

## **Crown Pastoral Land Tenure Review**

**Lease name: HOME HILLS**

**Lease number: PO 383**

### **Public Submissions - Part 4**

These submissions were received as a result of the public advertising of the Preliminary Proposal for Tenure Review.

**October**

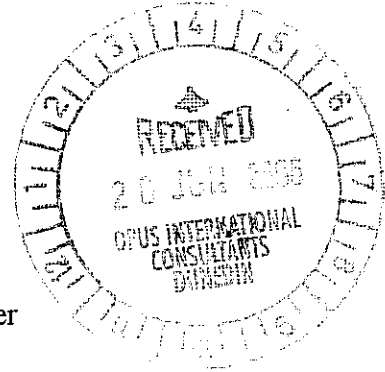
**06**



26 June 2006

Commissioner of Crown Lands  
c/- Opus International Consultants Ltd  
Private Bag 1913  
Dunedin

Attention: David Payton, Tenure Review Contract Manager



Dear Sir,

**Tenure Review Home Hills Pastoral Lease (Po 383)**

This submission is made on behalf of the Falls Dam Company Limited. I have a copy of the Summary of the Preliminary Proposal dated 15 April 2006 relating to this tenure review.

The Falls Dam Company Limited is investigating the possible raising of Falls Dam to provide additional water storage for irrigation purposes. Such raising will change the margins of the lake and impact on the land that is the subject of this tenure review.

The status of the investigation is that design concept drawings have been prepared with preliminary costings. Further design work, consultation with affected parties, raising of finance and decision to commit to the activity have yet to be carried out. At this stage an increase in normal maximum operating level of the reservoir of 5 metres is considered most likely, although this could be between say 4m and 6m once more detailed hydrological and other design is undertaken. It is unlikely that consent applications to raise the dam would be lodged prior to June 2007. Construction could occur within a five year timeframe.

I understand that directors of the Falls Dam Company have previously discussed the proposal to raise the dam and lake level with the current lessee, Mr Euan Johnstone. Discussions did cover the need for realignment of sections of the access road along the eastern side of the Falls Dam reservoir, but not the detailed design of such work. Bridge and fencing relocation were also discussed and it was considered that a reinstatement and compensation agreement would be entered into to address these matters. It was understood that a Deed of Easement under the Land Act 1948 would need to be sought.

The proposal to raise Falls Dam has had a design concept prepared by Mr Ian Walsh of Opus' Dunedin office. A copy of the plan showing the contour for the raised reservoir level is attached.

Falls Dam was originally constructed by the Crown for the purposes of providing a greater reliability to irrigation supplies in the Manuherikia Valley. It was envisaged at the time of construction in the 1930s that the dam would be likely to be raised beyond the original height.

Recent legislation (Building Act 2004) and associated regulations impose a responsibility on dam owners to ensure that they can safely pass major floods without failure. Falls Dam has a



morning glory type spillway that is limited in capacity to pass superdesign flood events. An auxiliary spillway is thus going to be necessary whether the dam is raised or not. The most suitable location for this auxiliary spillway is on the true left bank of the dam and is thus within the Home Hills Pastoral Lease land.

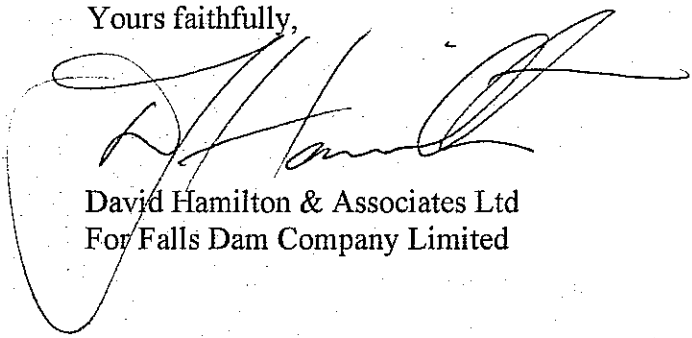
This submission requests that provisions made in the tenure review documentation and agreements provide for the auxiliary spillway and the raising of Falls Dam by up to 6 metres with appropriate allowance for temporary inundation of land during floods and wave action around the shores of the reservoir:

This requirement may be met by:

- (a) the continuation in force of an existing easement in gross in favour of the Falls Dam Company Limited [Refer 2.1.1 (c) & 2.1.3]
- (b) the proposed designation of an area of approximately 27 or more hectares as Crown Land under the Land Act 1948 for the specified purpose of lake bed [Refer 2.2.1] be increased in area. Associated qualified designations for the Omakau Area Irrigation Company Limited, Falls Dam Company Limited and farm management easement for the farm track will still be required, but the boundaries and area should be significantly adjusted to enable the proposed raising of the dam.
- (c) adjustments would need to be made to the proposed Conservation Covenant of approximately 100 hectares relating to riparian margins as some of these would become lake bed should the dam be raised [Refer 2.4.1 (a)].
- (d) that the terms and conditions of the existing easement in favour of the Falls Dam Company Limited be amended to provide for the construction, operation and maintenance of an auxiliary spillway for Falls Dam.
- (e) that the provision for water storage conditions be for a reservoir water level up to 6m higher than the current reservoir level and be provided for through the existing easement provisions or through an additional easement
- (f) that the realignment of the access road along the eastern shores of the lake that may be required for the purposes of raising the lake be provided for through the easements above.

The best base plan information for the dam raising and auxiliary spillway proposals are held in your Opus Dunedin offices. I would be happy to discuss these issues with you.

Yours faithfully,



David Hamilton & Associates Ltd  
For Falls Dam Company Limited



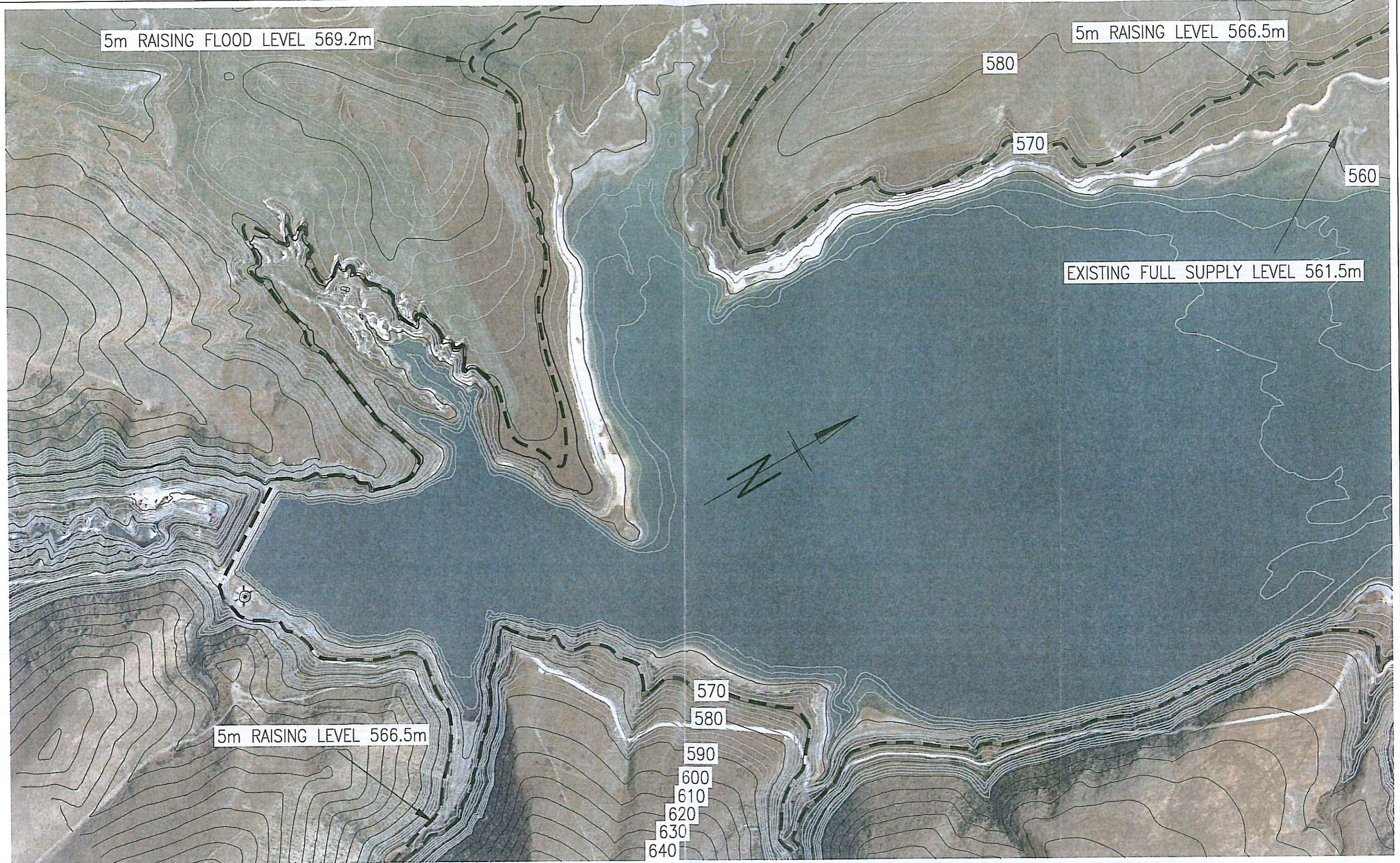
Copy E Johnstone  
 Murray Heckler  
 Ralph Hore

**Falls Dam**

Information from Opus Plan based on 5m raising

	Lake Level RL ft	Lake level RLM	Surface Area ha
Existing Dam	1842 ft	561.6m	141.2 ha
Proposed Raised Dam	1858.4 ft	566.6m	217.3 ha

200 mm  
100  
50  
10 mm  
0



NOTE:  
CONTOURS BASED ON 11-04-1964 SURVEY.  
AERIAL PHOTOGRAPH FLOWN ON 02-03-2003.  
- (WL = 558.35m).  
PROJECTED WATER LEVEL CONTOURS ARE  
APPROX. AND SUBJECT TO DETAILED DESIGN.

	BY	CHECKED	DATE
DESIGN	I G Walsh		12-12-05
DRAWN	D Wilson		12-12-05
APPROVED			
This drawing and its contents are the property of Opus International Consultants Limited. Any unauthorised employment or reproduction, in full or in part, is forbidden.			
AMENDMENT			

FALLS DAM  
COMPANY



Dunedin Office

Private Bag 1913  
Dunedin, New Zealand  
Tel: +64 03 474 8899  
Fax: +64 03 474 8995

TITLE FALLS DAM COMPANY  
DAM RAISING

5m RAISING - LEVEL 566.5m

STATUS Preliminary	FILE 6cw01.30
SCALE 1:5000	PLOT DATE 12-12-2005
FEATURE IDENTIFIER 7/547/21	CODE 5704
SHEET 5	REVISION

