

29 January 2024



Yorktown Developments Limited
Attn To: Peter McAuley
PO Box 7069
Sydenham
Christchurch 8240

Customer Services
P. 03 353 9007 or 0800 324 636

200 Tuam Street

PO Box 345
Christchurch 8140

E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Peter,

Notice of Resource Consent Decision

Record Number: CRC240598
Applicant Name: Yorktown Developments Limited
Activity Description: To discharge operational phase stormwater to land.
Decision: Granted

Decision

The decision of Environment Canterbury is to grant your application on the terms and conditions specified in the attached resource consent document. The reasons for the decision are:

1. Any adverse effects on the environment of the activity will be minor.

Commencement of consent

Your resource consent commences from the date of this letter advising you of the decision.

If you object to or appeal this decision, the commencement date will then be the date on which the decision on the appeal is determined.

Lapsing of consent

This resource consent will lapse if the activity is not established or used before the lapse date of 31 March 2029. If you require more time in which to start the activity you can apply to extend the lapse date provided your request is received by Environment Canterbury before 31 March 2029.

Your rights of objection and appeal

▪ Objection to Decision

If you do not agree with the decision of the consent authority, you may object to the whole or any part in accordance with Section 357A(1)(g) of the Resource Management Act 1991 (RMA). Notice of any objection must be in writing and lodged with Environment Canterbury **within 15 working days** of receipt of this decision in accordance with Section 357C(1) of the RMA.

- **Right to Appeal**

You may appeal the decision of the consent authority to the Environment Court in accordance with section 120 of the RMA. The notice of appeal must be lodged with the Court within 15 working days of receipt of this decision, at PO Box 2069, Christchurch. A copy of the appeal should also be forwarded to Environment Canterbury within the same timeframe.

If you are in any doubt about the correct procedures, you should seek legal advice.

- **Objection to Costs**

Section 357B of the RMA allows you to object to costs. Your objection must be received **within 15 working days** of the date on which you receive your invoice. Your objection must be in writing and should clearly explain the reasons for your objection as detailed in section 357C of the RMA.

Monitoring of conditions

It is important that all conditions of consent are complied with, and that the consent holder continues to comply with all conditions, to ensure that the activity remains lawfully established.

You can find online Information regarding the monitoring of your consent at www.ecan.govt.nz/monitoringconsent.pdf.

Charges, set in accordance with section 36 of the Resource Management Act 1991, shall be paid to the Regional Council for the carrying out of its functions in relation to the administration, monitoring and supervision of resource consents and for the carrying out of its functions under section 35 of the Act.

If you require a Purchase Order on monitoring invoices, please advise Environment Canterbury of the Purchase Order reference/number which needs to be valid for 12 months. Email our Finance team at ar@ecan.govt.nz with your purchase order details using your Consent (CRC) number as a reference.

Further information about your consent

For some activities a report is prepared, with officer recommendations, to provide information to the decision makers. If you require a copy of the report please contact our Advisory Team. You can find online information about your consent document at www.ecan.govt.nz/yourconsent.pdf.

Queries

For all queries please contact our Advisory Team quoting your CRC number noted above.

Thank you for helping us make Canterbury a great place to live.

Yours sincerely,



Consents Planning Section

cc:
Inovo Projects Limited
Attn To: Sharon Croy
PO Box 7069
Sydenham
Christchurch 8240

RESOURCE CONSENT CRC240598

Under Section 104 of the Resource Management Act 1991

The Canterbury Regional Council (known as Environment Canterbury)

GRANTS TO: Yorktown Developments Limited

A DISCHARGE PERMIT (S15): To discharge operational phase stormwater to land.

COMMENCEMENT DATE: 29 Jan 2024

DATE CONSENT NUMBER ISSUED: 29 Jan 2024

EXPIRY DATE: 29 Jan 2039

LOCATION: 1544 West Coast Road, West Melton

SUBJECT TO THE FOLLOWING CONDITIONS:

LIMITS

- 1 The discharge must be only stormwater generated from:
 - a. Right of ways associated with the proposed rural-residential subdivision of the property legally described as RS 6469, located at 1544 West Coast Road, West Melton, as shown on Plan CRC240598A attached to and forming part of this consent.
- 2 Stormwater must only be discharged onto and into land within the boundary of the site.

STORMWATER SYSTEM

- 3 Stormwater must be discharged into land via the following stormwater system:
 - a. Swales located along each side of the right of way; and
 - b. Soak pits located at point along the right of way;as shown on Plan CRC240598B, Plan CRC240598C, Plan CRC240598D and Plan CRC240598E which form part of this consent.
- 4 When the capacity of the stormwater system is exceeded, stormwater must be directed away from the Paparua Water Race.
- 5 Stormwater must not pond in the swale or soak pits for longer than 48 hours after the cessation of any storm event.

- 6 The swales must be designed and constructed:
- a. To convey all rainfall events up to and including the 24 hour duration ten percent annual exceedance probability event from the contributing catchment.

INSPECTIONS AND MAINTENANCE

- 7 The stormwater system must be maintained by:
- a. Inspecting the swales and soak pits at least once every six months;
 - b. Removing any visible hydrocarbons, debris, or litter within ten working days of the inspection; and
 - c. Repairing any scour or erosion within ten working days of the inspection.
- 8 The swales must be:
- a. Maintained so that grass is in a healthy and uniform state with the exception of seasonal browning off;
 - b. Replanted where erosion or die-off has resulted in bare or patchy soil cover; and
 - c. Mowed regularly or maintained so that grass is at a minimum length of 50 millimetres. Mown grass shall be removed from the swale.
- 9 Any material removed from the devices in accordance with Conditions (7) and (8) must be disposed of at an appropriate location.

ADMINISTRATION

- 10 Within six months of the commencement of the installation of the stormwater treatment system for the right of way (ROW), a covenant must be entered into in favour of the Canterbury Regional Council in a registerable form pursuant to section 108(2)(d) and section 109 of the Resource Management Act 1991.

The covenant is to be deemed an instrument, creating an interest in the land within the meaning of the Land Transfer Act 2017, to be registered against the identifiers containing the land described as Lots 1 - 12, of the parent site RS6469, as shown on the attached Plan CRC240598F, which forms part of this resource consent, situated in the Canterbury Land Registry, being the land to which this consent relates ("the land").

- a. The covenant for the right of way, as shown on the attached Plan CRC240598B, must apply to Lots 1, 2, 3, and 4;
- b. The covenant for the right of way, as shown on the attached Plan CRC240598C, must apply to Lots 5, 6, 7, and 8;
- c. The covenant for the right of way, as shown on the attached Plan CRC240598D, must apply to Lots 9, 10, 11, and 12.

The covenant binds the owners of the land and successors in title for the duration of this resource consent to the performance of all of the conditions relating to the discharge of stormwater under this resource consent into the swales and soakage pits described on Plan CRC240598B, Plan CRC240598C and Plan CRC240598D.

Any such covenant is to be bought down on any subsequent Certificate of Titles to be issued for any part of the land. Such a covenant shall provide that where land is owned jointly, the owners shall be jointly and severally responsible for all of the conditions of this resource consent.

The cost of the preparation and registration of the covenant must be met by the consent holder.

- 11 Upon sale of each allotment affected by Condition (10) of this resource consent, the consent holder must promptly inform the new property owner of the stormwater discharge, detailed maintenance requirements and the requirement to comply with resource consent conditions. Evidence of this must be provided to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (via ecinfo@ecan.govt.nz) no later than 20 working days following the completion of the sale.
- 12 The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:
 - a. Dealing with any adverse effect on the environment that may arise from the exercise of the consent; or
 - b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
- 13 If this consent is not exercised before 31 March 2029, it shall lapse in accordance with section 125 of the Resource Management Act 1991.

Advice Note: 'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents.

Issued at Christchurch on 29 January 2024

Canterbury Regional Council

Plan CRC240598A

1544 West Coast Road, West Melton
Legal description: RS 6469

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Scale: 1:7,000 @A3

Map Created by Environment Canterbury on 16/11/2023 at 1:32 PM





Plan CRC240598B

LOT 3

LOT 4

LOT 2

LOT 1

NEW DN125(OD) PE80B PN12.5 WATERMAIN, LOCATED BETWEEN SEAL EDGE & WATER RACE

CONCRETE CAPPING OVER WATER RACE CULVERT



SOAK PIT SP01 AS PER DETAIL LISTED ON 15046-E-206

SOAK PIT SP02 AS PER DETAIL LISTED ON 15046-E-206

EoS 107.34

EoS 107.16 SAG

EoS 107.11 EXISTING

EoS 107.34

DN125(OD) PE80B PN12.5 WATER LATERAL FOR EACH ALLOTMENT WITH MIN 0.6m COVER IN THE BERM AND MIN 0.75m COVER IN THE ROAD

SOAK PIT SP03 AS PER DETAIL LISTED ON 15046-E-206

SOAK PIT SP04 AS PER DETAIL LISTED ON 15046-E-206

FOR POWER SUPPLY REQUIREMENTS REFER TO CONNETICS DESIGN DRAWING

PROPOSED WATER LATERAL

PROPOSED POWER LINE

FOR POINT OF SUPPLY ASSEMBLY SEE DETAIL B ON SHEET 206

DN125/80 TAPPING SADDLE

EXISTING FENCE TO BE REMOVED

NOTES

1. AERIAL PHOTO SOURCED FROM THE LINZ DATA SERVICE AND LICENSED FOR REUSE UNDER CC BY 4.0.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
3. ALL WORKS ARE TO BE IN ACCORDANCE WITH SELWYN DISTRICT COUNCIL ENGINEERING CODE OF PRACTICE.
4. SEE THE DCM PLAN FOR LANDSCAPING DESIGN.
5. SERVICES ARE SHOWN ARE INDICATIVE ONLY.
6. CONTRACTOR TO POTHOLE FOR ALL EXISTING SERVICES

SOAKPIT CALCULATION FOR ROWS 1, 2 & 3

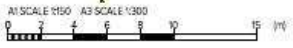
- RAINFALL INTENSITIES FROM HIRDS - RCP8.5 FOR THE PERIOD 2081-2100 10% AEP 1 HOUR EVENT: 23.5mm/hr.
- RUNOFF COEFFICIENT C=0.85 FOR CHIP SEAL

RECORD OF TITLE

ID: CB12A721
LEGAL DESCRIPTION: RURAL SECTION 6469
AREA: 13.2546Ha

LEGEND

- ROAD CENTRE LINE
- EDGE OF SEAL
- EXISTING BOTTOM OF BANK
- EXISTING TOP OF BANK
- PROPOSED MAIN WATER
- PROPOSED TOP OF BANK
- EXISTING WATER RACE
- CULVERT PIPE
- POST AND RAIL FENCE
- EXISTING FENCE
- PROPOSED WATER LATERAL
- POST AND WIRE FENCE
- SOAKPIT
- PROPOSED EASEMENT LINE
- EXISTING OVERHEAD POWER
- PROP UNDERGROUND CABLE
- EXISTING COMMS
- PROPOSED TREE
- CHIP SEAL
- CONCRETE CAPPING
- GRAVEL
- VEGETATION
- ROCK

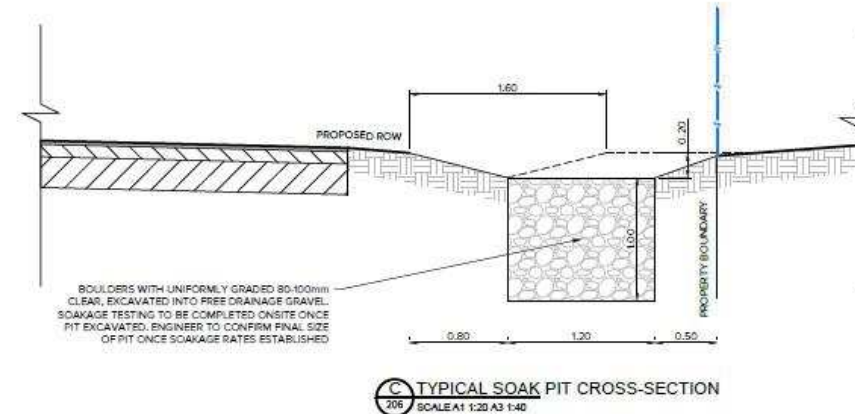
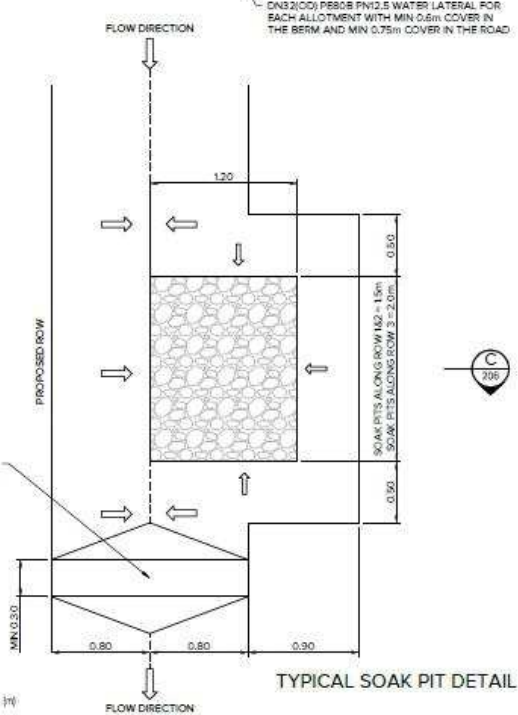
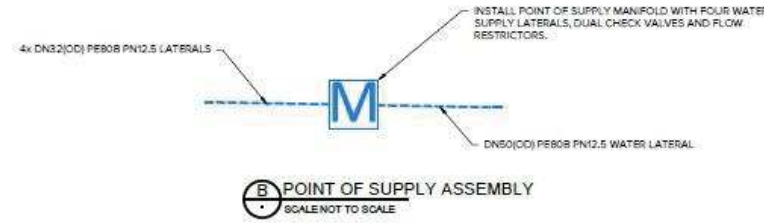
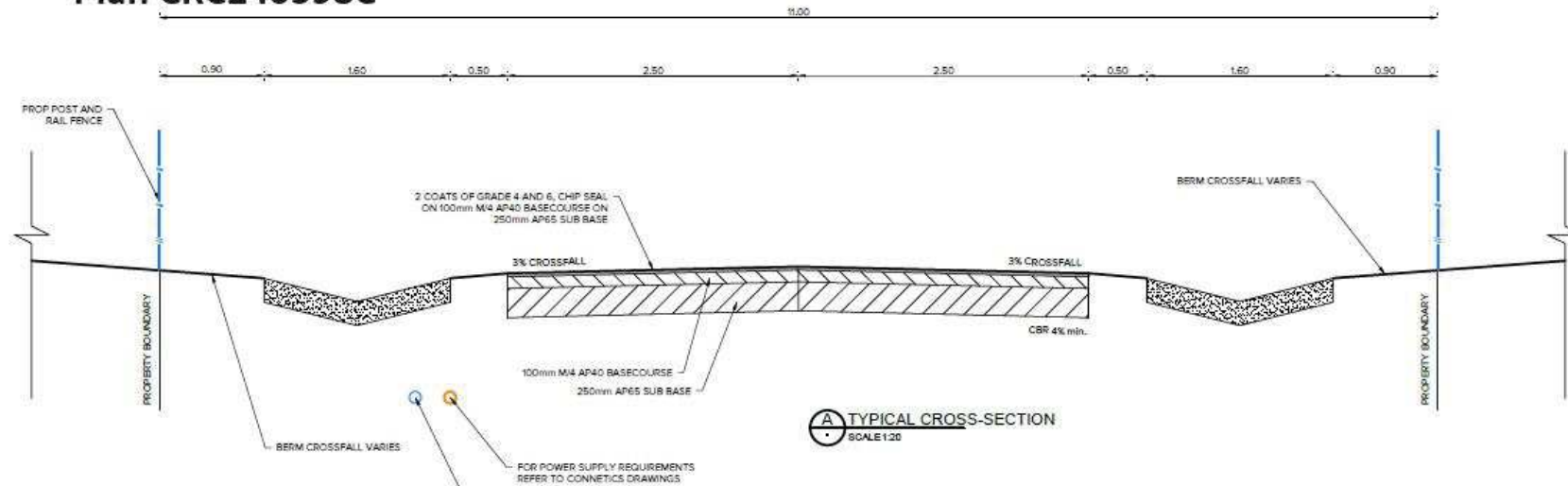


SANDY KNOLLS ROAD

Plan CRC240598C

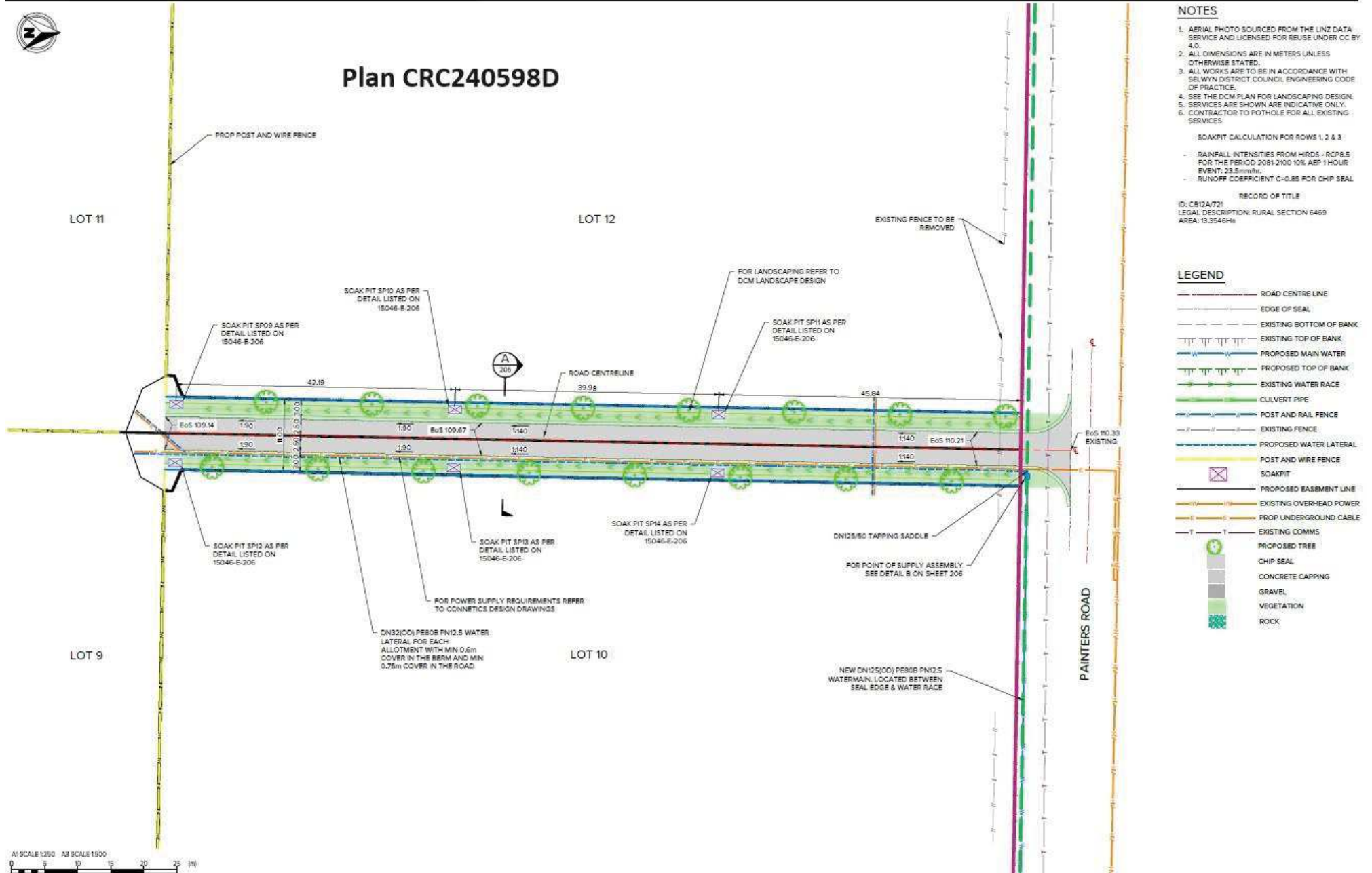
NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 2. ALL WORKS ARE TO BE IN ACCORDANCE WITH SELWYN DISTRICT COUNCIL ENGINEERING CODE OF PRACTICE.
- SOAKPIT CALCULATION FOR ROWS 1, 2 & 3
- RAINFALL INTENSITIES FROM HRDS - RCP8.5 FOR THE PERIOD 2081-2100 10% AEP 1 HOUR EVENT: 23.5mm/hr.
 - RUNOFF COEFFICIENT C=0.85 FOR CHIP SEAL.





Plan CRC240598D



NOTES

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5. SERVICES ARE SHOWN ARE INDICATIVE ONLY.
6. CONTRACTOR TO POTHOLE FOR ALL EXISTING SERVICES.

- SOAKPIT CALCULATION FOR ROWS 1, 2 & 3
- RAINFALL INTENSITIES FROM HIRDS - RCP8.5 FOR THE PERIOD 2081-2100 10% AEP 1 HOUR EVENT: 23.5mm/hr.
- RUNOFF COEFFICIENT C=0.85 FOR CHIP SEAL

RECORD OF TITLE

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 LEGAL DESCRIPTION: RURAL SECTION 6469
 AREA: 13.3546Ha

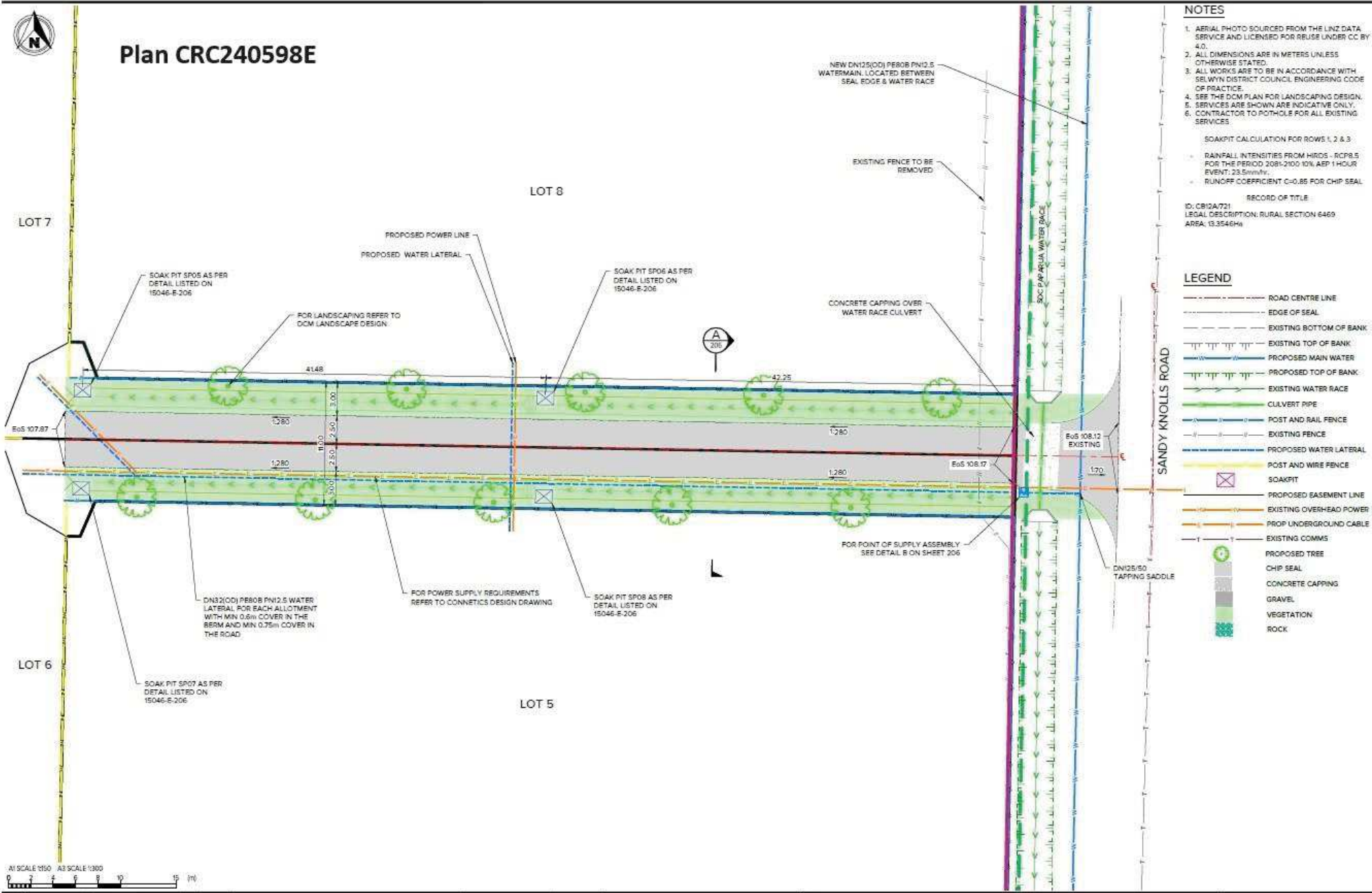
LEGEND

- ROAD CENTRE LINE
- EDGE OF SEAL
- EXISTING BOTTOM OF BANK
- EXISTING TOP OF BANK
- PROPOSED MAIN WATER
- PROPOSED TOP OF BANK
- EXISTING WATER RACE
- CULVERT PIPE
- POST AND RAIL FENCE
- EXISTING FENCE
- PROPOSED WATER LATERAL
- POST AND WIRE FENCE
- SOAKPIT
- PROPOSED EASEMENT LINE
- EXISTING OVERHEAD POWER
- PROP UNDERGROUND CABLE
- EXISTING COMMS
- PROPOSED TREE
- CHIP SEAL
- CONCRETE CURBING
- GRAVEL
- VEGETATION
- ROCK

A1 SCALE 1:250 A3 SCALE 1:500
 0 5 10 15 20 25 30



Plan CRC240598E



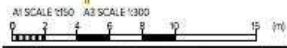
- ### NOTES
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 4. SEE THE DCM PLAN FOR LANDSCAPING DESIGN.
 5. SERVICES ARE SHOWN ARE INDICATIVE ONLY.
 6. CONTRACTOR TO POTHOLE FOR ALL EXISTING SERVICES.

SOAKPIT CALCULATION FOR ROWS 1, 2 & 3

- RAINFALL INTENSITIES FROM HIRDS - RCP9.5 FOR THE PERIOD 2081-2100 10% AEP 1 HOUR EVENT: 23.5mm/hr.
- RUNOFF COEFFICIENT C=0.85 FOR CHIP SEAL

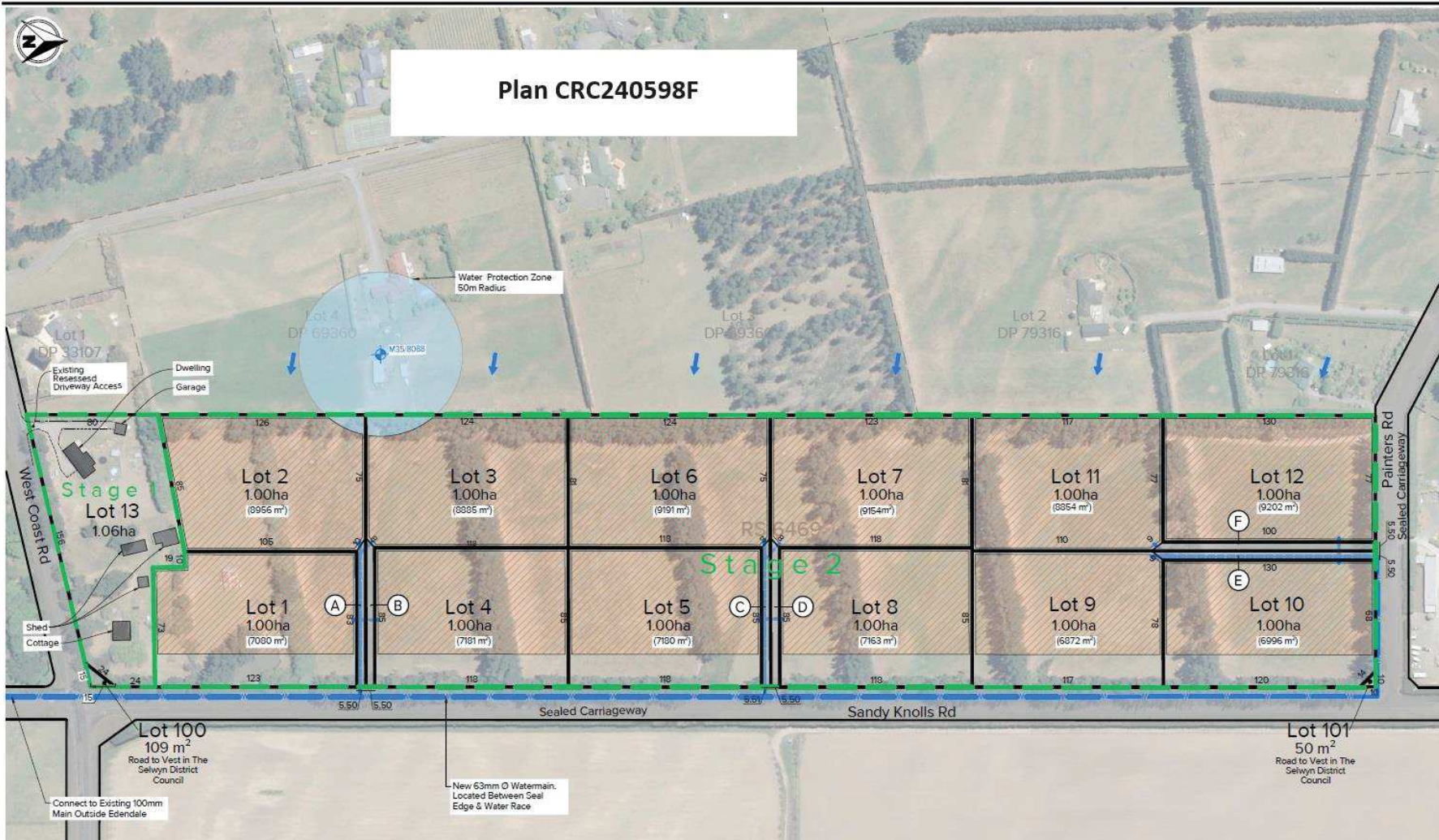
RECORD OF TITLE
 ID: CB12A721
 LEGAL DESCRIPTION: RURAL SECTION 6469
 AREA: 13.3546Ha

- ### LEGEND
- ROAD CENTRE LINE
 - EDGE OF SEAL
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 - EXISTING OVER-HEAD POWER
 - PROP UNDERGROUND CABLE
 - EXISTING COMMS
 - PROPOSED TREE
 - CHIP SEAL
 - CONCRETE CAPPING
 - GRAVEL
 - VEGETATION
 - ROCK





Plan CRC240598F



NOTES

Survey District: Canterbury
 Legal Description: RS 6469
 Area: 13.3546 Ha
 Applicants: Yorktown Developments Limited
 Registered Owner: Yorktown Developments Limited
 Comprised In: CB12A/721 (Limited)
 Local Authority: Selwyn District Council
 Zone: Existing Developments (Yorktown)

- All dimensions subject to final survey.
- Easements to be confirmed on site.
- Locations of services are approximate only, to be confirmed on site.

LEGEND

- M35/8068 Domestic Bore
- Groundwater Direction
- Proposed Lot Boundary
- Proposed Easement Boundary
- Legal Road Boundary
- Abuttal Boundary
- Proposed Water Main
- Proposed Water Lateral
- Area For Effluent Disposal Field (33.55 m²)

Memorandum of Easements

Nature	Shown	Burdened Land	Benefitted Land
Right of Way, Right to convey water, electrical power and telecommunications	A	Lot 2	Lots 1, 3, 4
	B	Lot 3	Lots 1, 2, 4
	C	Lot 6	Lots 5, 7, 8
	D	Lot 7	Lots 5, 6, 8
	E	Lot 9	Lots 10, 11, 12
	F	Lot 11	Lots 9, 10, 12

Exercising of Resource Consent CRC240598

It is important that you notify Environment Canterbury when you first start using your consent.

GRANTED TO: Yorktown Developments Limited
A DISCHARGE PERMIT (S15): To discharge operational phase stormwater to land.
LOCATION: 1544 West Coast Road, West Melton

Even if the consent is replacing a previous consent for the same activity, you need to complete and return this page.

A consent can only be made active after the activity has commenced and all pre-requisite conditions have been fulfilled e.g. installation of water meter and/or fish screen. If you require further advice, please contact our Advisory Team on 0800 324 636 or by email at ecinfo@ecan.govt.nz.

Providing this information will:

- Validate your consent through to its expiry date
- Minimise compliance monitoring charges
- Help provide an accurate picture of the state of the environment.

If consent CRC240598 is not used before 31 March 2029 this consent will lapse and no longer be valid.

Declaration:

I have started using this resource consent.

Action taken (e.g. pasture irrigated, discharge from septic tank/boiler/spray booth etc):

Date I started using this resource consent (Note: this date cannot be in the future): _____

Signed: _____ **Date:** _____

Full name of person signing (please print): _____

Please return to:

Environment Canterbury
PO Box 345
Christchurch 8140

Fax: (03) 365 3194
Email: ecinfo@ecan.govt.nz

File: CRC240598
Customer No: EC433093