER IN FLOODS LARGER THAN THAT OF 1978.
2. WAIMUMU STREAM IN FLOODS LARGER THAN THAT OF THE PAST.
3. SUBSEQUENT TO A STOPBANK BREACH IN ANY FLOOD ON
EITHER THE MATAURA RIVER OR WAIMUMU STREAM



Otama Rural Water Supply

Created By:
Print Date: 14/02/2020
Print Time: 2:31 PM

GO RURAL
RE CITY
LIVING



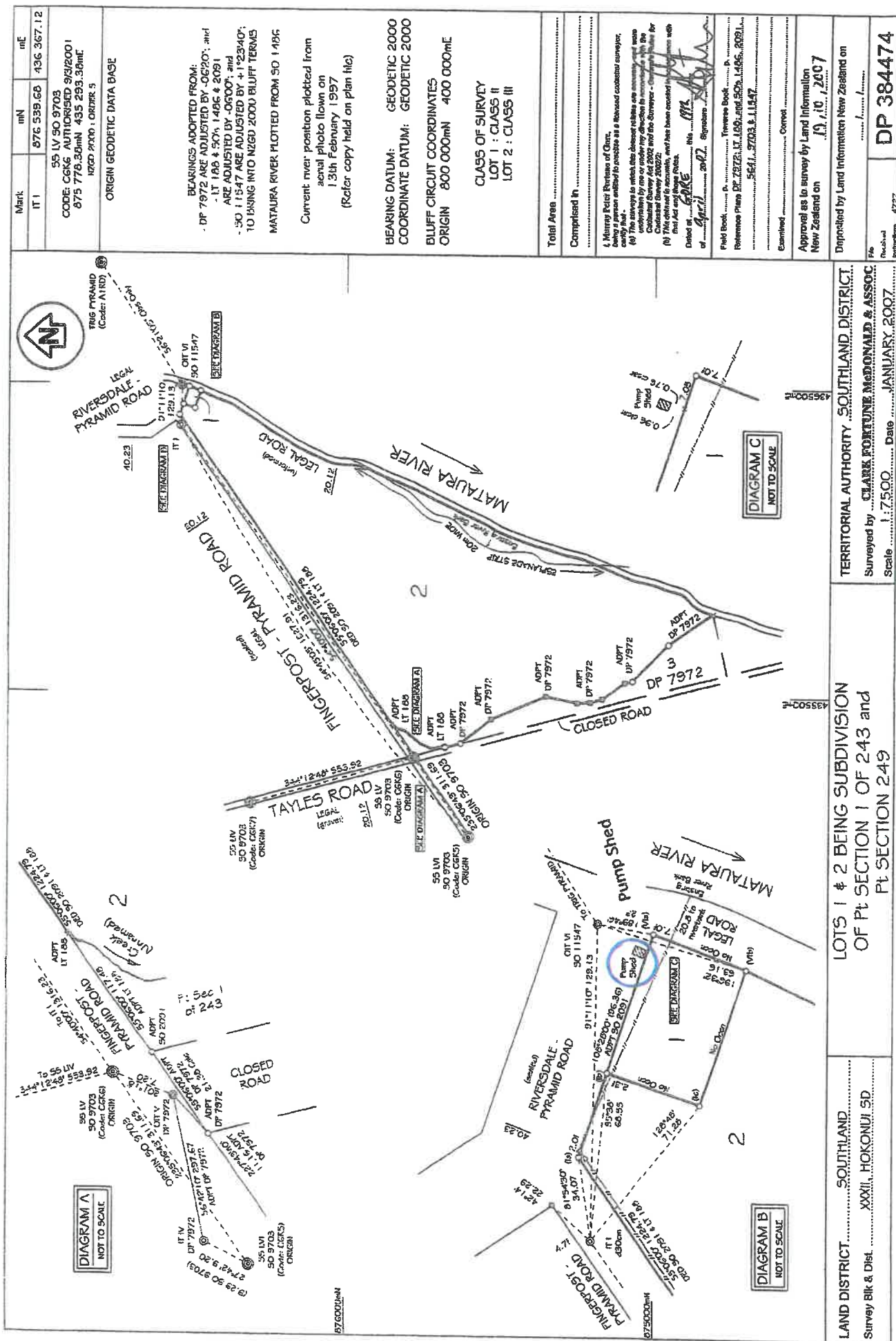
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Original Sheet Size A4

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6276





Southland District Plan Maps



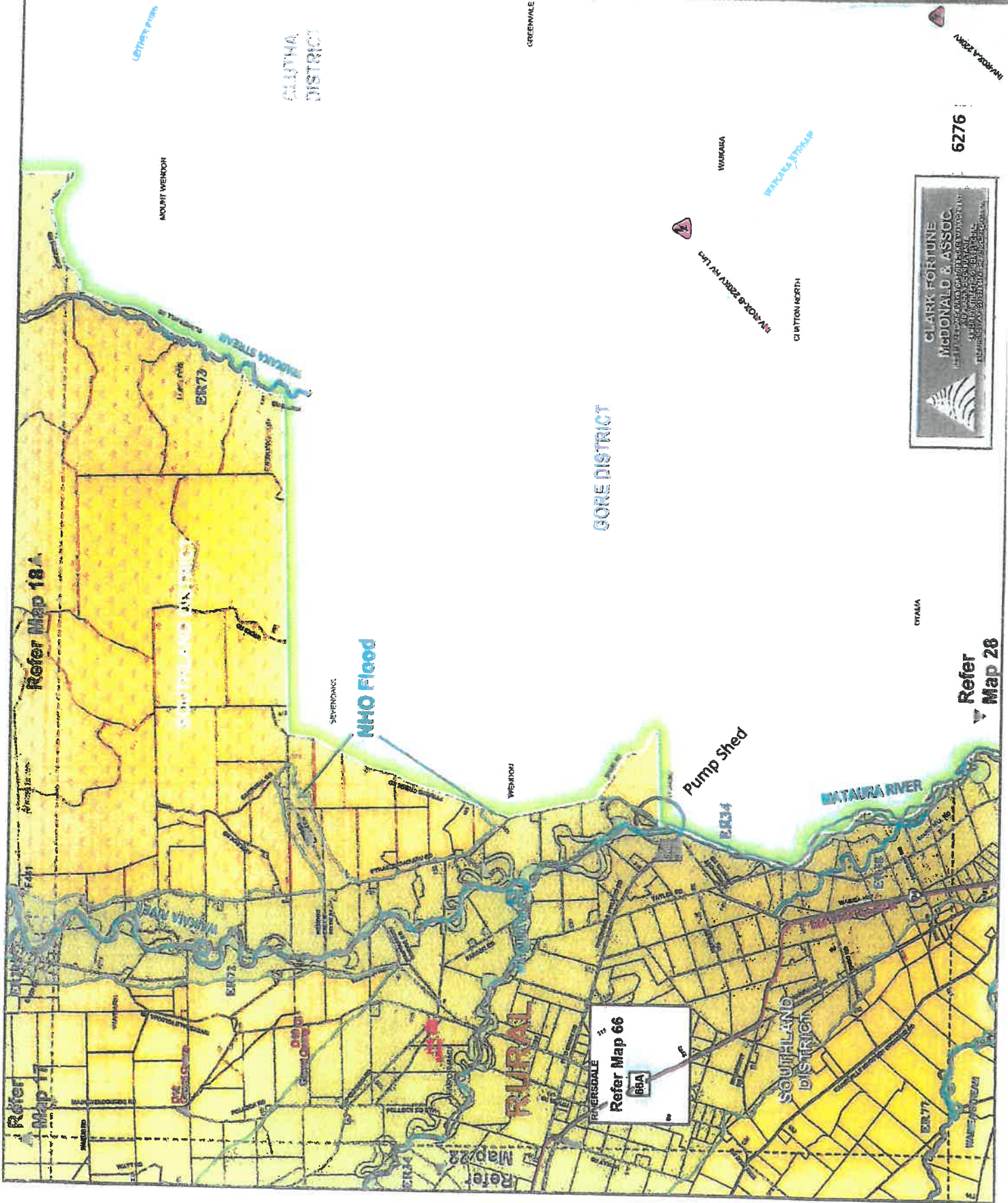
SCALE 1:75,000 @ A3



Please refer to the documentation page, if discrepancies exist between this map and the online plan maps, the online plan is the authoritative version.

RURAL ZONE

Map 23



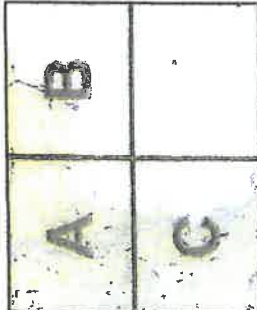
6276

Refer Map 28

DOCUMENTATION FOR SOUTHLAND DISTRICT PLAN MAP 23

Legend Index

Map Quadrants



This Planning Map is divided into four quadrants, as shown left.

The quadrant system is used throughout this page, as part of the planning features index.

Legend



Archaeological Sites

Refer District Plan Schedule 5.2

ID NUMBER	MAP QUADRANT
F042	A



Designations

Refer District Plan Schedule 5.3

ID NUMBER	MAP QUADRANT	SUBJECT	NOTATION
D15	A	Waipounamu Pit	Roading
D15	A	Overcable Waikato Pit	Roading
D241	C	State Highway 94	State Highway Purpose



Esplanade Requirements

Refer District Plan Schedule 5.4

ID NUMBER	MAP QUADRANT	WATERWAY	LOCATION
ER20	A	Garvie Burn	Waikato confluence to D15 estate
ER34	A, C	Mataura River	Tomogalak Stream confluence to Mataura District boundary
ER36	C	Meadow Burn	Mataura River confluence to south of Fingerpost Pyramid Road

Esplanade Requirements continued

Refer District Plan Schedule 5.4

ID NUMBER	MAP QUADRANT	WATERWAY	LOCATION
ER2	A, C	Waikato River	Mataura River confluence to D15
ER3	B	Waikato Stream	Gore District boundary to start
ER7	C	Waikato River	Mataura River confluence to Tūmesden Riverdale Highway



Historic Heritage Items

Refer District Plan Schedule 5.2

ID NUMBER	MAP QUADRANT	NAME
H05	A	Nitro



High Voltage Transmission Lines



Natural Hazard Overlay

Flood - Area subject to Actual or Potential Flooding or inundation

Zones



Rural

Overlays



Mountain Overlay

Map Metadata

Status: Operative

Map Version: 4

Map Created Date: 29 November 2017

Author Organisation: Southland District Council

6276



Layer Transparency:

0% 50% 100%

Map Draw Text Search

Current Resource Consents

IRIS ID: AUTH-202102
Contact: Gore District Council
Type: Water Permit
Subtype: Surface Water Take (Consumptive)
Location: Pyramid Road, Riversdale
Details: To take up to 2600 cubic metres of surface water per day, from a bore, for the Otama rural water supply scheme at Pyramid Road, Riversdale
Start Date: 8/03/2004
Expiry Date: 8/03/2029
Status: Current

26-03-2012



Maps

Consents

Alerts

Wells

Current Resource Consents

SOE Water Quality Sites

Drinking Water Sites

Surfacewater FDE

Groundwater FDE

FDE Soil Risk

Multiple Risk Soil

Soil Classifications for Farm Dairy Effluent

Regional Nitrate Levels 2007-2012

Groundwater Management Zones (RWP 2010)

Groundwater Management Zones (pSWLB)

Surface Water Management Zones

Catchment Boundaries

Topoclimate Soils

Soil Profile

Soil Types

Waterplan - Water Quality

Waterplan - Water Quantity

Legend

Layers

Basemap

Bookmark

Measure

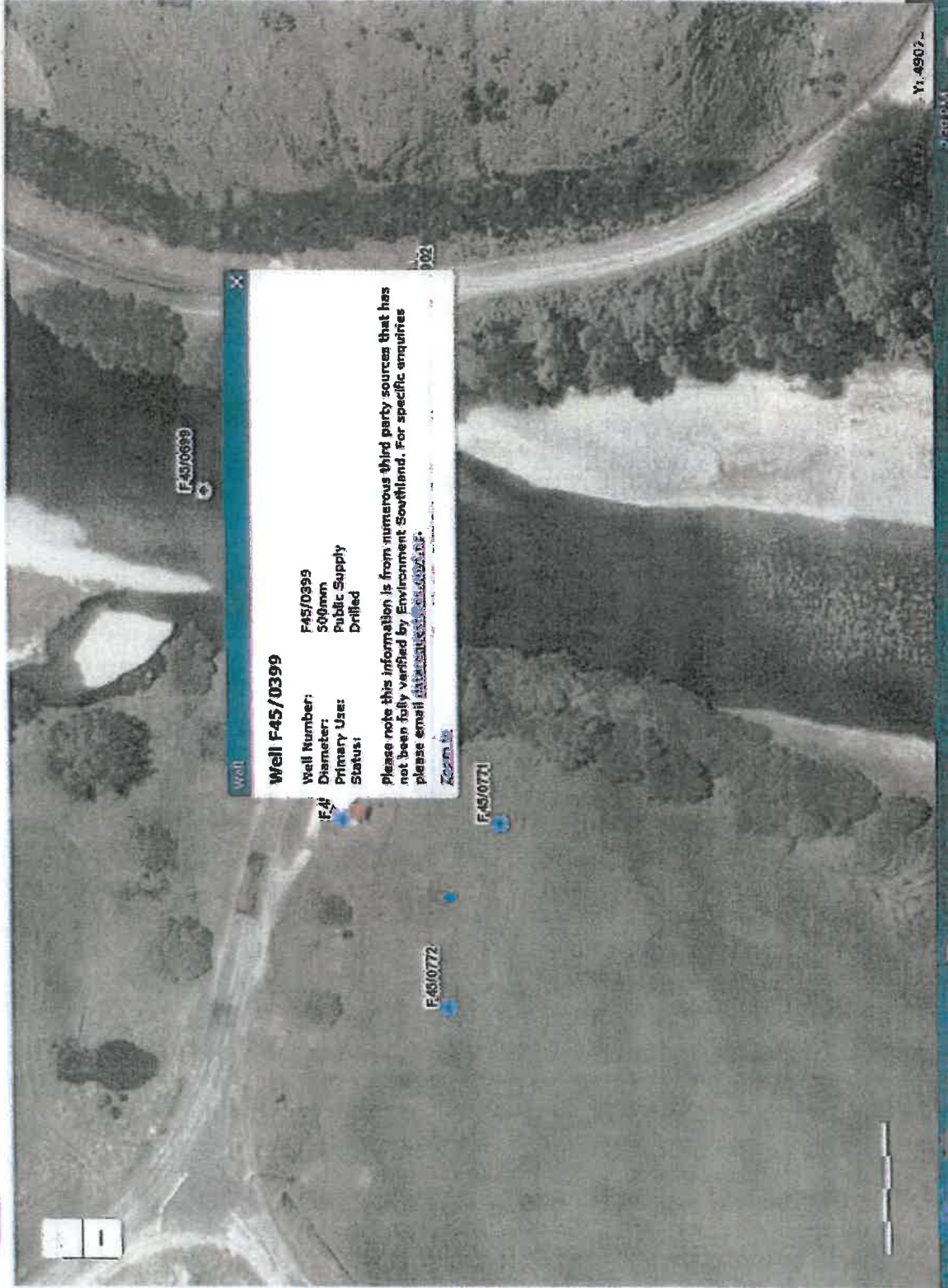
Marker

Mobile

Reset

E-Data

Open Data



Well F45/0399

Well Number: F45/0399
 Diameter: 500mm
 Primary User: Public Supply
 Status: Drilled

Please note this information is from numerous third party sources that has not been fully verified by Environment Southland. For specific enquiries please email info@environment-southland.govt.nz

6276



Layer Transparency:

