

7 February 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(s): CRC240617
Applicant Name: Yorktown Developments Limited
Activity Description: To discharge contaminants from domestic wastewater 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 CRC240617

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 contaminants from domestic wastewater to land.
COMMENCEMENT DATE:	07 Feb 2024
DATE CONSENT NUMBER ISSUED:	07 Feb 2024
EXPIRY DATE:	07 Feb 2039
LOCATION:	1544 West Coast Road, West Melton

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1 The discharge shall be only domestic wastewater originating from the property with legal description RS6469 for proposed Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, located at 1544 West Coast Road, West Melton, as shown on Plan CRC240617A and CRC240617B, attached to and forming part of this resource consent.

Wastewater Treatment and Disposal

- 2 The volume of wastewater discharged shall not exceed:
 - a. 825 Litres per day for a three-bedroom dwelling, or
 - b. 1,155 Litres per day for a four-bedroom dwelling, or
 - c. 1,320 Litres per day for a five-bedroom dwelling.
- 3 Each discharge shall be only from a single dwelling with a maximum of five bedrooms.
- 4 The wastewater shall be discharged into land only at or about NZTM 2000 reference 1527582mE, 5188736mN, via the land application systems located within the discharge envelopes, labelled on Plan CRC240617A and Plan CRC240617B, attached to and forming part of this consent.
- 5 The dwelling referred to in condition (3) shall have standard water reducing fixtures installed. For the purposes of this consent, standard water reducing fixtures shall include, but not be limited to, the installation of:
 - a. Dual flush toilets;
 - b. Shower flow restrictors of nine litres per minute;
 - c. Aerator faucets (taps); and
 - d. Water conserving automatic washing machine.

Water reduction fixtures must be used that meet the minimum set out in Table H3 of AS/NZS 1547:2012.

- 6 Prior to discharge to each land application system, the wastewater shall:
- a. Receive secondary treatment in an aerated wastewater treatment system, Hynds Lifestyle Ultimate, or an alternative treatment system which provides the same or better quality treatment; and;
 - b. pass through a proprietary effluent filter.
- 7 The wastewater treatment system and land application system shall not include chlorine disinfection.
- 8 After exiting the treatment systems, the wastewater shall be pumped to a land application system constructed in accordance with the design shown on Plan CRC240617C, attached to and forming part of this resource consent, and as described below:

Drip Irrigation System

- a. The drip irrigation lines shall be installed at least one metre apart;
 - b. The emitters on the drip irrigation lines shall be spaced at not more than 600 millimetres apart;
 - c. The drip irrigation lines shall be installed a maximum of 150 millimetres below ground level and covered with between 100 and 150 millimetres of topsoil;
 - d. The land application system shall have a minimum area of:
 - i. 236 square meters for a two-bedroom dwelling
 - ii. 330 square meters for a four-bedroom dwelling, or
 - iii. 377 square meters for a five-bedroom dwelling
 - e. The soil above the drip irrigation tubing shall be grassed or planted with vegetation. The grass or plantings shall be kept in a healthy state. Replanting shall occur when erosion or die-off has resulted in bare or patchy soil cover.
- 9 The wastewater shall be evenly dosed over each land application system at a rate not exceeding 3.5 millimetres per day.
- 10 The perimeter of the land application systems shall be fenced or shall be clearly demarcated by vegetation and/or signage and the consent holder shall ensure that there is no activity undertaken on top of the land application system that may cause damage to the disposal system (for example: stock grazing, car parking or deep rooted trees).
- 11 A minimum depth of 600 millimetres of unsaturated soil shall be maintained at all times between the base of the drip irrigation lines and the highest groundwater level.
- 12 There shall be no ponding of treated or untreated wastewater on the land surface and no overland discharge of treated or untreated wastewater.
- 13 There shall be no discharge:
- a. Within 20 metres of any surface water body;
 - b. To surface water as a consequence of the exercise of this consent.

- 14 There shall be no discharge within 50 metres in any direction, of any authorised and/or existing bores.

Installation

- 15 Within one month of the installation of the treatment and land application system, the consent holder shall provide to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, the following:
- a. A signed copy of a compliance certificate certifying:
 - i. that the installation of the wastewater treatment system, land application system, any ancillary treatment devices and associated pipework has been installed by a person with at least two years' experience in the installation of such systems; and
 - ii. the installed wastewater treatment system is capable of achieving the treatment standard and separation to groundwater specified in condition (6) and (11) of this consent; and
 - iii. the lid(s) of the inspection ports on the wastewater treatment system shall be watertight to ensure that no surface water enters the wastewater treatment system, and
 - iv. that the system has been installed in accordance with the conditions of this consent.
 - b. A copy of a signed 'as built plan' which clearly shows the location of the installed wastewater treatment system and land application system, and the separation to property boundaries and surface water bodies; and
 - c. Photographs which show:
 - i. the height of the installed distribution lines relative to ground level; and
 - ii. fencing or signage or vegetation demarcating the perimeter of the land application system.

Maintenance

- 16 The wastewater treatment and land application system shall be serviced and maintained at least once every six months by a qualified person with at least two years' experience in the maintenance of such systems. The maintenance shall include but not be limited to:
- a. Ensuring that the lid(s) of the wastewater treatment system are readily accessible at all times;
 - b. Measuring the depth of solids and scum in the wastewater treatment system(s);
 - c. Pumping out the wastewater treatment tank(s) if the solids and scum layers combined are greater than one half the depth of the wastewater treatment tank(s);
 - d. Removal of the sludge from the base of pump chamber(s) when the sludge is at a maximum depth of 60 millimetres;
 - e. A visual inspection of the components outlined in the clauses below, and cleaning, repairing or replacing as required:

- i. aeration devices;
 - ii. proprietary effluent filter;
 - iii. electrical parts;
 - iv. audible alarms; and
 - v. the distribution pump;
 - f. Flushing the distribution lines;
 - g. Inspection of the distribution pipes at the site of the land application system to ensure that they are operating correctly and replacing as required;
 - h. Check the lid(s) of the inspection ports on the wastewater treatment system are watertight and replace when necessary.
- 17 Within one month of the installation of the wastewater treatment and land application system, the consent holder shall provide to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, a signed copy of a maintenance contract or agreement. The maintenance contract:
- a. Shall be with the system supplier or an alternative contractor experienced in the maintenance of the wastewater treatment and land application system;
 - b. Shall specify details of the maintenance required under Condition (16) of this consent; and
 - c. If the contract changes during the duration of this consent, a new contract in accordance with (a) and (b) of this condition shall be forwarded to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, within one month of the contract being signed.
- 18 Following every service a written report shall be prepared and kept by the consent holder. In addition, the consent holder shall keep written records of all repairs made to any part of the wastewater treatment and land application system. The consent holder shall forward a copy of the written reports and records of repairs to the Canterbury Regional Council, Attention Regional Leader - Monitoring and Compliance, on request.

Flooding

- 19 In the event of a flood, the consent holder shall cease discharging wastewater until floodwaters have ceased to cover the land application system.
- 20 The discharge shall not occur while there is a connection to a reticulated sewerage system available, except for the first six months after a connection becomes available.

Advice note: For the purposes of this condition, "available" means:

- a. A sewerage pipeline network system passes within 50 metres of the property boundary; and
- b. The network operator will accept the discharge.

Administration

- 21 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.

Advice Note: *On sale of the property, the consent holder shall inform the new property owner of the volume and location of the wastewater discharge, maintenance requirements and the requirement to comply with consent conditions.*

- 22 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 7 February 2024

Canterbury Regional Council

Plan CRC240617A

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

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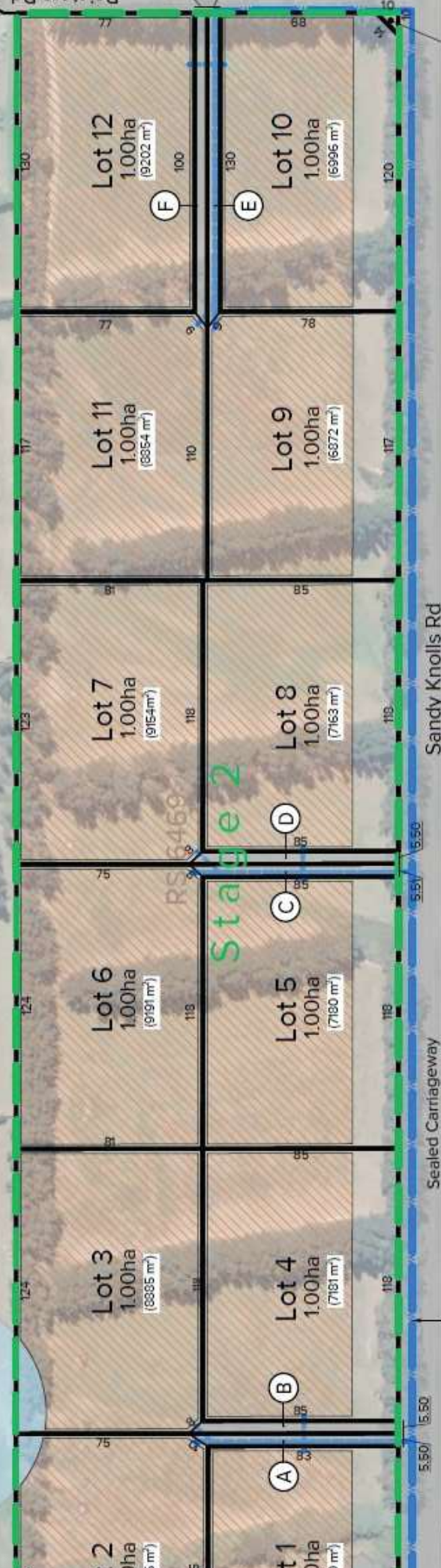
Plan CRC240617B

Water Protection Zone
50m Radius



New 63mm Ø Watermain.
Located Between 'Seal
Edge & Water Race

Stage 2



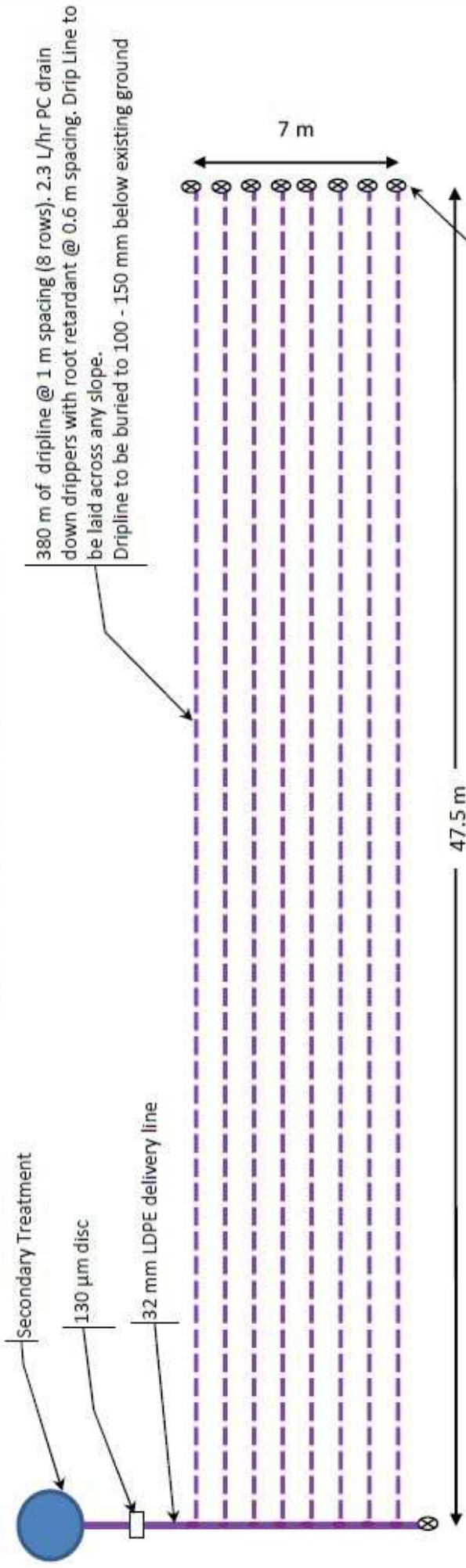
Lot 101
50 m²
Road to Vest in The
Selwyn District
Council

Sandy Knolls Rd

Painters Rd
Sealed Carriageway

Sealed Carriageway

Sealed Carriageway



Please note: This plan is indicative of the layout of the Land Application System and does not apply to dwellings of less than or more than five bedrooms as shown in the table below:

Minimum Drip Line Lengths Required for Dwellings

No. of Bedrooms	Drip Line Length (m)
3	236
4	330
5	377

Notes:

Irrigation field dimensions can be altered to suit site. Total area = 380

⊗ Manual flush valve



● Saddle

Manual flush valves.
Mount on fence post.



Exercising of Resource Consent CRC240617

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 contaminants from domestic wastewater 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 CRC240617 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: CRC240617
Customer No: EC433093**